

EROSION CONTROL AMENDMENTS WORK SESSION

August 6, 2014



Issue - Erosion

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Mud and silt deposited onto downstream properties or in the street

- Best Management Practices (BMPs) not installed as per approved plans
- Failure to maintain BMPs
- BMPs are not adequate to effectively control erosion, particularly during a significant rain event

Erosion Violations

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BMP not installed as per approved plans (no protection around inlet into water quality flow well)



Erosion Violations

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BMPs not installed as per the approved plans (plans called for phased erosion control system, contractor removed temporary sediment basin too early)



Erosion Violations

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Failure to
maintain BMP
(Construction
Exit)



Erosion Violations

6

Failure to
maintain BMP
(Construction Exit)



Erosion Violations

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BMPs are not adequate to effectively control erosion



Erosion Violations

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BMPs are not adequate to effectively control erosion



Plan Review and Approval

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Actions Taken to Date

- Initiated review of field conditions as a part of pre-plan review site inspection
- Require more stringent BMPs where warranted, up to and including temporary sediment basins

Plan Review

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Plan Review by Permit Type	2013	2014 YTD
• Land Disturbance Permits	130	98
• New Single Family Detached Homes	355	305
• New Single Family Attached Homes	98	93
• Demolitions	157	129
TOTAL	798	653

Erosion Control Inspection

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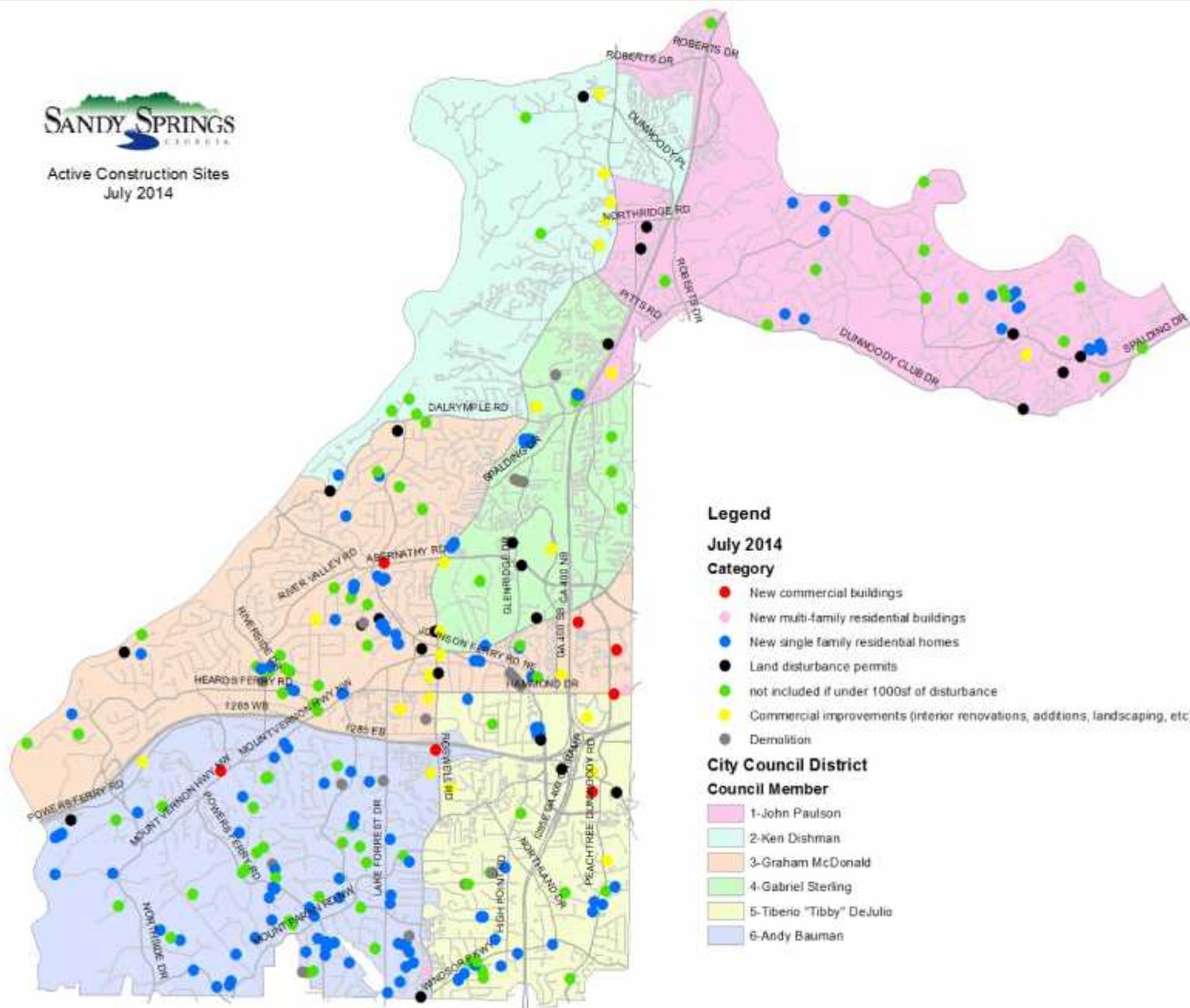
Total number of active construction projects:

- 287 active construction sites
- 121 new single family detached homes sites

- Citizens often notify us of Erosion Control violations; preference is for calls to go to the Call Center at (770) 730-5600



Active Construction Sites
July 2014



Legend

July 2014

Category

- New commercial buildings
- New multi-family residential buildings
- New single family residential homes
- Land disturbance permits
- not included if under 1000sf of disturbance
- Commercial improvements (interior renovations, additions, landscaping, etc)
- Demolition

City Council District

Council Member

- 1-John Paulson
- 2-Ken Dishman
- 3-Graham McDonald
- 4-Gabriel Sterling
- 5-Tiberio "Tibby" DeJulio
- 6-Andy Bauman

Erosion Control Inspection

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Actions Taken to Date

- Mobilized all City of Sandy Springs Georgia Soil Water Conservation Certification staff in periodic coordinated sweeps during significant rain events (25 certified employees)
- Reorganized Community Development team to actively engage seven additional GSWC certified staff in inspection efforts
- Total of 10 staff: 2 Land Development Inspectors, 4 Code Enforcement Officers, 2 Building Inspectors, 2 Arborists

Erosion Control Inspection

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Actions Taken to Date

- Established Hot Spot Projects – any project within 200’ of a water body and any project for which a citation has been previously issued for an erosion control violation
- Increased frequency for inspection of single family detached new home construction
- Enhanced inspections in advance of significant rain events

Erosion Control Inspection

Permit Type	Calendar Year			
	2011	2012	2013	2014 YTD
New Commercial Buildings	8	16	17	7
New Single Family Detached Homes	60	119	133	96
New Single Family Attached Homes	28	96	168	92
New Multi-Family Residential Buildings	14	0	4	13
Commercial Improvements	427	509	581	339
Residential Improvements	753	687	728	445
Land Disturbance Permits	26	29	38	20
Demolition Permits	39	68	96	78
TOTAL	1,355	1,524	1,765	1,090

Erosion Violations

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Increased inspection frequency of single family home construction sites



Erosion Violations

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Enhanced inspections in advance of a rain event



Erosion Violations

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Established “Hot Spot” projects, including projects for which citations have been previously issued



Enforcement

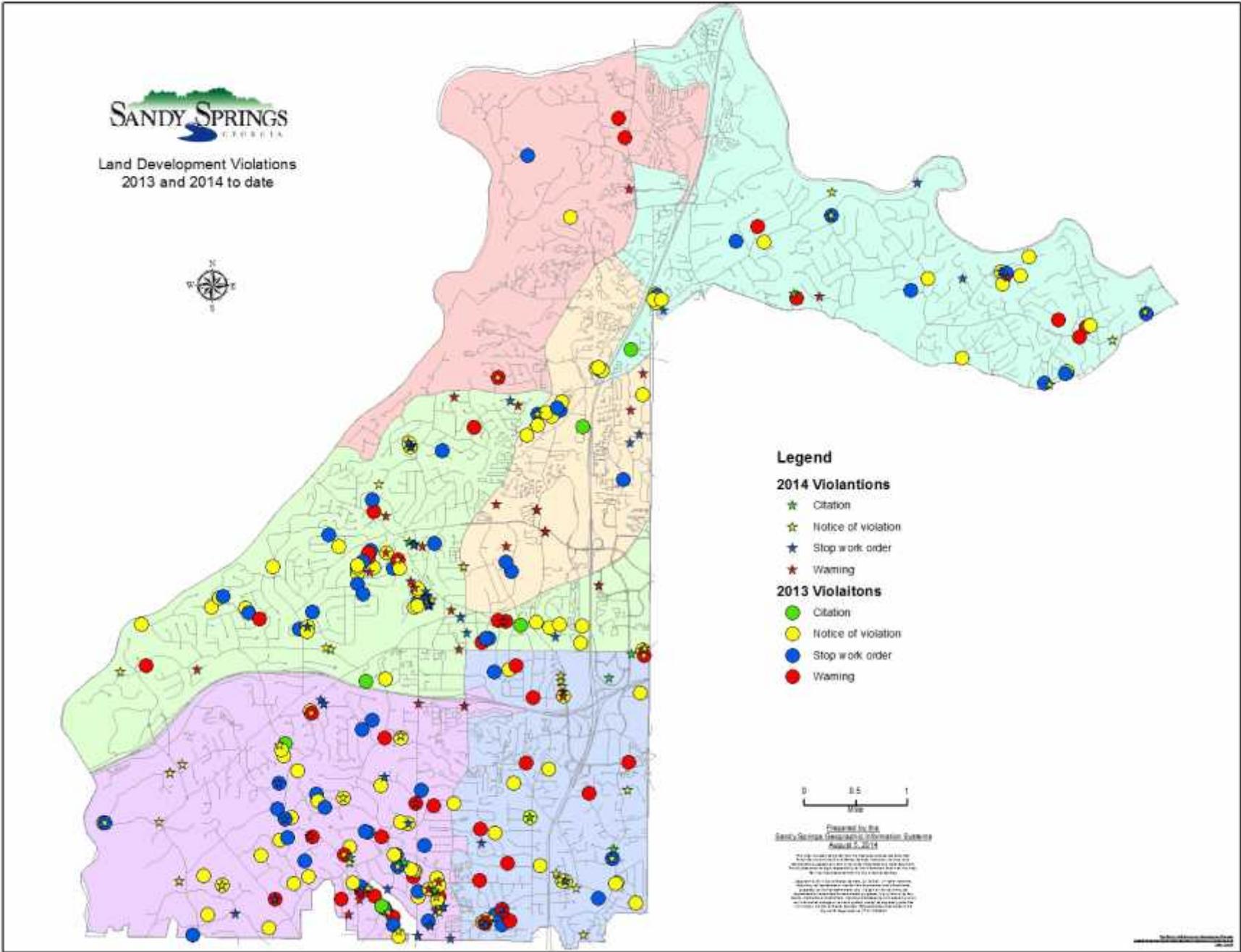
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Actions Taken to Date

- Zero tolerance for erosion violations
- More aggressive enforcement efforts, particularly with the issuance of Stop Work Orders and Citations
- When BMPs are not effective, Stop Work Order remains in effect until additional BMPs are designed and installed
- Work closely with the Solicitor's office in the prosecution of erosion control violations
- Encourage the levy of fines, particularly for repeat offenders

Enforcement

Enforcement Action	2013	2014 YTD
Citations	11	28
Notice of Violations	154	75
Stop Work Orders	92	55
Warnings	61	68
Fines	\$1,850	\$10,750



Erosion Violations

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More Aggressive Enforcement



Erosion Violations

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When BMPs are not effective Stop Work Order remains in place until additional BMPs are installed



Proposed Amendment

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Chapter 109 – Natural Resources and Environmental Protection, Article VI, Soil Erosion, Sedimentation and Pollution Control

- Adopted April, 2010
- Based upon the Georgia Erosion and Sedimentation Act of 1975, as amended in 2003

Proposed Amendment

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Amend Soil Erosion, Sedimentation and Pollution Control Code to:

- Establish permit requirements and procedures for stand alone single family residential development where land disturbance is less than one acre
- Require the building permit include a separate Erosion Control Plan
- Require a design professional (engineer, landscape architect, erosion and sediment control certified designer) seal on the erosion control design

Proposed Amendment

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Amend Soil Erosion, Sedimentation and Pollution Control Code to:

- Require execution of Memorandum of Understanding titled “Erosion Control Responsibilities” at onsite preconstruction meeting
- Require erosion control inspection logs be maintained for stand alone single family residential projects
- Require self-inspections be performed of erosion control BMPs daily and immediately following rainfall events
- Require documentation of remedial measures taken to maintain BMPs

Proposed Amendment

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Amend Soil Erosion, Sedimentation and Pollution Control Code to:

- Require Georgia Soil Water Conservation Commission Level 1A certification for all single family home builders
- Standardize the language among Code sections that address erosion and simplify wording to facilitate a better understanding of the ordinance
- Clarify language to facilitate more effective enforcement
- Remove verbiage allowing five days to correct violation prior to issuance to a Stop Work Order

Amendment - SF Construction

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- Requires establishment of “Contractor Responsibilities”
- Requires regular inspections by contractor
- Requires inspection logs be maintained



Amendment – Construction

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- Requires inspections following rain events
- Requires documentation of inspections and remedial measures taken
- Call center



Proposed Amendment

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Next Step

- Place on August 19th Council Agenda for Action

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