

Construction sites and stormwater permits

Does your project need MPCA construction stormwater coverage?

You need permit coverage if you are the owner or operator for any construction activity disturbing:

- One acre or more of soil
- Less than one acre of soil, if that activity is part of a larger "common plan of development or sale" that covers more than one acre
- Any amount of soil where the MPCA determines the activity poses a risk to water resources.

Common plan of development or sale

A common plan of development or sale – such as a subdivision, phased project, or combination of construction activities – is an area where multiple, contiguous, separate land-disturbing activities may happen on different schedules, but under one proposed plan.

"One proposed plan" can refer to several things, including (but not limited to):

- Plats or blueprints
- Contracts
- Building permits
- Advertisements
- Physical demarcation (boundary signs, lot stakes, surveyor markings, etc.)

Examples of common plan of development activities that require permit coverage



Building on one 0.30-acre lot in a 30-acre development



Building on 12 lots in a 30-acre development

Check if you need construction stormwater subdivision registration from the MPCA before construction begins. If a portion of a permitted project is sold, such as a single lot in a residential development, use the [subdivision registration form](#) to transfer permit coverage to the new owner/contractor. This process allows a single permit covering an entire site to be broken up or "subdivided" to cover many different builders and sites.

For more information visit www.pca.state.mn.us/water/construction-stormwater. For technical assistance, please contact the construction stormwater inspector for your region.

10 Steps to Stormwater Pollution Prevention on Small Residential Construction Sites

NOTE: this graphic does not address post-construction stormwater treatment permit requirements.

1 Protect Any Areas Reserved for Vegetation or Infiltration and Preserve Existing Trees

If you will be installing infiltration-based features such as rain gardens or bioswales, make sure these areas are designated as off limits to avoid compaction. (item 5.24)

Save time and money by preserving existing mature trees during construction. Preserving mature trees minimizes the amount of soil that needs to be stabilized once construction is complete, and minimizes the amount of runoff during and after construction activity.

2 Stockpile Your Soil

MPCA's CGP requires operators to preserve native topsoil on site unless infeasible and protect all soil storage piles from run-on and runoff. For smaller stockpiles, covering the entire pile with a tarp may be sufficient. (item 8.4)

3 Protect Construction Materials from Run-On and Runoff

At the end of every workday and during precipitation events, provide cover for materials that could leach pollutants. (item 12.2)

4 Designate Waste Disposal Areas

Clearly identify separate waste disposal areas on site for hazardous waste, construction waste, and domestic waste by designating with signage, and protect from run-on and runoff. (item 12.5)

5 Install Perimeter Controls on Downhill Lot Line

Install perimeter controls such as sediment filter logs or silt fences around the downhill boundaries of your site. Make sure to remove accumulated sediment whenever it has reached halfway up the control. (item 9.2)

6 Install Inlet Controls

Sediment control logs, gravel barriers, and sand or rock bags are options for effective inlet controls. Make sure to remove accumulated sediment whenever the device becomes nonfunctional. (item 9.7)

7 Install a Concrete/Stucco Washout Basin

Designate a leak-proof basin lined with plastic for washing out used concrete and stucco containers. Never wash excess stucco or concrete residue down a storm drain or into a stream! (item 12.9)

8 Maintain a Stabilized Exit Pad

Minimize sediment track out from vehicles exiting your site by maintaining an exit pad made of crushed rock spread over geotextile fabric, a shaker rack, or a wash rack at the construction site exit. If sediment track-out occurs, remove deposited sediment within 24 hours of discovery. (item 9.11)

9 Keep an Up-to-Date Copy of Your SWPPP on Site

Keep a copy of your complete and up-to-date SWPPP, including site maps showing where each BMP is or will be installed, and records of the site inspections completed by a trained inspector on site and easily accessible. (item 20.2)

10 Site Stabilization

Immediately stabilize exposed portions of the site whenever construction work will stop for 14 or more days, even if work is only temporarily stopped. Remember, final stabilization is required prior to terminating permit coverage. (item 8.4)

Keep in mind that temporary or permanent stabilization must be completed within 7 days if your project is within 1 mile of a special or impaired water. (item 23.9)



Graphic courtesy US EPA. Adapted by MPCA.

COMMON PLANS

A **common plan of development or sale** is a connected area where separate construction activities may happen at different times, on different schedules, but under one proposed plan.

Examples of common plans include:

- ▶ Residential subdivisions
- ▶ Commercial/industrial parks
- ▶ Phased projects



EXAMPLE: You need a permit if you are working on one 0.3-acre lot that is part of a 5-acre development.

Subdivision registration is available for sites that are within a common plan of development that already has permit coverage.

www.pca.state.mn.us
651-296-6300 | 800-657-3864
info.pca@state.mn.us

PROTECT WATER

When stormwater drains off a construction site, it carries sediment and other pollutants that can harm lakes, streams, and wetlands. The U.S. Environmental Protection Agency estimates that a one-acre construction site can lose as much as 20 to 150 tons of soil every year due to erosion and stormwater runoff.

What can you do to protect receiving waters from pollution?

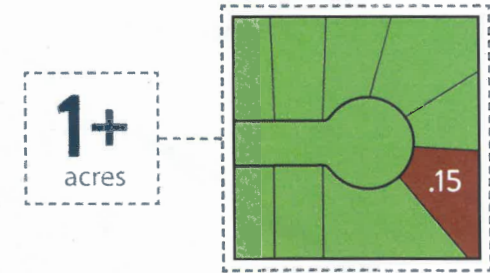
See the **10 Steps to Stormwater Pollution Prevention** inside of this pamphlet to learn ways to minimize sediment from leaving your construction site. By following these steps, you can help keep our water clean!



DON'T FORGET!

You need a construction stormwater permit if your project disturbs:

- ▶ One or more acres of soil
- ▶ Less than one acre, but part of a larger plan of more than one acre



Apply for your construction stormwater permit **BEFORE** construction begins!



Online permit applications:

[www.pca.state.mn.us/water/
construction-stormwater](http://www.pca.state.mn.us/water/construction-stormwater)