



Erosion and Sediment Control Construction Site Standards for Residential Construction

These guidelines have been created in order to establish uniform standards for the installation and maintenance of required erosion and sediment control systems. This is the standard for all residential building sites in Paris Texas. Due to the variation of site elevation or grade, some site may have modified standards to meet these requirements. Any modifications will be reviewed and approved by the City Engineer or designee on a case by case basis.

The first inspection for a residential home construction project will need to comply with these requirements. This inspection will be performed by the Building Inspector from the Building Department and must be approved before construction continues. The following Items are required to be in place at the first scheduled inspection.

- Porta-let*
- Trash receptacle
- Debris fence as necessary
- Silt fence*
- Curlex*
- Posting of the property address

The contractor is responsible for the erosion control, cleaning, and stabilization of all off-site disturbed areas resulting from the home building operation. This includes adjacent roadways and streets and lots used for material storage, and/or staging during the construction process.

* The City of Paris requires that these items remain in place and in good repair for the duration of the project.



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EROSION CONTROL STANDARDS

1. **PORTA-LET:** All residential sites are required to have one porta-let per lot.

Exception 1: If two lots are side by side on the same side of the street, one porta-let may serve the two lots.

Exception 2: The porta-let may be removed from the lot only when a working toilet is properly installed in the structure for the use of the workers.

2. **TRASH BINS:** Trash bins are required on all construction sites. The minimum requirements are 32sf or 3-sided OSB or plywood bins, well nailed.

Exception: Trash bins will not be required after the brick package and sheet rock is completed. The garage may be used for storage of excess materials and refuse until final inspection, in which case it must be emptied. No debris will be allowed on the lot.

3. **DEBRIS FENCE/BARRIERS:** Selected lots and sites (ex: next to common areas or nature preserves) are required to set up debris fence barriers to help contain lightweight materials and debris to the construction site. On residential lots debris fence is required when an occupied residence is within one lot of the project. Debris fence may be removed when the project is ready for final inspection.

4. **EROSION CONTROL SYSTEM:** All residential lots must maintain *properly* installed erosion and sediment controls for the duration of land disturbing activities, e.g. grading, excavation, primary construction, etc. At minimum silt fence shall be installed directly behind the curb prior to starting work. Once the sidewalk has been laid curlex shall be installed between the curb and sidewalk with silt fence installed behind the sidewalk. Upon completion of the home and after final grade curlex shall be installed between the curb and sidewalk and a minimum of 4ft behind the sidewalk until 70% vegetation density is achieved.

Silt fence and curlex may be moved out of the way for excavation and other activities such as final grade but **MUST** be replaced until sod or other approved soil stabilization devices are in place. Lots must have a minimum 70% vegetation density at the front and back to remove erosion and sediment controls and to obtain a CO.

5. **POURED DRIVEWAY OR STABLIZED ROCK ENTRANCE:** A rock entrance must be installed in order to park on a lot, unless flatwork with a foundation has been poured. Rock entry must be 20' wide by 8' deep by 6" thick. Rock material must be a minimum average of 3". Subcontractors will not be allowed to drive on the lots.

Exception: Delivery of the following building materials: Bricks, sheetrock, lumber, cabinets, and very large appliances (i.e. air conditioner).

STREETS MUST BE KEPT CLEAN AT ALL TIMES

6. **ADDRESS AND SIGN:** All lots must have the property address at the front of the lot facing the street. The property address must be clearly posted and be easily seen from the street. Address painted on curb are not acceptable.



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7. **CONCRETE WASH OUT SITES:** Each builder will install and maintain their own washout site. If builders in the same subdivision agree to share a washout site, EACH builder will post a builder sign on that site. A letter will be sent to the City of Paris stating it is a shared site, by whom, and the letter shall designate what builder is responsible for clean-up and maintenance. The washout site shall be constructed as follows:
- a. The washout site will be surrounded on three sides with silt fence.
 - b. A rock entry will be installed on the entrance of the washout site. The rock entry will be designed so that no runoff from the site will occur.
 - c. The washout site will be lined with plastic (minimum 10 mm thick) or equivalent measured to prevent seepage to ground water.
 - d. Each site will have a builders sign posted.



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Daily Compliance Checklist Example

Best Management Practices (BMP)	✓
Perimeter Controls – BMP’s are installed along back of curb and along the lot line of the adjacent properties which are downhill and receive runoff from permitted lot. Following sidewalk installations, BMP’s are moved to the back of the sidewalk to prevent sediment from reaching the sidewalk. BMP’s are maintained to ensure proper function, including repair or replacement of torn, degrading, missing or otherwise ineffective materials. Remove sediment deposits as necessary to provide adequate protection.	
Lot Access – Required for each individual lot. A surface suitable for parking and unloading that prevents the tracking of mud and rock onto the street installed. All vehicles that access the lot shall use the construction entrance. Restrict other access if necessary to prevent tracking onto the street.	
Inlet Protection – BMP’s are in place and functioning for both area inlets and curb inlets along street. Maintenance includes removal of sediment following each rain event and replacement of failing materials. Do not allow sediment to enter inlet during maintenance.	
Intermediate Control – Long and steep drainage paths have intermediate or interior BMP’s installed to help slow the flow of runoff. Failure of perimeter controls due to the force of runoff often determines the need for intermediate controls.	
Stockpiles – Stockpiles are protected to prevent sediment from reaching the street and adjacent properties. Stockpiles are located away from the street and property lines.	
Other Pollutants – Trash and debris are contained. All waste water including concrete washouts, is properly disposed of. Materials and chemicals are properly stored.	

Contractor Responsibilities

1. The permit holder is responsible for the installation and on-going maintenance of all lot-specific erosion and sediment control BMP’s. Lot access, inlet protection, and perimeter controls shall be installed prior to any land disturbance.
2. Inspection shall be frequent and whenever is deemed necessary to ensure the BMP’s are functioning as designed. In addition, the City of Paris requires that an inspection be conducted within 24 hours of a rain event of 1/2 inch or more. Any problems noted during an inspection shall be corrected within 7 days unless noted by the Building Inspector.
3. Once construction has commenced, the permit holder is responsible for the maintenance of BMP’s protecting area inlets on or adjacent to their lots. It is critical that sediment not be allowed to reach the storm sewer system.
4. The lot access provides a place for parking vehicles off-street and in an area where materials can be off-loaded. The intent of this requirement is to provide a stable surface for access and parking where mud and other debris are not likely to be tracked into the street. Proper maintenance of the entrance is required until such time as a permanent driveway can be installed. Entry to the lot shall be restricted to the lot access.
5. During the entire construction process the permit holder is responsible to ensure that mud, dirt, rocks, and other debris are not allowed to erode or be tracked onto city streets and sidewalks. Should any mud or other debris find its way to the street or sidewalks, the contractor shall take immediate steps to have it removed.