

BBVCC Architectural Rules and Regulations

Summary of Changes

This summary list is intended to identify key changes and updates to the ACC Rules and Regulations (AR&R). Overall, the updates have been reorganized in the hope that the information will be easier to find and understand, including many clarifications.

Some updates were made to more closely align with Whatcom County building codes. This included adding verbiage calling out that Birch Bay Village is an urban residential area in unincorporated Whatcom County.

Additional changes made were to improve safety at roadways, to improve and document drainage requirements, and to clarify topics most often brought up during ACC reviews. Definitions were added to further clarify the terms used in the AR&R.

3.2.1 Major Project Requirements

Survey map requirements were clarified.

Stormwater plans (Section 7) were improved and clarified.

3.2.3 Tree Removal Project Requirements

Size of tree was made consistent throughout the document, as well as how to measure the tree.

4.1.2 Height Restrictions

Height restrictions were updated to follow Whatcom County floodplain requirements and FEMA 100-year floodplain levels.

4.2 Setbacks and Easements

This section was reorganized for clarity regarding community streets, side streets and access.

5.3 Building Code Requirements/Inspections

Stick-built, manufactured/mobile and used structure definitions were updated.

5.7.4 Additional Restrictions for Sheds

This section was previously updated in February 2021.

5.7.5 Additional Restrictions for Gazebos/Pergolas

Definitions were updated.

5.8.1 Fences

The committee made the decision to focus only on built fences. The committee abstained from addressing natural fence-like hedges. Recommendations are requested from the board and legal. Refer to county code 20.80.220.

5.8.6 Swimming Pools

Definitions and requirements for in-ground vs above-ground pools were updated and clarified.

5.8.7 Playsets

Definitions and requirements were updated for safety and setbacks.

5.8.9 Arbors/Trellises/Other Outdoor Structures

Definitions and requirements were updated for size and height.

5.9.2 Trees/Tree Removals

Size of tree was made consistent throughout the document, as well as how to measure the size.

5.9.3 Safety

The Vision Clearance Triangle was added to clarify safety.

5.9.4 BBVCC Right of Way (ROW)

This section was added to clarify rules in place from definitions and the CC&Rs.

5.9.5 Retaining Walls

Clarification for slope calculations, height and requirements for ACC plan submittal.

5.9.7 Plantings for Marina, Lakes, Golf Course, Ponds and Streams

Expanded to allow for regulatory environmental requirements for shorelines.

7 Culverts, Stormwater Piping and Catch Basin Procedures

Expanded to clarify requirements and better meet Whatcom County requirements.

8.1 Administrative

Clarified when and under what circumstances the BBVCC manager may approve projects.

8.2 Emergency

Clarified when emergency meetings should be called.