EROSION CONTROL POLICY

FOR ONE- OR TWO-FAMILY DWELLING BUILDING PERMITS

Since mid-October, 2007, we have been attaching an “Erosion and Sediment Control Made Easy” handout to each one- or two-family building permit as a guideline to help builders avoid illicit discharge violations per Code (see Section 42-453 below). The measures shown on the handout are considered best management practices, but are not necessarily requirements. The only requirement is to keep sediment on the building site during construction rather than having it escape onto adjoining properties and/or into storm water drainage systems.

Grading Permits are required for one- or two-family residential dwelling sites that are located within developments that require an NPDES General Permit No. 2, and will be issued as soon as the properly executed application and associated fee are received at the Permit and Development Center. Building permits will not be issued for these sites until grading permits have been issued and effective erosion control measures have been installed on the site. Field inspectors will be asked to visit the site prior to building permit issuance to verify that some type of effective erosion control measures are in place.

Building permits are required prior to any required inspection. The footing excavation must be inspected before pouring the concrete. Inspections will not be performed without the required building permit. Builders may be able to obtain a grading permit, excavate for the footing, install erosion control measures, call the Permit and Development Center for field verification, obtain a building permit, and then call for a footing inspection, in that order, if necessary.

One- or two-family residential dwelling sites in established developments that do not require an NPDES General Permit No. 2 from IDNR will not be required to obtain a grading permit, but are still obligated to comply with the Code as it relates to illicit discharges. Building permits will not be issued for these sites until effective erosion control measures have been installed on the site.

Sec. 42-453. Prohibition of illicit discharges or deposits into MS4 and waters of the state.

No person shall deposit, discharge, or permit or cause to be deposited or discharged into the MS4 or water of the state within the city anything other than stormwater, except for allowable non-stormwater or pollutants for which (i) an NPDES permit has been issued and (ii) such discharge or deposit is in compliance with the MS4 NPDES permit.

MS4 – Municipal Separate Storm Sewer System