Staying Out of Trouble in the Winter Months
New Home Construction

Local municipalities must comply with a Municipal Stormwater Permit (MSP) that requires them to assume more responsibility for stormwater practices within their boundaries. The MSP requires them to adopt ordinances, enforce erosion & sediment controls and provide minimum technical standards for compliance.

It is important to know what the “minimum technical requirements are in your work area. There are six Phase I & 93 Phase II cities and counties that may tweak state standards for water quality and winter work rules.

Write a short letter to the jurisdiction stating: Please provide us with all stormwater ordinances and minimum technical requirements we need to meet to be in compliance within your jurisdiction.

State Winter Work Rules for Western Washington:
October 1 to April 30 - No soil shall remain uncovered if not being worked for 2 days.

New Development Guidelines
Have materials on hand (BMP 150) such as filled sand bags, straw wattles, rolls of plastic and matting.
Do not allow subcontractors to use empty lots for staging unless they have gravel or hog fueled areas to park on.

Foundations: Dig the foundation holes and place the soil in a shaped pile so that when covered with plastic (BMP C-123), the water may drain away from the foundation hole and keep the clean water from the plastic from getting onto exposed soil. Loop a straw wattle (BMP C-235) around the pile and use a pipe slope drain (BMP C204) to convey the water away from exposed soil.

Back filled foundations: Once the foundation is backfilled the front and side yards should be covered with excelsior (better) or straw matting. Two rolls of mat at a cost of $50 ea. should be enough to cover the front & side yards of a 6,000 sq. ft. lot. The matting may be folded back or rolled up out of the way for utility installation and replaced. Providing 100% cover eliminates the need for siltation control such as silt fence or wattles. Cover the back yard with 2” compost.

Roof Run off: Most of the turbidity problem on construction sites is caused by roof runoff. If the gutters are installed when to roof is put on and 3” ADS pipe used as a temporary downspout (BMP C-204), the problem is eliminated.