

BMP MAINTENANCE

7.1 Introduction

The purpose of this Chapter is to provide general information on inspection and maintenance requirements for stormwater best management practices (BMPs) and general information on pollution prevention on developed properties.

7.2 BMP Inspection and Maintenance

Proper maintenance of stormwater BMPs is one of the most important factors in the long-term performance and effectiveness of a Stormwater Management Program. Property owners or homeowners associations are required to properly maintain BMPs located on private property for the life of the BMP, and therefore must execute protective covenants that include legally-binding inspection and maintenance requirements. The protective covenants are entitled "Covenants for Permanent Maintenance of Stormwater Facilities and Best Management Practices", and a blank copy is presented in Appendix E of this manual.

Effective, long-term operation and maintenance of BMPs requires a three-phased approach on the part of the developer, property owner and local jurisdiction. These three phases are as follows:

- 1) **Site Developer:** In an effort to reduce maintenance requirements for each development, a developer or site designer should consider the maintenance requirements for each stormwater structural or non-structural BMP when designing a development. To this end, the City of Kingsport strongly encourages site designers to utilize non-structural BMPs and better site design practices to the maximum degree possible, thereby reducing the degree of stormwater maintenance that will be required for the property after construction. Non-structural controls, which are discussed in detail in Chapter 5, generally require very little (and often no) maintenance and can reduce the size of any structural BMPs needed to treat stormwater runoff. The developer and site designer should then choose, design and construct structural BMPs that have the lowest relative long-term maintenance requirements based upon the site constraints.
- 2) **Property Owner:** After construction, the property owner is responsible to inspect and maintain the BMPs, vegetated buffers and WQv credit areas in accordance with the guidance provided in this manual. For more information on BMP inspection content, frequency and documentation, refer to the checklist for each BMP provided in Chapter 4 of this manual. Information on WQv credit areas is provided in Chapter 5 and the vegetated buffer information is provided in Chapter 6.
- 3) **Local Jurisdiction:** Local stormwater management regulations give local jurisdictions the authority to perform periodic inspections of stormwater BMPs, vegetated buffers and WQv credit areas in order to determine if these elements are being maintained in accordance with local regulations and policies. Corrective actions can be ordered or performed for elements that are determined to be improperly constructed or not maintained. Refer to the local stormwater management regulations for more information on jurisdictional authority and penalties if corrective actions are warranted.