



Residential Soil Erosion Control Policy For 1 and 2 Family Dwellings

Since mid-October, 2007, we have been attaching an "Erosion and Sediment Control Made Easy" handout to each 1 or 2 family building permit as a guideline to help builders avoid illicit discharge violations per Code (see Section 42-453 below). These handouts are readily available at the Permit Center customer service counter or from engineering personnel. The measures shown on the handout are considered best management practices, but are not necessarily requirements. The only requirement is to keep sediment on the building site during construction rather than having it escape onto adjoining properties and/or into the storm water drainage systems.

Grading Permits are required for these dwellings located within developments that require a National Pollutant Discharge Elimination System (NPDES) General Permit No. 2, and will be issued as soon as the properly executed application and associated fee are received at the Permit and Development Center. A homebuilder who is also the developer of the subdivision where the home is proposed to be built may apply for a nofee Grading Permit Waiver. Building permits will not be issued for these sites until effective erosion control measures have been installed on the site. Field inspectors will be asked to visit the site prior to building permit issuance to verify that some type of effective erosion control measures are in place.

Building Permits are required prior to any required inspection. The footing excavation must be inspected before pouring the concrete. Inspections will not be performed without the required building permit. Builders may be able to obtain a grading permit, excavate the footing, install erosion control measures, call the Permit and Development Center for field verification, obtain a building permit, and then call for a footing inspection, in that order if necessary.

These dwellings located in established developments that do not require an NPDES General Permit No. 2 from the Iowa Department of Natural Resources will not be required to obtain a grading permit, but are still obligated to comply with the Code as it related to illicit discharges. Building permits will not be issued for these sites until effective erosion control measures have been installed on the site.

Sec. 42-453 Prohibition of illicit discharges or deposits into the MS4* and waters of the state.

No person shall deposit, discharge, or permit or cause to be deposited or discharged into the MS4 or water of the state within the city anything other than storm water, except for the allowable non-storm water or pollutants for which

- (i) and NPDES permit has been issued and
- (ii) such discharge or deposit is in compliance with the MS4 NPDES permit.

*MS4 – Municipal Separate Storm Sewer System

How do I apply for a Grading Permit and/or Grading Permit Waiver?

- A blank application can be acquired at the customer service counter at the Permit Center, off the [city web page](#), or engineering personnel at the Permit Center can e-mail or mail you an application.
- Submit the completed application to the cashier at the Permit Center and have them notarize the form if you have not already done so.
- Pay the required fee, which will typically be \$130 for most residential lots. A waiver will have no fees.
- Be sure the cashier gives you a copy and a receipt.