You’ve Received a Re-Permit Notice, What Next?
Stormwater Quality (SWQ) permitting regulations exist to improve water quality and to minimize negative impacts of development on our watersheds. Without these programs, the effects that a growing community creates would have a devastating impact on our region’s already impaired rivers, streams and bayous. Harris County and the City of Houston each have a set of regulations regarding the post-construction stormwater management obligations that must be met by property owners.

**SWQ Permitting**

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**SWQMP**

**Stormwater Quality Management Plan**

The SWQMP is the plan describing the design and operation of permanent stormwater quality systems (i.e. water quality ponds, ‘end-of-pipe’ water treatment systems). These systems are permanent and require permitting and annual maintenance. The SWQMP is the owner’s responsibility. SWQMP features are permanent.

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**SWPPP**

**Stormwater Pollution Prevention Plan**

The SWPPP is the plan to be executed and updated during construction to maintain compliance with laws governing stormwater discharge during the construction phase. SWPPP is temporary and is complete upon stabilization at completion of construction.
Determine whether or not the stormwater quality feature at your property is in permitable condition. Doing so will require some understanding of the feature including operation, function, and maintenance.

"Stormwater quality features" The devices, structures or Best Management Practices used to eliminate or reduce pollution discharged into your communities storm drainage system.

This information can be found in the Stormwater Quality Management Plan (SWQMP).

This narrative was produced by your project's civil engineer along with the civil design package and submitted to the city or county for approval prior to construction.

These records are kept by the local regulatory agency and are available for review.
**Common Permanent Stormwater Quality Features**

“First Flush” Dry Basins (extended detention)
“First Flush” Wet SWQ Basins
Floatables Collection Screens
Vegetative Practices (swales/filter strips)
Proprietary Systems (Hydrodynamic Separators, Water Quality Inlet Inserts)
Constructed Wetlands
Low Impact Development Features

"THE SWQMP PROVIDES INFORMATION ON OPERATIONS AND MAINTENANCE AS WELL AS CIVIL DRAWINGS"
Once you’ve located the feature, a field inspection will be required to ascertain its condition and functionality.

For ponds, the trash rack or riser pipe must be free of debris and excessive sediment. Excessive vegetation must be removed; allowing proper flow to the pond outfall. Check for torn or rusted mesh, clogged riser pipes, and obstructions in the pipe. Ponds in general must be mowed regularly, contain no woody growth, and if they are detention ponds, be free of standing water. If you see cat tails growing in the pond, there may be a grading issue that prevents the pond from draining completely after rain events.

"These issues must be resolved prior to re-permit"

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**MONTHLY VS BIANNUAL**

Monthly mowing costs about the same as biannual mowing. The longer the grass, the slower it must be mowed; meaning it takes 4 times longer to mow a pond every six months, greatly increasing the cost of maintenance.

<table>
<thead>
<tr>
<th>VEGETATION</th>
<th>MOWING SPEED</th>
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<tbody>
<tr>
<td>12 INCH</td>
<td>4 MPH</td>
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<tr>
<td>24 INCH</td>
<td>3 MPH</td>
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<tr>
<td>36 INCH</td>
<td>2 MPH</td>
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<tr>
<td>48 INCH</td>
<td>1 MPH</td>
</tr>
</tbody>
</table>
Your property may not have a detention pond or may have a stormwater quality feature which is distinct from the pond. Stormwater separator type units are underground tanks that filter sediment and hydrocarbons from stormwater prior to discharge into the city / county storm sewer system.

They range in size from 500-12,000 gallons with size being determined by engineering calculations based on local regulations. Larger properties with more treated area typically have larger tanks while smaller properties and existing properties with newly developed areas will have smaller ones.
CLEANOUT REQUIREMENTS VARY BY MANUFACTURER

The requirements for your system should be found in your site’s stormwater quality management plan, but unfortunately they are often confusing and difficult to determine. If you are unclear about your specific requirements, feel free to contact us for help.

- Cleanouts are typically based on sediment levels that exceed the operating parameters of the feature, forcing the system into by-pass mode. In this mode, contaminated water is discharged from your site.

- If the sediment levels have reached or exceeded manufacturer’s guidance, you will need a licensed contractor to pump out and remove all sediment and water from the tank.

- This material must all be disposed of at a licensed sanitary collection facility, and disposal manifest must be provided. This manifest must be submitted with re-permit documents to the permitting authority.

BEFORE

AFTER

http://www.ecosvs.com | Phone 832.456.1000
Next the system will need to be certified by a professional Engineer (P.E.) who will need to visit the site in order to verify that the system is in place, clean and functioning as specified.

Upon approval, the P.E. will provide a sealed certification document specific to the governing entity which will need to be sent in (original document) along with an Owner’s Affidavit and Permit Application.

**P.E. CERTIFICATION**

**OWNERS AFFIDAVIT**

**PERMIT APPLICATION**

Originals need to be sent along with a check for re-permit fees, postmarked prior to the re-permit date. Late fees and penalties may be assessed for late re-permits. Verification of receipt of re-permit documents typically takes 1-2 months and should be received by mail.

If you’re unsure of your permit status or have yet to receive your re-permit documents, contact our SWQ Compliance Services Department at 832-456-1024 and we will provide you with the information you need to stay in compliance.
THE COST OF NON-COMPLIANCE

If the SWQ Permit is not renewed annually prior to its expiration, the development (subsequently the Property Owner) is out of compliance and subject to costly fines.

City of Houston Ordinance 2010-1016
Section 13
Sub-Section 1-14 Administrative Fee (1/1/2011)

Not renewing your SWQ Permit is a
$2,000 A DAY RISK
All of the following services are provided by Construction EcoServices in accordance with City of Houston and Harris County Stormwater Regulations.

**Re-Permitting**
Preparation of required documents, and submission of permit documentation to the governing jurisdiction
Facilitate the inspection of the SWQ Feature by a Professional Engineer for Annual Certification.

*Our affiliation with a large number of local Civil Engineering firms allows us to expedite this process, and in many cases provide same day services.*

**Inspections**
Monthly, based on the site SWQMP, including photo-documentation
Email copies of reports along with photos taken at time of inspection to property owner or designated party.

**Maintenance and/or System Clean-outs**
For underground units, we arrange and facilitate sediment and trash removal by a certified operator and a vacuum truck.
Provide disposal manifests as proof of clean-out

Provide mowing services
Provide pond remediation

**Support System**
Mediation between governing jurisdictions and our clients, should an unexpected issue arise.
Consulting for solutions to those unexpected issues
Site visit to adequately assess, and address if needed, the **SWQ Feature, SWQ Permit and SWQMP**.

Our turnkey services will take the burden of compliance off your hands and save you from the risk of costly fines.