

City of Harrisonburg, VA

Design & Construction Standards Manual

Appendix J

Stormwater BMP Post-Construction Inspection Policy

Property owners are expected to maintain all stormwater BMPs in good working condition, functional per original design intent. Owners should seek out the assistance of landscape, engineering and biology professionals as appropriate to assess the condition and function of BMPs. Owners are encouraged to establish a regular program for such maintenance, based on specific needs for specific facilities. This may help to avoid costly repairs that could have been avoided by consistent, regular maintenance.

Owner is cautioned that the function of certain BMPs may be dependent upon other features of the original site design. For example, changes to ground character from re-grading, added impervious areas, redirection of roof runoff, etc. may change the effectiveness of the original stormwater facilities.

As outlined in the Stormwater Management BMP Facilities Maintenance Agreement, the property owner is responsible for conducting regular inspections of their BMP(s) every five years and submitting a report to the Department of Community Development. Inspection forms to be used are those in Appendix 9C of the VA Stormwater Management Handbook.

The reports shall be submitted to the Department of Community Development by July 1 of the inspection year, no earlier than 60 days prior. A separate report is required for each BMP covered under the project's approved Stormwater Management Plan.

Every five years, the property owner will be required to have a professional engineer certify that the BMP is functioning properly and as designed. The professional engineer shall submit the Inspection Form and use it as guidance, but it is expected that a complete inspection of the stormwater BMPs' condition be conducted. This should include assessment of underground systems, filter media, infiltration capabilities, vegetation condition and coverage, etc. A supplemental narrative may be necessary to complete a full assessment.

Should either the owner's or engineer's inspection find that maintenance is needed, the property owner will have 60 days from the date of inspection to complete maintenance and inform the Department of Community Development that work is complete and a re-inspection may be needed. Additional time may be granted by the Director of Community Development or designee on a case-by-case basis per the terms of the BMP Maintenance Agreement.

City staff may conduct "spot" checks of stormwater BMPs to ensure compliance. Should a BMP be found by to require maintenance, a letter will be sent to the property owner and follow up will be requested. The letter will detail the deficiencies found. Should the property owner fail to maintain the Stormwater BMP, enforcement actions may be taken by the City of Harrisonburg per the terms of the BMP Maintenance Agreement.