

O&M (C.3.h) Inspections

What's required now

What's coming in MRP 2.0

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Outline of Presentation

- O&M Verification Inspection Requirements in the Municipal Regional Permit (MRP) 1.0
- Possible new requirements in MRP 2.0
- Maintenance Assurance
- O&M Verification Inspection Plans
- Tracking and Reporting O&M Inspections



Bay Area MRP 1.0

- Consolidates six Phase 1 municipal permits into one regional permit (76 permittees):

- San Mateo, Santa Clara, Alameda, and Contra Costa Counties, Fairfield-Suisun and Vallejo (Solano Co.)



- Effective date: Dec. 1, 2009
- Provision C.3 covers requirements for new development and redevelopment projects, and inspection and reporting requirements



Permanent Facilities that Require O&M Inspections

- Provision C.3.h of the MRP requires agencies to conduct inspections to verify operation & maintenance (O&M) of:
 - Stormwater treatment measures, and
 - Hydromodification management measures
- Applies to measures associated with a Regulated Development Project



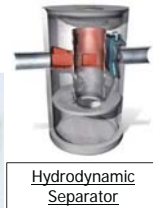
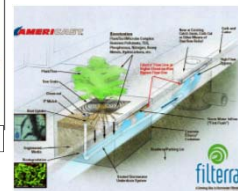
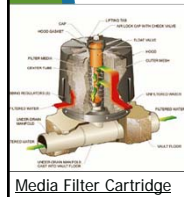
Stormwater Treatment Measures

- Low impact development (LID) treatment systems (biotreatment, infiltration, rainwater harvesting systems)



Stormwater Treatment Measures

- Vault-based systems (hydrodynamic separators, media filters, proprietary tree well filters)



Media Filter Cartridge

Hydrodynamic Separator



Hydromodification Management (HM) Facilities

- Basin, tank, pipe, or vault with specially designed outlet to slowly release water.



MRP 1.0 O&M Requirements (Provision C.3.h)

- Agencies subject to the MRP must:
 - Require facility owners to conduct ongoing maintenance (e.g., maintenance agreement).
 - Prepare and implement plan for annual O&M verification inspections, including new installations.
 - Conduct O&M verification inspections; provide enforcement as needed.
 - Track and report on inspections.



What about Municipality-owned Facilities?

- O&M inspection requirements do not distinguish between municipal and non-municipal facilities
- Inspect, track and report on facilities at municipal Regulated Projects that your municipality is responsible for maintaining



Maintenance Assurance

- Provision C.3.h requires property owner to assure ongoing operation and maintenance
- Permittees' O&M Verification Program must include legally enforceable mechanism(s):
 - Conditions of approval
 - Signed statement accepting responsibility (e.g., maintenance agreement)
 - Conditions in sales or lease agreements
 - Home owner association CC&Rs
 - Recordation in property deed



Maintenance Agreement

- Identifies responsible party
- Grants access to municipal inspectors, Water Board staff, and Vector Control District staff
- Lists self-inspection and reporting requirements
- Includes O&M Plan for each treatment/HM facility (templates available in C.3 Technical Guidance, Appendix G)
- Includes site map and locations of each facility
- Describes enforcement and penalties




O&M Verification Inspection Plan

- Each fiscal year, inspect:
 - All newly installed stormwater treatment and HM facilities within 45 days of installation
 - 20% of the total number of installed stormwater treatment and HM facilities
 - 20% of all installed vault-based systems
- All installed treatment/HM facilities must be inspected at least once every 5 years
- No current requirement to inspect during construction




Lessons Learned from NOV's

- Round up when calculating 20 % of treatment/HM facilities per year, AND when calculating 20 % of vault systems.
 - If your agency has fewer than 5 facilities, be sure to inspect at least one per year.
- Annual Reporting year is July 1 - June 30
 - Inspections must be completed during this time period
 - Exception is when a treatment/HM facility is installed in late May/June




MRP 2.0 C.3.h Requirements (In the Admin Draft)

- Pervious Pavements (PP)
 - Require facility owners to build PP with standard details.
 - Start inspecting PP on new Regulated Projects
 - PP over a certain size (1,000 sq ft of contiguous surface has been proposed.)
 - PP only on roadways, driveways and parking lots
 - And PP on sidewalks in the public right of way.
 - Track and Report PP inspections in the Annual Report.




MRP 2.0 C.3.h Requirements (In the Admin Draft) continued...

- Inspections
 - 20%/year change from requirement to goal
 - Vault-based system reports from maintenance contractors may count towards 20% goal
- Enforcement
 - Property owners with maintenance issues may be required to correct items in a timely manner




Vector Control District Coordination

- List of newly-installed facilities must be submitted each year:
 - To San Mateo County Mosquito and Vector Control District and Regional Water Board
 - Submitted before October 1




- Countywide Program makes the submittal based on info in your Annual Report



Tracking & Reporting Requirements

- O&M Verification Inspection Checklist
- Annual Report O&M Inspection Table
- Each agency should have an internal tracking table
 - NOT submitted with Annual Report
 - Can be requested by Regional Board at any time



O&M Verification Checklist

San Mateo County Regional Water Board

Model Stormwater Treatment or Hydrothermal Management (HM) BMP O&M Verification Inspection Report Form

Reason for Inspection: First Inspection (required within 60 days of installation) Routine Inspection Response to Complaint Follow-up Follow-up Inspection Check

NAME OF FACILITY: _____ SITE ADDRESS: _____ EDI OR APN: _____

CONTACT NAME: _____ PHONE: _____ PROJECT EFFECTIVITY: _____ SIC: _____ Map Code: _____

NAME: _____ PHONE: _____ Location: _____

MAILING ADDRESS: _____ CONTACT: _____

NAME: _____ PHONE: _____

MAILING ADDRESS: _____ CONTACT: _____


Number of manholes used for the Treatment and/or HM BMPs below shall be completed within 30 days and verification of condition level, completed or marked to the best right option.

Treatment/BMP Type (Checklist is provided in Attachment 1 for details in CSMJA's New Development Guidelines)	Number of Manholes									
	1	2	3	4	5	6	7	8	9	10
Vegetated Swales (C-10)										
Extended Detention Basin (C-12)										
Retention Facility (C-13)										
Flow Through Chamber										
Screen Separator (C-14)										
Settling Basin (C-15)										
Water Quality Inlet (C-16)										
Stormwater Separator (C-17)										
Stormwater Inlet (C-18)										
Stormwater Inlet (C-19)										
Stormwater Inlet (C-20)										
HM Tank or Vault										

COMMENTS: (This Treatment/HM BMP installed for first inspection only) _____

Manholes Determination: Yes (over) No _____

Maintenance required in next 30 days: No Yes _____



Annual Report Form C.3.h Reporting Table

C.3.h.3.h. Table of Installed Stormwater Treatment Systems Operation and Maintenance Verification Inspection Program Reporting

This table reports on selected storm water facilities including the storm water treatment facilities. The table is intended to help agencies meet the requirements of the WRP. The table is intended to collect information on the inspection of installed stormwater treatment systems, and (2) provide a list of newly installed treatment systems and the contacts to verify control systems on an annual basis before the next season. (3) Other Countywide programs for in-water control, individual permittees that report these facilities to verify control systems to verify the equipment. The facility name, address, responsible party and type of treatment system should be provided for all facilities installed during this fiscal year. If a newly installed facility has not yet had an inspection because the 45-day time frame for inspecting the newly installed facility extends to the next fiscal year include the facility in the appropriate section control district. In those cases, include in column pertaining to inspection administration that the 45-day requirement will be completed in the subsequent fiscal year. Do not leave any cells blank.

An agency may choose to report inspections conducted in early FY 13-14 for facilities installed in late FY 13-14.

Name of Facility Site Inspected	Address of Facility Site Inspected	Facility Installed (FY/MSY)	Party Responsible for Maintenance	Date of Inspection	Type of Inspection	Type of Treatment System Control/Inspection	Inspection Findings or Results	Enforcement Action Taken	Comments/ Follow-up



Annual Report Form

- Name of facility/site inspected
- Address
- If newly installed
- Party responsible for maintenance
- Date of inspection
- Type of inspection (initial, annual, follow-up, spot)
- Type of stormwater treatment/HM control
- Inspection findings/results
- Enforcement actions taken
- Comments/Follow-up



Data Tracking

- Similar to AR Data Except.....
 - Name of facility/site inspected
 - Address – specific description of location of treatment/HM controls
 - If newly installed – date of installation
 - Party responsible for maintenance
 - Date of inspection
 - Type of inspection (initial, annual, follow-up, spot)
 - Type of stormwater treatment/HM control – type and size
 - Inspection findings/results
 - Enforcement actions taken
 - Comments/Follow-up – corrective actions



For More Information...

- Countywide Program Password Protected ND page www.flowstobay.org (log in, then click on “New Development”)
 - O&M Verification Inspection Plan Template
 - O&M Verification Inspection Checklist
 - Model Maintenance Agreement
- SF Bay Municipal Regional Stormwater Permit (Google it!)



Questions?

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