

Do It Yourself... Or Hire A Contractor?

Don't give up if you're unsure about what to do next or concerned that your drainage problems are too big for you to correct. Professional help is available. Contractors that specialize in drainage problems are listed in the yellow pages or can be searched on the internet under *Drainage Contractors*, *Pipe Waterproofing Contractors* and *Waterproof Materials*. These helpers will sometimes provide free or low-cost opinions and cost estimates.

Architectural/engineering services can also address home drainage problems. Such firms offer one-stop shopping. That is, they can provide a soils engineer for determining drainage capacities and stability, a civil engineer to design your drainage system and an architect to oversee the project and to recommend contractors who will actually perform the work. Check the yellow pages under *Engineers-Drainage*.

Remember: whether you or someone else solves your drainage problems, it's still important to start with a good map.

Small improvements or minor adjustments to your home drainage system can often be made by you. Depending on your budget and the amount of available time, a home owner may choose to undertake still larger jobs—for example, the installation of French drains or infiltration drains—without seeking outside help. But for many homeowners, hiring a reputable, licensed contractor is a way to ensure that even the largest drainage repairs and installations are done right. For particularly large or complex jobs, you may again choose to contact an architectural/engineering service.

What Else Will I Need?

In some circumstances, the City of Redmond requires homeowners to obtain building or grading permits before any drainage projects are begun. Permits are required if the project meets any of these thresholds:

- ▶ Clearing of 7,000 square feet of land area or more.
- ▶ Earthwork of 50 cubic yards or more.
- ▶ Changing existing grades by four feet or more.
- ▶ Any clearing or grading within sensitive areas like a steep slope, stream, wetland, or work within the buffer of a sensitive area.
- ▶ Work within the City Right-of-Way or other City property.
- ▶ Removal of trees 6 inches or greater in diameter (measured 4.5 feet above ground).

To find out about permit requirements, contact **Development Services** at **425-556-2760**, e-mail pwgen@redmond.gov, or write to **Development Services, MS: 2SPW, P.O. Box 97010, Redmond, WA 98073**.

