

# Post Construction Alert

## Changes to Post Construction Control Requirements – E.12



**Projects submitted for development approvals** that are not deemed complete prior to June 30, 2015 are subject to new post-construction stormwater requirements. The requirements are known as the *E.12 Post Construction Requirements*.

**Why did the rules change?** The State Water Board requires local governments to regulate development projects. In February 2013, the State adopted the E.12 requirements that Marin’s municipalities must enforce.

**What projects are affected by the change?** Projects that create or replace ≥ 2500 sq. ft. impervious area (IA) are captured.

The requirements differ depending on the amount of IA the project creates or replaces.

**Impervious Areas (IA)**  
*Surface coverings or pavements that prevent the land’s natural ability to absorb rain water.*

*IA includes roof tops, walkways, patios, driveways, parking lots, and streets.*

| Amount of IA Created or Replaced  | Requirement   |
|---|---|
| ≥ 2500 sq. ft. detached single family home and other projects 2,500 to <5,000 sq. ft. | → Implement ≥ 1 site design measure(s), such as vegetated swales, and submit a Stormwater Control Plan for Small Projects. Use template for small projects/single family homes in the <i>BASMAA Post Construction Manual</i> . <sup>1</sup> |
| ≥ 5,000 sq. ft. sq. ft. not including any detached single family home                 | → Implement site design measures, source controls, and stormwater treatment using bioretention. Follow the <i>BASMAA Post Construction Manual</i> <sup>1</sup> and submit a Stormwater Control Plan for Regulated Projects.                 |

<sup>1</sup> The *BASMAA Post Construction Manual* is accessible online at [www.mcstoppp.org](http://www.mcstoppp.org) under development projects in the Guidance Manual section.

**What do you need to do?** Start planning now. Site design, source control, and bioretention facilities must be integrated into the planning and design of a project. Make sure your designer is aware of the new *E.12 Post Construction Requirements* and incorporates them into the design for your project.

**Follow the BASMAA Post Construction Manual.** To assist project applicants in preparing submittals the County of Marin and Marin’s 11 cities and towns joined with other agencies to create the manual for design projects subject to the new requirements. The *BASMAA Post Construction Manual: Design Guidance for Stormwater Treatment for Projects in Marin, Sonoma, Napa, and Solano Counties* is accessible online at [www.mcstoppp.org](http://www.mcstoppp.org) under development projects in the Guidance Manual section.