

Commercial Rough Grading Guide



Introduction

A rough grading permit is for the review and approval of excavation and grading as regulated by the **1997 UBC Appendix Chapter 33** and related Boise City code regulations. *The permit does not include any utilities, paving, curbing or construction of permanent surface facilities.*

In general, a grading permit is required for projects that have excavations greater than two feet in depth or fills in excess of one foot in depth with a fill volume greater than fifty cubic yards of material. Please refer to section 3306, Appendix Chapter 33, 1997 UBC for specific requirements.

Typical rough grading permit examples:

- Commercial site preparation as part of a phased commercial building permit process where excavation may include earth removal for a future basement or foundation.
- Commercial projects where clearing of the site (i.e. grubbing) is required prior to installing utilities and structures, and other earthwork is needed to create interior driveways or parking lots, or structural fill for building pads.

Reviewing Agencies

Plans will be routed through Public Works and Erosion & Sediment Control prior to permit issuance.

Depending on the project's size and location, Public Works may also require:

- Developer and Engineer shall agree to and sign a list of grading permit conditions prepared by Public Works.
- Bonding based on scope of project.
- For projects involving significant fills (fill depths over 12 inches), a set of fill placement, inspection and testing specifications shall be provided to and approved by Public Works.

- For projects where the amount of cuts and fills do not balance, the developer or engineer shall describe methods to dispose of excess material or to import materials required to achieve grading limits shown on grading plans. Additional conditions may be placed when unbalanced earthwork conditions exist.
- If any structural fill for pad sites will be installed as part of the work, it is to be so noted and a Geotechnical/Soils Report shall be provided with specifications and compaction requirements. Special Inspection is required for structural fill.

Fees

A grading plan review fee and erosion and sediment control fee shall be paid at time of submittal.

- Rough Grading Permit fees are based on the fee table from the 1997 UBC Appendix Chapter 33 Table A-33-A & B and are based on the volume (cubic yards) of material being moved. See fee tables on page 2 for details.
- Remaining grading permit fees are due at permit issuance.

Additional fees may be charged for the following:

- Public Works Grading Inspection Fee. This fee is for site inspection of grading work.

Additional Information

- For development in a hillside or floodplain, planning approvals must be obtained prior to submitting for grading permit.
- The application review time is approximately 10-15 working days for first review.



1997 UBC Appendix Chapter 33 Table A-33-A & B

TABLE A-33-A—GRADING PLAN REVIEW FEES

50 cubic yards (38.2 m ³) or less	No fee
51 to 100 cubic yards (40 m ³ to 76.5 m ³)	\$23.50
101 to 1,000 cubic yards (77.2 m ³ to 764.6 m ³)	37.00
1,001 to 10,000 cubic yards (765.3 m ³ to 7645.5 m ³)	49.25
10,001 to 100,000 cubic yards (7646.3 m ³ to 76 455 m ³)—\$49.25 for the first 10,000 cubic yards (7645.5 m ³), plus \$24.50 for each additional 10,000 yards (7645.5 m ³) or fraction thereof.	
100,001 to 200,000 cubic yards (76 456 m ³ to 152 911 m ³)—\$269.75 for the first 100,000 cubic yards (76 455 m ³), plus \$13.25 for each additional 10,000 cubic yards (7645.5 m ³) or fraction thereof.	
200,001 cubic yards (152 912 m ³) or more—\$402.25 for the first 200,000 cubic yards (152 911 m ³), plus \$7.25 for each additional 10,000 cubic yards (7645.5 m ³) or fraction thereof.	
Other Fees:	
Additional plan review required by changes, additions or revisions to approved plans	\$50.50 per hour*
(minimum charge—one-half hour)	

*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

TABLE A-33-B—GRADING PERMIT FEES¹

50 cubic yards (38.2 m ³) or less	\$23.50
51 to 100 cubic yards (40 m ³ to 76.5 m ³)	37.00
101 to 1,000 cubic yards (77.2 m ³ to 764.6 m ³)—\$37.00 for the first 100 cubic yards (76.5 m ³) plus \$17.50 for each additional 100 cubic yards (76.5 m ³) or fraction thereof.	
1,001 to 10,000 cubic yards (765.3 m ³ to 7645.5 m ³)—\$194.50 for the first 1,000 cubic yards (764.6 m ³), plus \$14.50 for each additional 1,000 cubic yards (764.6 m ³) or fraction thereof.	
10,001 to 100,000 cubic yards (7646.3 m ³ to 76 455 m ³)—\$325.00 for the first 10,000 cubic yards (7645.5 m ³), plus \$66.00 for each additional 10,000 cubic yards (7645.5 m ³) or fraction thereof.	
100,001 cubic yards (76 456 m ³) or more—\$919.00 for the first 100,000 cubic yards (76 455 m ³), plus \$36.50 for each additional 10,000 cubic yards (7645.5 m ³) or fraction thereof.	
Other Inspections and Fees:	
1. Inspections outside of normal business hours	\$50.50 per hour ²
(minimum charge—two hours)	
2. Reinspection fees assessed under provisions of Section 108.8	\$50.50 per hour ²
3. Inspections for which no fee is specifically indicated	\$50.50 per hour ²
(minimum charge—one-half hour)	

¹The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.

²Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.