

## Post Construction Inspections

Municipalities (MS4s) that are regulated under the Clean Water Act NPDES program may be required to conduct post construction inspections of private drainage systems in their permitted area to ensure proper functioning of the stormwater systems. These inspections will be conducted by municipal staff and will look mainly for structural problems with the system (broken inlets/outlets, blockages, vegetation, sediment accrual, sink holes, etc.). Each municipality has a different process for inspecting permitted private systems, but these are usually handled through the Department of Public Works or Stormwater Department. If you are a new HOA board member or community manager, we recommend communicating with your municipality regarding the status of your stormwater drainage system, especially if there are known problems.



## Water Pollution Control

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# Post Construction Run off Control

## Stormwater and the Construction Industry

**Maintain your BMPs!**  
[www.epa.gov/npdes/menuofbmps](http://www.epa.gov/npdes/menuofbmps)

**Protect Natural Features**

- Minimize clearing.
- Minimize the extent of exposed soil.
- Identify and protect areas where existing vegetation, soil or other natural resources are present.
- Protect streams, stream buffers, wetlands, wetlands, or other sensitive areas from any disturbance or contamination caused by clearing or otherwise disturbing these areas.

**Construction Phasing**

- Sequence construction activities so that the soil is not exposed for long periods of time.
- Schedule or limit parking in road areas.
- Schedule any vehicle control practices before site parking begins.
- Schedule any stabilization activities, such as seeding, or revegetation immediately after the soil has been exposed.

**Vegetative Buffers**

- Protect and create vegetative buffers along water bodies in line with the permitted permit.
- Disturbance buffer to existing or replanted riparianity in stream bed disturbance.

**Silt Fencing**

- Inspect and maintain all fences after each rain event.
- Make sure the fence line is not to be placed on ground.
- Check fence line regularly for holes.
- Check fence line in the middle of a rain event or on days in which it rains.
- Make sure sediment is not being washed down all lines.

**Site Stabilization**

- Topsoil, seeds, or other natural materials at exposed areas or areas that have been disturbed.

**Construction Entrances**

- Remove mud and dirt from tires of construction vehicles before they enter paved surfaces.
- Regularly maintain BMPs at all access points on site.
- Make sure that the entrance entrance does not become blocked or clogged.

**Slopes**

- Bank up top slopes with mulch or hay, or other means, if there is no immediate revegetation.

**Dirt Stockpiles**

- Bank up dirt stockpiles to create the same effect as a bank up slope.
- Cover or seal all dirt stockpiles.

**Storm Drain Inlet Protection**

- Install or other appropriate measures to create the same effect as a bank up slope.
- Make sure the catchment is appropriate to the size of the inlet.
- If you see inlet clogs, maintain them regularly.

Your guide to Post Construction Run off and Erosion and Sediment Control Practices

## **Why Is The Control of Post-Construction Runoff Necessary?**

Post-construction stormwater management in areas undergoing new development or redevelopment is necessary because runoff from these areas has been shown to significantly affect receiving waterbodies. Many studies indicate that prior planning and design for the minimization of pollutants in post-construction stormwater discharges is the most cost-effective approach to stormwater quality management.

### **What Is Required?**

Planning for post-construction measure should be included with the development of the construction plan for the project. Planning these measures prior to land disturbance is essential to accommodate them into the overall development plan. During construction, some of the post-construction measures may also be utilized as sediment trapping devices. Once the construction activity is complete, the post-construction measures specified by the MS4 entity can become operational to ensure adequate storm water quality is maintained from the developed site. The Indiana Storm Water Quality Manual provides planning principles for layout and design of a project site and standards and specifications on various storm water quality measures that target pollutants associated with post-construction runoff.

## **What is Post Construction Runoff?**

There are generally two forms of substantial impacts of post-construction runoff. The first is caused by an increase in the type and quantity of pollutants in stormwater runoff. As runoff flows over areas altered by development, it picks up harmful sediment and chemicals such as oil and grease, pesticides, heavy metals, and nutrients (e.g., nitrogen and phosphorus). These pollutants often become suspended in runoff and are carried to receiving waters, such as lakes, ponds, and streams. Once deposited, these second kind of post-con pollutants can enter the food chain through small aquatic life, eventually entering the tissues of fish and humans. Increased impervious surfaces (e.g., parking lots, driveways, and rooftops) interrupt the natural cycle of gradual percolation of water through vegetation and soil. Instead, water is collected from surfaces such as asphalt and concrete and routed to drainage systems where large volumes of runoff quickly flow to the nearest receiving water. The effects of this process include streambank scouring and downstream flooding, which often lead to a loss of aquatic life and damage to property.

## **Implementation Checklist**

- Maintain records of construction activities, including Dates when major grading activities occur
- Dates when construction activities temporarily cease on the site or a portion of the site
- Dates when construction activities permanently cease on the site or a portion of the site
- Dates when stabilization measures are completed on the site
- Prepare inspection reports summarizing
  - Name of person conducting BMP inspections
  - Qualifications of person conducting BMP inspections
  - BMPs/areas inspected Observed conditions
  - Necessary changes to the Plan
  - Report releases of reportable quantities of oil or hazardous materials
  - Notify the National Response Center at 800-424-8802 immediately
  - Report releases to your permitting authority immediately, or as specified in your permit. You must also provide a written report within 14 days.
- Modify the Plan to include
  - The date of release
  - Circumstances leading to the release
  - Steps taken to prevent reoccurrence of the release
- Modify Plan as necessary
- Incorporate requests of the permitting authority to bring the Plan into compliance
- Address changes in design, construction operation, or maintenance that affect the potential for discharge of pollutants