

You've Received a Re-Permit Notice, What Next?





SWQ Permitting

Stormwater Quality (SWQ) permitting regulations exist to improve water quality and to minimize negative impacts of development on our watersheds. Without these programs, the effects that a growing community creates would have a devastating impact on our region's already impaired rivers, streams and bayous. Harris County and the City of Houston each have a set of regulations regarding the post-construction stormwater management obligations that must be met by property owners.

(SWQMP)

VS

(SWPPP)

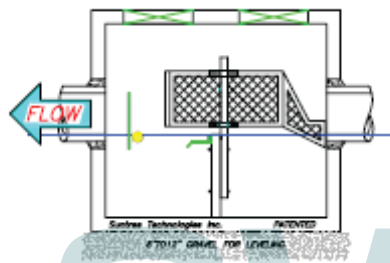
Stormwater Quality Management Plan

The SWQMP is the plan describing the design and operation of permanent stormwater quality systems (i.e. water quality ponds, 'end-of-pipe' water treatment systems). These systems are permanent and require permitting and annual maintenance. The SWQMP is the owner's responsibility. SWQMP features are permanent.

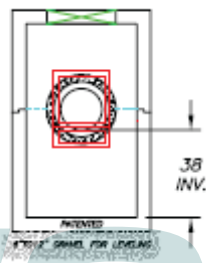
Stormwater Pollution Prevention Plan

The SWPPP is the plan to be executed and updated during construction to maintain compliance with laws governing stormwater discharge during the construction phase. SWPPP is temporary and is complete upon stabilization at completion of construction.

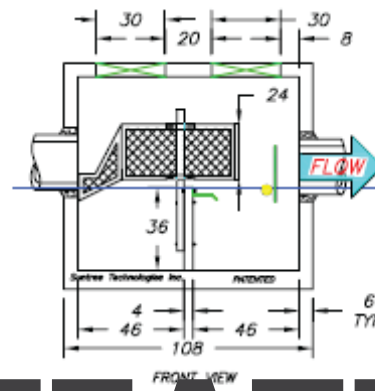
TOTAL 92 CU. FT. (3.4 CU YD.)



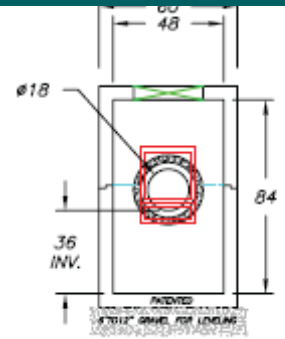
REAR VIEW



LEFT END VIEW



FRONT VIEW



RIGHT END VIEW

NOTES:

1. CONCRETE 28 DAY COMPRESSIVE STRENGTH $f_c=5,000$ PSI.
2. REINFORCING: ASTM A-615, GRADE 60.

PEAK DESIGN FLOW
16 C.F.S.

FEATURE

Determine whether or not the stormwater quality feature at your property is in permitable condition. Doing so will require some understanding of the feature including operation, function, and maintenance.

“ Stormwater quality features ”

The devices, structures or Best Management Practices used to eliminate or reduce pollution discharged into your communities storm drainage system.

This information can be found in the Stormwater Quality Management Plan (SWQMP).

This narrative was produced by your project’s civil engineer along with the civil design package and submitted to the city or county for approval prior to construction.

These records are kept by the local regulatory agency and are available for review.



SWQ FEATURE

Common Permanent Stormwater Quality Features

“First Flush” Dry Basins (extended detention)

“First Flush” Wet SWQ Basins

Floatables Collection Screens

Vegetative Practices (swales/filter strips)

Proprietary Systems (Hydrodynamic Separators, Water Quality Inlet Inserts)

Constructed Wetlands

Low Impact Development Features

“ THE SWQMP
PROVIDES INFORMATION ON
OPERATIONS AND
MAINTENANCE AS WELL
AS CIVIL DRAWINGS ”



SWQ FIELD INSPECTION

Once you've located the feature, a field inspection will be required to ascertain its condition and functionality.

For ponds, the trash rack or riser pipe must be free of debris and excessive sediment. **Excessive vegetation must be removed;** allowing proper flow to the pond outfall. Check for torn or rusted mesh, clogged riser pipes, and obstructions in the pipe. Ponds in general must be mowed regularly, contain no woody growth, and if they are detention ponds, **be free of standing water.** If you see cat tails growing in the pond, there may be a grading issue that prevents the pond from draining completely after rain events.



“ These issues must be resolved prior to re-permit ”

MONTHLY

VS

BIANNUAL

Monthly mowing costs about the same as biannual mowing. The longer the grass, the slower it must be mowed; meaning it takes 4 times longer to mow a pond every six months, greatly increasing the cost of maintenance.

VEGETATION	12 INCH — 4 MPH	MOWING SPEED
	24 INCH — 3 MPH	
	36 INCH — 2 MPH	
	48 INCH — 1 MPH	



oil / grit / trash **SEPARATORS**

Your property may not have a detention pond or may have a stormwater quality feature which is distinct from the pond. Stormwater separator type units are underground tanks that filter sediment and hydrocarbons from stormwater prior to discharge into the city / county storm sewer system.

They range in size from **500-12,000 gallons** with size being determined by engineering calculations based on local regulations. Larger properties with more treated area typically have larger tanks while smaller properties and existing properties with newly developed areas will have smaller ones.



CLEANOUT REQUIREMENTS VARY BY MANUFACTURER

The requirements for your system should be found in your site's stormwater quality management plan, but unfortunately they are often confusing and difficult to determine. If you are unclear about your specific requirements, feel free to contact us for help.

- Cleanouts are typically based on sediment levels that exceed the operating parameters of the feature, forcing the system into by-pass mode. In this mode, contaminated water is discharged from your site.
- If the sediment levels have reached or exceeded manufacturer's guidance, you will need a licensed contractor to pump out and remove all sediment and water from the tank.
- This material must all be disposed of at a licensed sanitary collection facility, and disposal manifest must be provided. This manifest must be submitted with re-permit documents to the permitting authority.



BEFORE



AFTER



PROFESSIONAL ENGINEER (P.E.) CERTIFICATION

Next the system will need to be certified by a professional Engineer (P.E.) who will need to visit the site in order to verify that the system is in place, clean and functioning as specified.

Upon approval, the P.E. will provide a sealed certification document specific to the governing entity which will need to be sent in (original document) along with an Owner's Affidavit and Permit Application.

P.E. CERTIFICATION

OWNERS AFFIDAVIT

MUST BE NOTARIZED!

PERMIT APPLICATION

Originals need to be sent along with a check for re-permit fees, postmarked prior to the re-permit date. Late fees and penalties may be assessed for late re-permits. Verification of receipt of re-permit documents typically takes 1-2 months and should be received by mail.

If you're unsure of your permit status or have yet to receive your re-permit documents, contact our SWQ Compliance Services Department at 832-456-1024 and we will provide you with the information you need to stay in compliance.



THE COST OF NON-COMPLIANCE

If the SWQ Permit is not renewed annually prior to its expiration, the development (subsequently the Property Owner) is out of compliance and subject to costly fines.

City of Houston Ordinance 2010-1016
Section 13
Sub-Section 1-14 Administrative Fee (1/1/2011)

Notes: Sec. 47-654. Amendment of SWQ permit
An amendment to the SWQ permit is required in the following events:

- (1) The person responsible for compliance with the SWQ permit changes either as a result of:
 - (A) The transfer of ownership of the parcel to a different person; or
 - (B) The transfer of the obligation to comply with this Code to a third-party permittee pursuant to section 47-673 of this Code.
- (2) Any substantial deviation is made to a structural control or any change is made to a non-structural control in the SWQMP on which the SWQ permit is based; or
- (3) The subsequent new development or significant redevelopment of any parcel covered by that SWQ permit (unless the subsequent new development or significant redevelopment has already been anticipated and provided for in the SWQMP on which the SWQ permit is based).

Sec. 47-602. - Penal provisions applicable.

(a) Any person who violates any provision of this article shall be guilty of an offense and upon conviction thereof, shall be punished by a fine of not less than \$250.00 nor more than \$2,000.00 for each violation. Each day in which any violation shall occur shall constitute a separate offense. Prosecution or conviction under this section shall not preclude any civil remedy or relief for a violation of this article.

(b) In addition to criminal prosecution, where applicable, the city shall have the right to seek the judicial remedies provided in section 47-603 of this Code for any violation of this article.



Not renewing your SWQ Permit is a
\$2,000 A DAY RISK



SWQ TURNKEY SERVICES

All of the following services are provided by Construction EcoServices in accordance with City of Houston and Harris County Stormwater Regulations.

Re-Permitting

Preparation of required documents, and submission of permit documentation to the governing jurisdiction

Facilitate the inspection of the SWQ Feature by a Professional Engineer for Annual Certification.

**Our affiliation with a large number of local Civil Engineering firms allows us to expedite this process, and in many cases provide same day services.*

Inspections

Monthly, based on the site SWQMP, including photo-documentation

Email copies of reports along with photos taken at time of inspection to property owner or designated party.

Maintenance and/or System Clean-outs

For underground units, we arrange and facilitate sediment and trash removal by a certified operator and a vacuum truck.

Provide disposal manifests as proof of clean-out

Provide mowing services

Provide pond remediation

Support System

Mediation between governing jurisdictions and our clients, should an unexpected issue arise.

Consulting for solutions to those unexpected issues

Site visit to adequately assess, and address if needed, the **SWQ Feature, SWQ Permit and SWQMP.**

Our turnkey services will take the burden of compliance off your hands and save you from the risk of costly fines.

CONSTRUCTION



SERVICES

**STORMWATER
SPECIALISTS**

ecosvs.com

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