



# DRAFT PIER REGULATIONS



## How Do Piers Impact Habitat

- Blocks sunlight and creates large areas of overhead cover
- Shades lake bottom that stops growth of aquatic vegetation
- Benefits non-native predators (bass)
- Reduces amount of near shore complex aquatic habitat for juvenile salmonids

## Ways to Minimize Impacts of Piers

- Use grating for decking
- Minimize size and width of pier
- Maximize height of pier
- Place pilings away from shoreline
- Encourage joint use piers where possible

## NEW PIERS OR PIER ADDITIONS – Key Provisions

New Pier, Dock or Moorage Piles for Detached Dwelling Unit	Dimensional and Design Standards
<b>Maximum Area:</b> surface coverage, including all attached float decking, ramps, ells and fingers	480 sq. ft. for single property owner 700 sq. ft. for joint-use facility used by 2 residential property owners 1000 sq. ft. for joint-use facility used by 3 or more residential property owners Where pier cannot reasonably be constructed under the area limitation above to obtain moorage depth of 10 ft. measured above OHWM, an additional 4 sq. ft. of area may be added for each additional foot of pier length needed to reach 10 feet of water depth. OR Administrative approval allowed for larger area, provided design is approved by federal and state agencies with jurisdiction.
<b>Maximum Length</b> for piers, docks, ells, fingers and attached floats	150 ft, but piers or docks extending further waterward than adjacent piers or docks must demonstrate that they will not have an adverse impact on navigation. 26 ft. for ells 20 ft. for fingers and float decking attached to a pier
<b>Maximum Width</b>	4 ft. for pier or dock within 30 ft of OHWM and 6 ft beyond that point 6 ft. for ells 2 ft. for fingers 6 ft. for float decking attached to a pier, must contain a minimum of 2 ft. of grating down the center of the entire float.
<b>Height</b> of piers and diving boards	Minimum of 1.5 ft above OHWM, except the floating section of a dock and float decking attached to a pier Maximum of 3 feet above deck for diving boards or similar features above the deck surface
<b>Minimum Water Depth</b> for ells and float decking attached to a pier	9 ft. above OHWM for ells and fingers 10 ft. above OHWM for float decking attached to a pier
<b>Decking</b> for piers, docks walkways, ells and fingers	Piers must be fully grated with 40% open area If float tubs for docks preclude use of fully grated decking material, then a minimum of 2 ft. of grating down the center of the entire float shall be provided
<b>Location</b> of ells, fingers and deck platforms	30 ft. waterward of the OHWM 0 ft. to 30 ft. of the OHWM only can contain access ramp portion of pier or dock
<b>Pilings and Moorage Piles</b>	First set of piles located no closer than 18 ft from OHWM
<b>Additions to Existing Piers</b>	Must demonstrate need for addition (safety, depth) Convert existing nearshore decking to grated decking equivalent in size to the additional surface coverage

## REPLACEMENT/MAJOR REPAIR OF PIERS

(Meet new pier standards but with alternative design approval option )

Replacement of Existing Pier or Dock for Detached Dwelling Unit	Requirements
Replacement of entire existing pier or dock, including piles OR more than 50 percent of the pier-support piles and 50 percent of the decking or decking substructure (e.g. stringers)	Must meet the dimensional and design standards for new piers, but can be <u>administratively approved</u> for the following alternative design features: <ul style="list-style-type: none"> <li>• Pier area may be larger than design standard, but no larger than existing pier.</li> <li>• Max. 26 ft. length for fingers and float decking attached to a pier</li> <li>• Max 8 ft. width for ells and float decking attached to a pier</li> </ul>

