



Residential Construction Requirements: Erosion and Sediment Control Guidance

Introduction

The goal of this guide is to assist and educate residential home builders about City erosion and sediment control requirements. Requirements can be found in the Stormwater Management Ordinance, starting in Section 25-1003. The ordinance states that all land disturbing activities must follow its requirements, and a Land Disturbance Permit (LDP) is required for:

- 1) All new single family home lots.
- 2) Land disturbing activities that disturb land of greater than or equal to 5,000 square feet.
- 3) Any disturbance located in Tier A of the City Shoreland District.

If you are constructing a new home, you will need a LDP. To apply for a permit, you must fill out the application and submit a Stormwater Pollution Prevention Plan (SWPPP).

Your Stormwater Pollution Prevention Plan (SWPPP)

The SWPPP must describe best management practices (BMPs) used to keep sediment and other pollutants from entering City streets, the stormwater system and waterways. BMPs are things that you install or do during construction to keep runoff leaving the construction site as clean as possible. The majority of residential projects must identify BMPs in the SWPPP as follows:

- 1) Perimeter Control - Perimeter controls (e.g. silt fence, biolog) are required where runoff leaves the site. Location and product used must be described.
- 2) Inlet Protection - Inlet protections must be installed at all catch basins receiving site runoff.
- 3) Entrance BMP - Where construction equipment/vehicles will be driving from exposed soil areas to the street, a BMP (e.g. rock entrance) is required, typically where the driveway will be located (limit traffic to one location).
- 4) Stockpile Protection - Soil stockpiles must be protected with perimeter control and/or temporary stabilization depending on size, location and mobility. At a minimum it should be stored on flat ground, off paved surfaces and protected with perimeter control or be covered.
- 5) Inspections & Maintenance - A description of BMP maintenance, street sweeping and inspections is required. The site must be inspected at least once every 7 days and after every 1/2" rainfall event; and be documented. Maintenance of BMPs and street sweeping is required upon discovery.



Proper Inlet Protection



Correctly Installed
Stockpile Protection



What Happens Without Appropriate
Erosion and Sediment Control

- 6) Pollution Prevention - Describe how other potential pollution sources will be protected and prevented such as garbage pick-up and spill clean-up.
- 7) Concrete/Waste Washout Management - It is required that all concrete, mortar, drywall and other washouts are contained and disposed of by MPCA standards. Wash water must not enter the groundwater and stormwater systems, wetlands or waterways.
- 8) Temporary Stabilization Plan - It is required that within 7 days of no construction activity all exposed soils must be stabilized at least temporarily (e.g. mulch). Avoid this issue by properly implementing final stabilization.
- 9) Final Stabilization - It is required to describe the final stabilization plan (landscape plan). Vegetation is the best erosion control practice. All temporary BMPs must remain in place until the site has at least 70% permanent vegetation established.
- 10) Location Map - A location map showing where BMPs will be located, site layout, runoff arrows, location of nearby water bodies and other relevant information is required. This map can be hand drawn if needed.
- 11) Building Elevations - Provide the lowest floor and finish floor elevation for the house.

The BMPs described may not be everything required for each site as certain site conditions call for unique BMPs. Consider every potential source of pollution during your project and describe how it will be kept out of the stormwater system. Utilize existing plans if available from the developer. Keep your plan simple, it does not have to be fancy.

Winter Construction BMPs

Erosion and sediment control BMPs are required during winter; snowmelt is stormwater runoff. If you are not able to final stabilize your site before winter, you must install appropriate temporary stabilization. Inlet protections may be removed to avoid winter problems, typically around December 1st, and reinstalled in the spring as appropriate. Perimeter controls must be securely anchored to avoid damage from snow plowing and to be effective during spring runoff.

BMP Guidance

The City has created a guidance document to assist in selecting BMPs. Use the reference information below. Also see the residential example SWPPP.

Reference Information

For questions or additional information please contact the city or visit the website:

<http://fairmont.org/stormwater-management/>