

New Stormwater Control Requirements Effective 12/1/12

For Projects that Create and/or Replace 2,500 to 10,000 sq.ft. of Impervious Surface

New stormwater requirements go into effect on December 1, 2012, for the following categories of development projects:

- Projects that create and/or replace at least 2,500 square feet, but less than 10,000 square feet, of impervious surface;
- Stand-alone single family home projects that create and/or replace 2,500 square feet or more of impervious surface.



Runoff is directed to landscaping.

These requirements are in the San Francisco Bay Region Municipal Regional Stormwater Permit (MRP)¹ and are described below.

What Is an Impervious Surface?

An impervious surface is a surface covering or pavement of a developed parcel of land that prevents the land's natural ability to absorb and infiltrate rainfall. Impervious surfaces include, but are not limited to: rooftops, walkways, patios, driveways, parking lots, storage areas, impervious concrete and asphalt, and any other continuous watertight pavement or covering.

Does Pervious Paving Count as Impervious Surface?

Pervious paving, including pavers with permeable openings and seams, is not considered impervious if it is underlain with pervious soil or pervious storage material, such as a gravel layer that is sized to hold 80 percent of the average annual runoff. (This is the volume of stormwater runoff specified in Provision C.3.d of the MRP.) Guidance for calculating this amount of runoff is provided in Section 5.1 of the C.3 Technical Guidance. See "For More Information", below, for information on downloading.

What Are the New Requirements?

Beginning December 1, 2012, applicable projects must incorporate one of the following site design measures:

- Direct roof runoff into cisterns or rain barrels for use.
- Direct roof runoff onto vegetated areas.
- Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
- Direct runoff from driveways/uncovered parking lots onto vegetated areas.
- Construct sidewalks, walkways, and/or patios with permeable surfaces.²
- Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.²



Permeable joint pavers are one option for permeable surfaces.

For More Information

The following resources are available on the Countywide Program's website, www.flowstobay.org. Click on "Business", then scroll down and click on "New Development".

- Site design fact sheets listed below (go to the section "Flyers and Fact Sheets"):
 - Managing Stormwater in Landscaping
 - Pervious Paving
 - Rain Barrels and Cisterns
 - Rain Gardens
- Sections of the C.3 Technical Guidance (go to "Table of Contents of the C.3 Technical Guidance"):
 - Pervious paving (Section 6.7)
 - Rainwater harvesting and use (Section 6.10)
- For a list of municipal contacts who can provide information on stormwater compliance for development projects, click on the "local permitting agency" link near the top of the New Development webpage.

¹ The MRP may be downloaded at www.flowstobay.org (click on "Municipalities"). These requirements are in Provision C.3.i of the MRP.

² Permeable surfaces include pervious concrete, porous asphalt, permeable joint unit pavers, and granular materials.