

GESC Considerations for Small Residential Additions

Fact Sheets have been prepared for minor one-time, short duration construction activities under an acre to control the transport of sediment and waste materials without a formal permit. The goal is to provide time-tested, accepted procedures that minimize the potential for release of pollutants during the performance of these short-term, 'low risk' minor construction activities. The Grading Erosion and Sediment Control (GESC) Program requires the installation and maintenance of best management practices (BMPs) to promote environmentally-sound construction practices. If your project has components that are more complicated than anticipated here, contact SEMSWA at 303-858-8844 for permitting instructions.



General Practices

- Schedule construction work for dry weather. Optimum construction is October-March timeframe, avoiding Spring rains and monsoon events.
- Identify all storm drains, drainage swales and creeks located near the construction site and make sure you and your contractor are aware of their locations to prevent sediment and other pollutants from entering them. Materials must not be allowed to enter the storm system.
- Discuss scope of BMPs applicable to the project with the SEMSWA GESC staff (303-858-8844) prior to project kickoff. The more complicated the access and the BMPs required for protection of water quality, the greater the chance a permit will be required.
- Designate one area for vehicle parking and equipment maintenance/refueling. The designated area should be well away from gutters, storm drains, and creeks. Inspect equipment frequently for leaks; keep maintenance activities involving fluids and other contaminants to a minimum; perform any necessary repairs off-site. Washing of equipment and machinery is not allowed at a small construction site.
- Make sure any portable toilet is in good working order. Check frequently for leaks, service regularly, and adequately anchor.
- Provide a concrete wash out area for all construction requiring a concrete pour. Size appropriately to contain all fluids. Dispose appropriately.
- Throughout the workday, especially when precipitation (rain or snow) is in the forecast, sweep and remove tracked and incidental materials from surfaces that drain to storm drain inlets, creeks, channels, etc. Always work only within the established construction limits.
- Streets in the immediate vicinity of your construction site must be completely swept at the end of the work day, and immediately following completion of construction operations. All affected street areas should be small enough in size to be hand-broomed often to prevent tracking.
- When stockpiling is necessary, if it is outside of street ROW, obtain permits in accordance with local jurisdiction requirements. If stockpiling is in the street ROW, follow the Street Cut Right-of-Way Use Permit requirements. City Code allows 72 hours to remove materials from ROW.
- Contain stockpiled materials on paved surfaces, install rock sock or equivalent around entire material pile to eliminate any transport offsite.
- Construction areas left open to collect rain/irrigation water will not be pumped/drained directly into a flow line or waterway. The water needs to be filtered with a filter bag and then discharged to a vegetated buffer area to infiltrate.

DO

Ask the contractor for a list of items they will be bringing on site for the construction work, and how they will control, contain and dispose of the materials not used.

Instruct Contractor to deposit the materials in your driveway and not in the flow line/gutter of the street. If the materials must be stockpiled in the street, put an appropriate length of pipe under the pile to allow for gutter flow during a rain event. The flow line discharge must be clear and not contain floating or solid material.

Have contractor install perimeter & site controls prior to work commencing. Maintain BMPs as needed. Remove controls when re-vegetation complete, as applicable.

Oversee contractor to ensure that correct procedures are followed so that materials are not transported offsite. During the workday, and especially if rain is forecast, sweep and remove materials from surfaces that drain to the street.

Locate concrete washout area away from drainage and traffic/access areas; size so all liquids contained; let dry to solid, break up, dispose as solid waste. Apply correct amount of curing compound close to concrete to minimize drift and excess runoff.

DON'T

DO NOT allow contractor to clean equipment or conduct maintenance/repair on machinery at the construction site, or near a storm drain.

DO NOT route any runoff from the construction site so that it causes erosion outside of your controlled construction site area.

DO NOT allow contractor to hose down to clean up areas with remaining residual building materials; use dry sweeping methods and dispose properly in trash.

DO NOT let excess waste materials accumulate at or around the construction site area.

DO NOT undersize concrete washout area or locate near access area; there is to be no tracking or wash water overflows from washout.