

WHEN RECORDED RETURN TO:

CITY OF LYNNWOOD  
Development and Business Services  
20816 44<sup>th</sup> Ave W, Suite 230  
Lynnwood, WA 98036

## **DRAINAGE FACILITY MAINTENANCE COVENANT HOLD HARMLESS AGREEMENT**

Grantor has a record interest in the property encumbered by the covenant and agrees that the obligations of Grantor shall inure to the benefit of and be binding upon the heirs, successors and assigns. Grantor agrees that this covenant touches and concerns the land described on **Exhibit “A”** and shall run with the land.

Grantor by execution of this covenant acknowledges that the benefits of this covenant inure to Grantor, downstream property owners, and the general public, and that the City as third-party beneficiary of this covenant has the right, but not the obligation, to enforce this covenant on behalf of downstream property owners and the general public. The City requires this covenant to protect private and public property, private and public drainage infrastructure, and natural resources of downstream property owners and the general public.

Grantor in consideration of the approval of Lynnwood Project/Plat No. \_\_\_\_\_ located at \_\_\_\_\_ relating to the real property, described on **Exhibit “A”** and in consideration of other valuable consideration, receipt and sufficiency of which is hereby acknowledged, hereby covenants to perform regular maintenance upon the drainage facilities installed, or to be installed, upon Grantor’s property. Regular maintenance shall include, at a minimum, annual inspection of the stormwater drainage system, and maintenance frequencies and thresholds per the attached. As applicable, the system shall include the stormwater conveyance system pipes, ditches, swales and catch basins; stormwater flow regulation system detention ponds, vaults, pipes, retention ponds, flow regulation and control structures; infiltration systems and water quality control system.

The scope of this covenant and right of entry shall be adequate to provide for the access, inspection and maintenance of the stormwater drainage system, and shall be subject to the following terms and conditions:

1. The City shall have the perpetual right of entry across adjacent lands of the Grantor for purposes of inspecting, auditing or conducting required maintenance of the drainage facility.
2. If City inspection determines that maintenance is not being performed, the City shall endeavor to provide Grantor reasonable advance notification of the need to perform the maintenance and a reasonable opportunity for the Grantor to perform it. In the event that Grantor fails to complete the required maintenance within a reasonable

time period, the City shall have the right to perform or contract with others to perform it at the sole expense of the Grantor.

3. If the City in its sole discretion determines that an imminent or present danger exists, required maintenance and/or repair may begin immediately at Grantor's expense without prior notice to Grantor. In such event, the City shall provide Grantor with a written statement and accounting of all work performed and the fees, charges and expenses incurred in making such repairs. Grantor shall agree to reimburse the City or pay the City's vendors directly for all reasonable fees, charge and expenses identified in the City's statement.
4. If the City is required to act as a result of Grantor's failure to comply with this covenant, the City may remove any obstructions and/or interferences that in the sole opinion of the City impair the operation of the drainage facility or the maintenance thereof. Grantor agrees to hold the City, its officers, employees and agents harmless from any and all claims, actions, suits, liability, loss, expenses, damages and judgments of any nature whatsoever, including costs and attorney's fees, incurred by the removal of vegetation or physical interference from the drainage facility.
5. When exercising the maintenance provisions of the covenant, in the event of nonpayment, the City may bring suit to recover such costs, including attorney's fees, and upon obtaining a judgment, such amount shall become a lien against the property of Grantor as provided in RCW 4.56.190.
6. Grantor covenants that the owners of the property described herein are the person or persons identified on page 1 of this covenant as Grantors, that they have the right to grant this covenant on the property, and that the title to the property is free and clear of any encumbrances which would interfere with the ability to grant this covenant.

The undersigned Grantor(s), having an interest in the real property described in Exhibit "A" attached hereto and incorporated herein by reference, for good and valuable consideration, receipt of which is acknowledged, and in consideration of the approval at this time of grantor(s) application to the City of Lynnwood, and in consideration of the City not requiring further or additional plans or improvements, do hereby declare, acknowledge, covenant and agree as follows:

7. Owners, and all persons having any present or subsequent ownership interest in these properties, and their successors and assigns of owners, hereby (1) agree that the City of Lynnwood shall be held harmless in all respects from any and all claims for damages or injunctive relief which may be occasioned now or in the future to adjacent property or improvements by reason of the construction, operation and maintenance of the drainage system on the owner's property(ies) and (2) waive and release the City of Lynnwood from any and all claims for damages and injunctive relief which the owners, or their successors or assigns, may themselves have now or in the future, by reason of the construction, maintenance and operation of said drainage system. All provisions of this instrument run with the land and are binding upon assigns, successors, tenants.

- 8. These conditions and covenants are binding on the grantors, their heirs, assigns, grantees, tenants, and are hereby agreed to be covenants running with the land.

These conditions and covenants precede (wherein conflict) and are in addition to all other terms and conditions of any permits, ordinances, and regulations of the City of Lynnwood affecting grantor(s) or the real property described in Exhibit "A".

DATED: \_\_\_\_\_

Approved by:

\_\_\_\_\_  
Grantor (Type or Print Name)

\_\_\_\_\_  
City of Lynnwood

\_\_\_\_\_  
Grantor Signature

STATE OF WASHINGTON )  
                                       )  
COUNTY OF SNOHOMISH )

I hereby certify that I know or have satisfactory evidence that \_\_\_\_\_ signed this instrument and acknowledged it to be \_\_\_\_\_ free and voluntary act for the uses and purposes mentioned in this instrument.

DATED THIS \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington, residing at \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**EXHIBITS**  
A: Legal Description  
Maintenance Items Attachment

EXHIBIT "A"  
Legal Description

ATTACHMENT  
FACILITY SPECIFIC MAINTENANCE STANDARDS:

The facility-specific maintenance standards are intended to be measures for determining if maintenance actions are required as identified through inspection. They are not intended to be measures of the facility's required condition at all times between inspections. In other words, exceedence of these thresholds or measures at any time between inspections and/or scheduled maintenance does not automatically constitute a violation of these standards.

## Appendix V-A: BMP Maintenance Tables

Ecology intends the facility-specific maintenance standards contained in this section to be conditions for determining if maintenance actions are required as identified through inspection. Recognizing that Permittees have limited maintenance funds and time, Ecology does not require that a Permittee perform all these maintenance activities on all their stormwater BMPs. We leave the determination of importance of each maintenance activity and its priority within the stormwater program to the Permittee. We do expect, however, that sufficient maintenance will occur to ensure that the BMPs continue to operate as designed to protect ground and surface waters.

Ecology doesn't intend that these measures identify the facility's required condition at all times between inspections. In other words, exceedance of these conditions at any time between inspections and/or maintenance does not automatically constitute a violation of these standards. However, based upon inspection observations, the Permittee shall adjust inspection and maintenance schedules to minimize the length of time that a facility is in a condition that requires a maintenance action.

**Table V-A.1: Maintenance Standards - Detention Ponds**

Maintenance Component	Defect	Conditions When Maintenance Is Needed	Results Expected When Maintenance Is Performed
General	Trash & Debris	Any trash and debris which exceed 1 cubic feet per 1,000 square feet. In general, there should be no visual evidence of dumping.  If less than threshold all trash and debris will be removed as part of next scheduled maintenance.	Trash and debris cleared from site
	Poisonous Vegetation and noxious weeds	Any poisonous or nuisance vegetation which may constitute a hazard to maintenance personnel or the public.  Any evidence of noxious weeds as defined by State or local regulations.  (Apply requirements of adopted IPM policies for the use of herbicides).	No danger of poisonous vegetation where maintenance personnel or the public might normally be. (Coordinate with local health department)  Complete eradication of noxious weeds may not be possible. Compliance with State or local eradication policies required
	Contaminants and Pollution	Any evidence of oil, gasoline, contaminants or other pollutants  (Coordinate removal/cleanup with local water quality response agency).	No contaminants or pollutants present.

Maintenance Component	Defect	Conditions When Maintenance Is Needed	Results Expected When Maintenance Is Performed
	Rodent Holes	Any evidence of rodent holes if facility is acting as a dam or berm, or any evidence of water piping through dam or berm via rodent holes.	Rodents destroyed and dam or berm repaired. (Coordinate with local health department; coordinate with Ecology Dam Safety Office if pond exceeds 10 acre-feet.)
	Beaver Dams	Dam results in change or function of the facility.	Facility is returned to design function.  (Coordinate trapping of beavers and removal of dams with appropriate permitting agencies)
	Insects	When insects such as wasps and hornets interfere with maintenance activities.	Insects destroyed or removed from site.  Apply insecticides in compliance with adopted IPM policies
	Tree Growth and Hazard Trees	Tree growth does not allow maintenance and inspection access or interferes with maintenance activity (i.e., slope mowing, silt removal, vactoring, or equipment movements). If trees are not interfering with access or maintenance, do not remove  If dead, diseased, or dying trees are identified  (Use a certified Arborist to determine health of tree or removal requirements)	Trees do not hinder maintenance activities. Harvested trees should be recycled into mulch or other beneficial uses (e.g., alders for firewood).  Remove hazard Trees
Side Slopes of Pond	Erosion	Eroded damage over 2 inches deep where cause of damage is still present or where there is potential for continued erosion.  Any erosion observed on a compacted berm embankment.	Slopes should be stabilized using appropriate erosion control measure(s); e.g., rock reinforcement, planting of grass, compaction.  If erosion is occurring on compacted berms a licensed engineer in the state of Washington should be consulted to resolve source of erosion.
Storage Area	Sediment	Accumulated sediment that exceeds 10% of the designed pond depth unless otherwise specified or affects inletting or outletting condition of the facility.	Sediment cleaned out to designed pond shape and depth; pond reseeded if necessary to control erosion.
	Liner (if Applicable)	Liner is visible and has more than three 1/4-inch holes in it.	Liner repaired or replaced. Liner is fully covered.

Maintenance Component	Defect	Conditions When Maintenance Is Needed	Results Expected When Maintenance Is Performed
Ponds Berms (Dikes)	Settlements	<p>Any part of berm which has settled 4 inches lower than the design elevation</p> <p>If settlement is apparent, measure berm to determine amount of settlement</p> <p>Settling can be an indication of more severe problems with the berm or outlet works. A licensed engineer in the state of Washington should be consulted to determine the source of the settlement.</p>	Dike is built back to the design elevation.
	Piping	<p>Discernable water flow through pond berm. Ongoing erosion with potential for erosion to continue.</p> <p>(Recommend a Geotechnical engineer be called in to inspect and evaluate condition and recommend repair of condition.</p>	Piping eliminated. Erosion potential resolved.
Emergency Overflow/ Spillway and Berms over 4 feet in height	Tree Growth	<p>Tree growth on emergency spillways creates blockage problems and may cause failure of the berm due to uncontrolled overtopping.</p> <p>Tree growth on berms over 4 feet in height may lead to piping through the berm which could lead to failure of the berm.</p>	Trees should be removed. If root system is small (base less than 4 inches) the root system may be left in place. Otherwise the roots should be removed and the berm restored. A licensed engineer in the state of Washington should be consulted for proper berm/spillway restoration.
	Piping	<p>Discernable water flow through pond berm. Ongoing erosion with potential for erosion to continue.</p> <p>(Recommend a Geotechnical engineer be called in to inspect and evaluate condition and recommend repair of condition.</p>	Piping eliminated. Erosion potential resolved.
Emergency Overflow/Spillway	Emergency Overflow/Spillway	<p>Only one layer of rock exists above native soil in area five square feet or larger, or any exposure of native soil at the top of out flow path of spillway.</p> <p>(Rip-rap on inside slopes need not be replaced.)</p>	Rocks and pad depth are restored to design standards.
	Erosion	See "Side Slopes of Pond"	

**Table V-A.2: Maintenance Standards - Infiltration**



Maintenance Component	Defect	Conditions When Maintenance Is Needed	Results Expected When Maintenance Is Performed
General	Trash & Debris	See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>	See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>
	Poisonous/Noxious Vegetation	See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>	See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>
	Contaminants and Pollution	See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>	See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>
	Rodent Holes	See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>	See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>
Storage Area	Sediment	<p>Water ponding in infiltration pond after rainfall ceases and appropriate time allowed for infiltration. Treatment basins should infiltrate Water Quality Design Storm Volume within 48 hours, and empty within 24 hours after cessation of most rain events.</p> <p>(A percolation test pit or test of facility indicates facility is only working at 90% of its designed capabilities. Test every 2 to 5 years. If two inches or more sediment is present, remove).</p>	Sediment is removed and/or facility is cleaned so that infiltration system works according to design.
Filter Bags (if applicable)	Filled with Sediment and Debris	Sediment and debris fill bag more than 1/2 full.	Filter bag is replaced or system is redesigned.
Rock Filters	Sediment and Debris	By visual inspection, little or no water flows through filter during heavy rain storms.	Gravel in rock filter is replaced.
Side Slopes of Pond	Erosion	See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>	See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>
Emergency Overflow Spillway and Berms over 4 feet in height.	Tree Growth	See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>	See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>
	Piping	See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>	See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>
Emergency Overflow Spillway	Rock Missing	See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>	See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>
	Erosion	See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>	See <a href="#">Table V-A.1: Maintenance Standards</a>

Maintenance Component	Defect	Conditions When Maintenance Is Needed	Results Expected When Maintenance Is Performed
			<a href="#">- Detention Ponds</a>
Pre-settling Ponds and Vaults	Facility or sump filled with Sediment and/or debris	6" or designed sediment trap depth of sediment.	Sediment is removed.

**Table V-A.3: Maintenance Standards - Closed Detention Systems (Tanks/Vaults)**

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is Performed
Storage Area	Plugged Air Vents	One-half of the cross section of a vent is blocked at any point or the vent is damaged.	Vents open and functioning.
	Debris and Sediment	Accumulated sediment depth exceeds 10% of the diameter of the storage area for 1/2 length of storage vault or any point depth exceeds 15% of diameter.  (Example: 72-inch storage tank would require cleaning when sediment reaches depth of 7 inches for more than 1/2 length of tank.)	All sediment and debris removed from storage area.
	Joints Between Tank/Pipe Section	Any openings or voids allowing material to be transported into facility.  (Will require engineering analysis to determine structural stability).	All joint between tank/pipe sections are sealed.
	Tank Pipe Bent Out of Shape	Any part of tank/pipe is bent out of shape more than 10% of its design shape. (Review required by engineer to determine structural stability).	Tank/pipe repaired or replaced to design.
	Vault Structure Includes Cracks in Wall, Bottom, Damage to Frame and/or Top Slab	Cracks wider than 1/2-inch and any evidence of soil particles entering the structure through the cracks, or maintenance/inspection personnel determines that the vault is not structurally sound.  Cracks wider than 1/2-inch at the joint of any inlet/outlet pipe or any evidence of soil particles entering the vault through the walls.	Vault replaced or repaired to design specifications and is structurally sound.  No cracks more than 1/4-inch wide at the joint of the inlet/outlet pipe.
Manhole	Cover Not in Place	Cover is missing or only partially in place. Any open manhole requires maintenance.	Manhole is closed.
	Locking Mechanism Not Working	Mechanism cannot be opened by one maintenance person with proper tools. Bolts into frame have less than 1/2 inch of thread (may not apply to self-locking lids).	Mechanism opens with proper tools.
	Cover Difficult to Remove	One maintenance person cannot remove lid after applying normal lifting pressure. Intent is to keep	Cover can be removed and reinstalled by one

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is Performed
		cover from sealing off access to maintenance.	maintenance person.
	Ladder Rungs Unsafe	Ladder is unsafe due to missing rungs, misalignment, not securely attached to structure wall, rust, or cracks.	Ladder meets design standards. Allows maintenance person safe access.
Catch Basins	See <a href="#">Table V-A.5: Maintenance Standards - Catch Basins</a>	See <a href="#">Table V-A.5: Maintenance Standards - Catch Basins</a>	See <a href="#">Table V-A.5: Maintenance Standards - Catch Basins</a>

**Table V-A.4: Maintenance Standards - Control Structure/Flow Restrictor**

Maintenance Component	Defect	Condition When Maintenance is Needed	Results Expected When Maintenance is Performed
General	Trash and Debris (Includes Sediment)	Material exceeds 25% of sump depth or 1 foot below orifice plate.	Control structure orifice is not blocked. All trash and debris removed.
	Structural Damage	Structure is not securely attached to manhole wall. Structure is not in upright position (allow up to 10% from plumb). Connections to outlet pipe are not watertight and show signs of rust. Any holes - other than designed holes - in the structure.	Structure securely attached to wall and outlet pipe. Structure in correct position. Connections to outlet pipe are water tight; structure repaired or replaced and works as designed. Structure has no holes other than designed holes.
Cleanout Gate	Damaged or Missing	Cleanout gate is not watertight or is missing. Gate cannot be moved up and down by one maintenance person. Chain/rod leading to gate is missing or damaged. Gate is rusted over 50% of its surface area.	Gate is watertight and works as designed. Gate moves up and down easily and is watertight. Chain is in place and works as designed. Gate is repaired or replaced to meet design standards.
Orifice Plate	Damaged or Missing	Control device is not working properly due to missing, out of place, or bent orifice plate.	Plate is in place and works as designed.
	Obstructions	Any trash, debris, sediment, or vegetation blocking the plate.	Plate is free of all obstructions and works as designed.

Maintenance Component	Defect	Condition When Maintenance is Needed	Results Expected When Maintenance is Performed
Overflow Pipe	Obstructions	Any trash or debris blocking (or having the potential of blocking) the overflow pipe.	Pipe is free of all obstructions and works as designed.
Manhole	See <a href="#">Table V-A.3: Maintenance Standards - Closed Detention Systems (Tanks/Vaults)</a>	See <a href="#">Table V-A.3: Maintenance Standards - Closed Detention Systems (Tanks/Vaults)</a>	See <a href="#">Table V-A.3: Maintenance Standards - Closed Detention Systems (Tanks/Vaults)</a>
Catch Basin	See <a href="#">Table V-A.5: Maintenance Standards - Catch Basins</a>	See <a href="#">Table V-A.5: Maintenance Standards - Catch Basins</a>	See <a href="#">Table V-A.5: Maintenance Standards - Catch Basins</a>

**Table V-A.5: Maintenance Standards - Catch Basins**

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is performed
General	Trash & Debris	<p>Trash or debris which is located immediately in front of the catch basin opening or is blocking inletting capacity of the basin by more than 10%.</p> <p>Trash or debris (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of six inches clearance from the debris surface to the invert of the lowest pipe.</p> <p>Trash or debris in any inlet or outlet pipe blocking more than 1/3 of its height.</p> <p>Dead animals or vegetation that could generate odors that could cause complaints or dangerous gases (e.g., methane).</p>	<p>No Trash or debris located immediately in front of catch basin or on grate opening.</p> <p>No trash or debris in the catch basin.</p> <p>Inlet and outlet pipes free of trash or debris.</p> <p>No dead animals or vegetation present within the catch basin.</p>
	Sediment	Sediment (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of 6 inches clearance from the sediment surface to the invert of the lowest pipe.	No sediment in the catch basin
	Structure Damage to Frame and/or Top Slab	<p>Top slab has holes larger than 2 square inches or cracks wider than 1/4 inch. (Intent is to make sure no material is running into basin).</p> <p>Frame not sitting flush on top slab, i.e., separation of more than 3/4 inch of the frame from the top slab.</p> <p>Frame not securely attached</p>	<p>Top slab is free of holes and cracks.</p> <p>Frame is sitting flush on the riser rings or top slab and firmly attached.</p>

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is performed
	Fractures or Cracks in Basin Walls/ Bottom	Maintenance person judges that structure is unsound. Grout fillet has separated or cracked wider than 1/2 inch and longer than 1 foot at the joint of any inlet/outlet pipe or any evidence of soil particles entering catch basin through cracks.	Basin replaced or repaired to design standards. Pipe is regouted and secure at basin wall.
	Settlement/ Misalignment	If failure of basin has created a safety, function, or design problem.	Basin replaced or repaired to design standards.
	Vegetation	Vegetation growing across and blocking more than 10% of the basin opening. Vegetation growing in inlet/outlet pipe joints that is more than six inches tall and less than six inches apart.	No vegetation blocking opening to basin. No vegetation or root growth present.
	Contamination and Pollution	See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>	No pollution present.
Catch Basin Cover	Cover Not in Place	Cover is missing or only partially in place. Any open catch basin requires maintenance.	Cover/grate is in place, meets design standards, and is secured
	Locking Mechanism Not Working	Mechanism cannot be opened by one maintenance person with proper tools. Bolts into frame have less than 1/2 inch of thread.	Mechanism opens with proper tools.
	Cover Difficult to Remove	One maintenance person cannot remove lid after applying normal lifting pressure. (Intent is keep cover from sealing off access to maintenance.)	Cover can be removed by one maintenance person.
Ladder	Ladder Rungs Unsafe	Ladder is unsafe due to missing rungs, not securely attached to basin wall, misalignment, rust, cracks, or sharp edges.	Ladder meets design standards and allows maintenance person safe access.
Metal Grates (If Applicable)	Grate opening Unsafe	Grate with opening wider than 7/8 inch.	Grate opening meets design standards.
	Trash and Debris	Trash and debris that is blocking more than 20% of grate surface inletting capacity.	Grate free of trash and debris.
	Damaged or Missing.	Grate missing or broken member(s) of the grate.	Grate is in place, meets the design standards, and is installed and aligned with the flow path.

**Table V-A.6: Maintenance Standards - Debris Barriers (e.g., Trash Racks)**

Maintenance Components	Defect	Condition When Maintenance is Needed	Results Expected When Maintenance is Performed
General	Trash and Debris	Trash or debris that is plugging more than 20% of the openings in the barrier.	Barrier cleared to design flow capacity.
Metal	Damaged/ Missing Bars.	Bars are bent out of shape more than 3 inches. Bars are missing or entire barrier missing. Bars are loose and rust is causing 50% deterioration to any part of barrier.	Bars in place with no bends more than 3/4 inch. Bars in place according to design. Barrier replaced or repaired to design standards.
	Inlet/Outlet Pipe	Debris barrier missing or not attached to pipe	Barrier firmly attached to pipe

**Table V-A.7: Maintenance Standards - Energy Dissipators**

Maintenance Components	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is Performed
External:			
Rock Pad	Missing or Moved Rock	Only one layer of rock exists above native soil in area five square feet or larger, or any exposure of native soil.	Rock pad replaced to design standards.
	Erosion	Soil erosion in or adjacent to rock pad.	Rock pad replaced to design standards.
Dispersion Trench	Pipe Plugged with Sediment	Accumulated sediment that exceeds 20% of the design depth.	Pipe cleaned/flushed so that it matches design.
	Not Discharging Water Properly	Visual evidence of water discharging at concentrated points along trench (normal condition is a "sheet flow" of water along trench). Intent is to prevent erosion damage.	Trench redesigned or rebuilt to standards.
	Perforations Plugged.	Over 1/2 of perforations in pipe are plugged with debris and sediment.	Perforated pipe cleaned or replaced.
	Water Flows Out Top of "Distributor" Catch Basin.	Maintenance person observes or receives credible report of water flowing out during any storm less than the design storm or its causing or appears likely to cause damage.	Facility rebuilt or redesigned to standards.
	Receiving Area Over-Saturated	Water in receiving area is causing or has potential of causing landslide problems.	No danger of landslides.
Internal:			

Maintenance Components	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is Performed
Manhole/Chamber	Worn or Damaged Post, Baffles, Side of Chamber	Structure dissipating flow deteriorates to 1/2 of original size or any concentrated worn spot exceeding one square foot which would make structure unsound.	Structure replaced to design standards.
	Other Defects	See <a href="#">Table V-A.5: Maintenance Standards - Catch Basins</a>	See <a href="#">Table V-A.5: Maintenance Standards - Catch Basins</a>

**Table V-A.8: Maintenance Standards - Typical Biofiltration Swale**

Maintenance Component	Defect or Problem	Condition When Maintenance is Needed	Recommended Maintenance to Correct Problem
General	Sediment Accumulation on Grass	Sediment depth exceeds 2 inches.	Remove sediment deposits on grass treatment area of the bio-swale. When finished, swale should be level from side to side and drain freely toward outlet. There should be no areas of standing water once inflow has ceased.
	Standing Water	When water stands in the swale between storms and does not drain freely.	Any of the following may apply: remove sediment or trash blockages, improve grade from head to foot of swale, remove clogged check dams, add underdrains or convert to a wet biofiltration swale.
	Flow spreader	Flow spreader uneven or clogged so that flows are not uniformly distributed through entire swale width.	Level the spreader and clean so that flows are spread evenly over entire swale width.
	Constant Baseflow	When small quantities of water continually flow through the swale, even when it has been dry for weeks, and an eroded, muddy channel has formed in the swale bottom.	Add a low-flow pea-gravel drain the length of the swale or by-pass the baseflow around the swale.
	Poor Vegetation Coverage	When grass is sparse or bare or eroded patches occur in more than 10% of the swale bottom.	Determine why grass growth is poor and correct that condition. Re-plant with plugs of grass from the upper slope; plant in the swale bottom at 8-inch intervals. Or re-seed into loosened, fertile soil.
	Vegetation	When the grass becomes excessively tall (greater than 10-inches); when nuisance weeds and other vegetation starts to take over.	Mow vegetation or remove nuisance vegetation so that flow not impeded. Grass should be mowed to a height of 3 to 4 inches. Remove grass clippings.
	Excessive Shading	Grass growth is poor because sunlight does not reach swale.	If possible, trim back over-hanging limbs and remove brushy vegetation on adjacent slopes.

Maintenance Component	Defect or Problem	Condition When Maintenance is Needed	Recommended Maintenance to Correct Problem
	Inlet/Outlet	Inlet/outlet areas clogged with sediment and/or debris.	Remove material so that there is no clogging or blockage in the inlet and outlet area.
	Trash and Debris Accumulation	Trash and debris accumulated in the bio-swale.	Remove trash and debris from bioswale.
	Erosion/Scouring	Eroded or scoured swale bottom due to flow channelization, or higher flows.	For ruts or bare areas less than 12 inches wide, repair the damaged area by filling with crushed gravel. If bare areas are large, generally greater than 12 inches wide, the swale should be re-graded and re-seeded. For smaller bare areas, overseed when bare spots are evident, or take plugs of grass from the upper slope and plant in the swale bottom at 8-inch intervals.

**Table V-A.9: Maintenance Standards - Wet Biofiltration Swale**

Maintenance Component	Defect or Problem	Condition When Maintenance is Needed	Recommended Maintenance to Correct Problem
General	Sediment Accumulation	Sediment depth exceeds 2-inches in 10% of the swale treatment area.	Remove sediment deposits in treatment area.
	Water Depth	Water not retained to a depth of about 4 inches during the wet season.	Build up or repair outlet berm so that water is retained in the wet swale.
	Wetland Vegetation	Vegetation becomes sparse and does not provide adequate filtration, OR vegetation is crowded out by very dense clumps of cattail, which do not allow water to flow through the clumps.	Determine cause of lack of vigor of vegetation and correct. Replant as needed. For excessive cattail growth, cut cattail shoots back and compost off-site. Note: normally wetland vegetation does not need to be harvested unless die-back is causing oxygen depletion in downstream waters.
	Inlet/Outlet	Inlet/outlet area clogged with sediment and/or debris.	Remove clogging or blockage in the inlet and outlet areas.
	Trash and Debris Accumulation	See <a href="#">Table V-A.1: Maintenance Standards - Detention Ponds</a>	Remove trash and debris from wet swale.
	Erosion/Scouring	Swale has eroded or scoured due to flow channelization, or higher flows.	Check design flows to assure swale is large enough to handle flows. By-pass excess flows or enlarge swale. Replant eroded areas with fibrous-rooted plants such as Juncus effusus (soft rush) in wet areas or snowberry (Symphoricarpos albus) in dryer areas.

**Table V-A.10: Maintenance Standards - Filter Strips**



Maintenance Component	Defect or Problem	Condition When Maintenance is Needed	Recommended Maintenance to Correct Problem
General	Sediment Accumulation on Grass	Sediment depth exceeds 2 inches.	Remove sediment deposits, re-level so slope is even and flows pass evenly through strip.
	Vegetation	When the grass becomes excessively tall (greater than 10-inches); when nuisance weeds and other vegetation starts to take over.	Mow grass, control nuisance vegetation, such that flow not impeded. Grass should be mowed to a height between 3-4 inches.
	Trash and Debris Accumulation	Trash and debris accumulated on the filter strip.	Remove trash and Debris from filter.
	Erosion/Scouring	Eroded or scoured areas due to flow channelization, or higher flows.	For ruts or bare areas less than 12 inches wide, repair the damaged area by filling with crushed gravel. The grass will creep in over the rock in time. If bare areas are large, generally greater than 12 inches wide, the filter strip should be re-graded and re-seeded. For smaller bare areas, overseed when bare spots are evident.
	Flow spreader	Flow spreader uneven or clogged so that flows are not uniformly distributed through entire filter width.	Level the spreader and clean so that flows are spread evenly over entire filter width.

**Table V-A.11: Maintenance Standards - Wetponds**

Maintenance Component	Defect	Condition When Maintenance is Needed	Results Expected When Maintenance is Performed
General	Water level	First cell is empty, doesn't hold water.	Line the first cell to maintain at least 4 feet of water. Although the second cell may drain, the first cell must remain full to control turbulence of the incoming flow and reduce sediment resuspension.
	Trash and Debris	Accumulation that exceeds 1 CF per 1000-SF of pond area.	Trash and debris removed from pond.
	Inlet/Outlet Pipe	Inlet/Outlet pipe clogged with sediment and/or debris material.	No clogging or blockage in the inlet and outlet piping.
	Sediment Accumulation in Pond Bottom	Sediment accumulations in pond bottom that exceeds the depth of sediment zone plus 6-inches, usually in the first cell.	Sediment removed from pond bottom.

Maintenance Component	Defect	Condition When Maintenance is Needed	Results Expected When Maintenance is Performed
	Oil Sheen on Water	Prevalent and visible oil sheen.	Oil removed from water using oil-absorbent pads or vactor truck. Source of oil located and corrected. If chronic low levels of oil persist, plant wetland plants such as Juncus effusus (soft rush) which can uptake small concentrations of oil.
	Erosion	Erosion of the pond's side slopes and/or scouring of the pond bottom, that exceeds 6-inches, or where continued erosion is prevalent.	Slopes stabilized using proper erosion control measures and repair methods.
	Settlement of Pond Dike/Berm	Any part of these components that has settled 4-inches or lower than the design elevation, or inspector determines dike/berm is unsound.	Dike/berm is repaired to specifications.
	Internal Berm	Berm dividing cells should be level.	Berm surface is leveled so that water flows evenly over entire length of berm.
	Overflow Spillway	Rock is missing and soil is exposed at top of spillway or outside slope.	Rocks replaced to specifications.

**Table V-A.12: Maintenance Standards - Wetvaults**

Maintenance Component	Defect	Condition When Maintenance is Needed	Results Expected When Maintenance is Performed
General	Trash/Debris Accumulation	Trash and debris accumulated in vault, pipe or inlet/outlet (includes floatables and non-floatables).	Remove trash and debris from vault.
	Sediment Accumulation in Vault	Sediment accumulation in vault bottom exceeds the depth of the sediment zone plus 6-inches.	Remove sediment from vault.
	Damaged Pipes	Inlet/outlet piping damaged or broken and in need of repair.	Pipe repaired and/or replaced.
	Access Cover Damaged/Not Working	Cover cannot be opened or removed, especially by one person.	Cover repaired or replaced to proper working specifications.
	Ventilation	Ventilation area blocked or plugged.	Blocking material removed or cleared from ventilation area. A specified % of the vault surface area must provide ventilation to the vault interior (see design specifications).

Maintenance Component	Defect	Condition When Maintenance is Needed	Results Expected When Maintenance is Performed
	Vault Structure Damage - Includes Cracks in Walls Bottom, Damage to Frame and/or Top Slab	Maintenance/inspection personnel determine that the vault is not structurally sound.  Cracks wider than 1/2-inch at the joint of any inlet/outlet pipe or evidence of soil particles entering through the cracks.	Vault replaced or repairs made so that vault meets design specifications and is structurally sound.  Vault repaired so that no cracks exist wider than 1/4-inch at the joint of the inlet/outlet pipe.
	Baffles	Baffles corroding, cracking, warping and/or showing signs of failure as determined by maintenance/inspection staff.	Baffles repaired or replaced to specifications.
	Access Ladder Damage	Ladder is corroded or deteriorated, not functioning properly, not attached to structure wall, missing rungs, has cracks and/or misaligned. Confined space warning sign missing.	Ladder replaced or repaired to specifications, and is safe to use as determined by inspection personnel. Replace sign warning of confined space entry requirements. Ladder and entry notification complies with OSHA standards.

**Table V-A.13: Maintenance Standards - Sand Filters (Above Ground/Open)**

Maintenance Component	Defect	Condition When Maintenance is Needed	Results Expected When Maintenance is Performed
Above Ground (open sand filter)	Sediment Accumulation on top layer	Sediment depth exceeds 1/2-inch.	No sediment deposit on grass layer of sand filter that would impede permeability of the filter section.
	Trash and Debris Accumulations	Trash and debris accumulated on sand filter bed.	Trash and debris removed from sand filter bed.
	Sediment/ Debris in Clean-Outs	When the clean-outs become full or partially plugged with sediment and/or debris.	Sediment removed from clean-outs.
	Sand Filter Media	Drawdown of water through the sand filter media takes longer than 24-hours, and/or flow through the overflow pipes occurs frequently.	Top several inches of sand are scraped. May require replacement of entire sand filter depth depending on extent of plugging (a sieve analysis is helpful to determine if the lower sand has too high a proportion of fine material).
	Prolonged Flows	Sand is saturated for prolonged periods of time (several weeks) and does not dry out between storms due to continuous base flow or prolonged flows from detention facilities.	Low, continuous flows are limited to a small portion of the facility by using a low wooden divider or slightly depressed sand surface.
	Short Circuiting	When flows become concentrated over one section of the sand filter	Flow and percolation of water through sand filter is uniform and dispersed across the

Maintenance Component	Defect	Condition When Maintenance is Needed	Results Expected When Maintenance is Performed
		rather than dispersed.	entire filter area.
	Erosion Damage to Slopes	Erosion over 2-inches deep where cause of damage is prevalent or potential for continued erosion is evident.	Slopes stabilized using proper erosion control measures.
	Rock Pad Missing or Out of Place	Soil beneath the rock is visible.	Rock pad replaced or rebuilt to design specifications.
	Flow Spreader	Flow spreader uneven or clogged so that flows are not uniformly distributed across sand filter.	Spreader leveled and cleaned so that flows are spread evenly over sand filter.
	Damaged Pipes	Any part of the piping that is crushed or deformed more than 20% or any other failure to the piping.	Pipe repaired or replaced.

**Table V-A.14: Maintenance Standards - Sand Filters (Below Ground/Enclosed)**

Maintenance Component	Defect	Condition When Maintenance is Needed	Results Expected When Maintenance is Performed
Below Ground Vault.	Sediment Accumulation on Sand Media Section	Sediment depth exceeds 1/2-inch.	No sediment deposits on sand filter section that which would impede permeability of the filter section.
	Sediment Accumulation in Pre-Settling Portion of Vault	Sediment accumulation in vault bottom exceeds the depth of the sediment zone plus 6-inches.	No sediment deposits in first chamber of vault.
	Trash/Debris Accumulation	Trash and debris accumulated in vault, or pipe inlet/outlet, floatables and non-floatables.	Trash and debris removed from vault and inlet/outlet piping.
	Sediment in Drain Pipes/Cleanouts	When drain pipes, cleanouts become full with sediment and/or debris.	Sediment and debris removed.
	Short Circuiting	When seepage/flow occurs along the vault walls and corners. Sand eroding near inflow area.	Sand filter media section re-laid and compacted along perimeter of vault to form a semi-seal. Erosion protection added to dissipate force of incoming flow and curtail erosion.
	Damaged Pipes	Inlet or outlet piping damaged or broken and in need of repair.	Pipe repaired and/or replaced.

Maintenance Component	Defect	Condition When Maintenance is Needed	Results Expected When Maintenance is Performed
	Access Cover Damaged/Not Working	Cover cannot be opened, corrosion/deformation of cover. Maintenance person cannot remove cover using normal lifting pressure.	Cover repaired to proper working specifications or replaced.
	Ventilation	Ventilation area blocked or plugged	Blocking material removed or cleared from ventilation area. A specified % of the vault surface area must provide ventilation to the vault interior (see design specifications).
	Vault Structure Damaged; Includes Cracks in Walls, Bottom, Damage to Frame and/or Top Slab.	Cracks wider than 1/2-inch or evidence of soil particles entering the structure through the cracks, or maintenance/inspection personnel determine that the vault is not structurally sound. Cracks wider than 1/2-inch at the joint of any inlet/outlet pipe or evidence of soil particles entering through the cracks.	Vault replaced or repairs made so that vault meets design specifications and is structurally sound. Vault repaired so that no cracks exist wider than 1/4-inch at the joint of the inlet/outlet pipe.
	Baffles/Internal walls	Baffles or walls corroding, cracking, warping and/or showing signs of failure as determined by maintenance/inspection person.	Baffles repaired or replaced to specifications.
	Access Ladder Damaged	Ladder is corroded or deteriorated, not functioning properly, not securely attached to structure wall, missing rungs, cracks, and misaligned.	Ladder replaced or repaired to specifications, and is safe to use as determined by inspection personnel.

**Table V-A.15: Maintenance Standards - Manufactured Media Filters**

Maintenance Component	Defect	Condition When Maintenance is Needed	Results Expected When Maintenance is Performed
Below Ground Vault	Sediment Accumulation on Media.	Sediment depth exceeds 0.25-inches.	No sediment deposits which would impede permeability of the compost media.
	Sediment Accumulation in Vault	Sediment depth exceeds 6-inches in first chamber.	No sediment deposits in vault bottom of first chamber.
	Trash/Debris Accumulation	Trash and debris accumulated on compost filter bed.	Trash and debris removed from the compost filter bed.
	Sediment in Drain Pipes/Clean-Outs	When drain pipes, clean-outs, become full with sediment and/or debris.	Sediment and debris removed.

Maintenance Component	Defect	Condition When Maintenance is Needed	Results Expected When Maintenance is Performed
	Damaged Pipes	Any part of the pipes that are crushed or damaged due to corrosion and/or settlement.	Pipe repaired and/or replaced.
	Access Cover Damaged/Not Working	Cover cannot be opened; one person cannot open the cover using normal lifting pressure, corrosion/deformation of cover.	Cover repaired to proper working specifications or replaced.
	Vault Structure Includes Cracks in Wall, Bottom, Damage to Frame and/or Top Slab	Cracks wider than 1/2-inch or evidence of soil particles entering the structure through the cracks, or maintenance/inspection personnel determine that the vault is not structurally sound.  Cracks wider than 1/2-inch at the joint of any inlet/outlet pipe or evidence of soil particles entering through the cracks.	Vault replaced or repairs made so that vault meets design specifications and is structurally sound.  Vault repaired so that no cracks exist wider than 1/4-inch at the joint of the inlet/outlet pipe.
	Baffles	Baffles corroding, cracking warping, and/or showing signs of failure as determined by maintenance/inspection person.	Baffles repaired or replaced to specifications.
	Access Ladder Damaged	Ladder is corroded or deteriorated, not functioning properly, not securely attached to structure wall, missing rungs, cracks, and misaligned.	Ladder replaced or repaired and meets specifications, and is safe to use as determined by inspection personnel.
Below Ground Cartridge Type	Media	Drawdown of water through the media takes longer than 1 hour, and/or overflow occurs frequently.	Media cartridges replaced.
	Short Circuiting	Flows do not properly enter filter cartridges.	Filter cartridges replaced.

**Table V-A.16: Maintenance Standards - Baffle Oil/Water Separators (API Type)**

Maintenance Component	Defect	Condition When Maintenance is Needed	Results Expected When Maintenance is Performed
General	Monitoring	Inspection of discharge water for obvious signs of poor water quality.	Effluent discharge from vault should be clear with out thick visible sheen.
	Sediment Accumulation	Sediment depth in bottom of vault exceeds 6-inches in depth.	No sediment deposits on vault bottom that would impede flow through the vault and reduce separation efficiency.
	Trash and Debris Accumulation	Trash and debris accumulation in vault, or pipe inlet/outlet, floatables and non-floatables.	Trash and debris removed from vault, and inlet/outlet piping.

Maintenance Component	Defect	Condition When Maintenance is Needed	Results Expected When Maintenance is Performed
	Oil Accumulation	Oil accumulations that exceed 1-inch, at the surface of the water.	Extract oil from vault by vactoring. Disposal in accordance with state and local rules and regulations.
	Damaged Pipes	Inlet or outlet piping damaged or broken and in need of repair.	Pipe repaired or replaced.
	Access Cover Damaged/Not Working	Cover cannot be opened, corrosion/deformation of cover.	Cover repaired to proper working specifications or replaced.
	Vault Structure Damage - Includes Cracks in Walls Bottom, Damage to Frame and/or Top Slab	See <a href="#">Table V-A.5: Maintenance Standards - Catch Basins</a> Cracks wider than 1/2-inch at the joint of any inlet/outlet pipe or evidence of soil particles entering through the cracks.	Vault replaced or repairs made so that vault meets design specifications and is structurally sound. Vault repaired so that no cracks exist wider than 1/4-inch at the joint of the inlet/outlet pipe.
	Baffles	Baffles corroding, cracking, warping and/or showing signs of failure as determined by maintenance/inspection person.	Baffles repaired or replaced to specifications.
	Access Ladder Damaged	Ladder is corroded or deteriorated, not functioning properly, not securely attached to structure wall, missing rungs, cracks, and misaligned.	Ladder replaced or repaired and meets specifications, and is safe to use as determined by inspection personnel.

**Table V-A.17: Maintenance Standards - Coalescing Plate Oil/Water Separators**

Maintenance Component	Defect	Condition When Maintenance is Needed	Results Expected When Maintenance is Performed
General	Monitoring	Inspection of discharge water for obvious signs of poor water quality.	Effluent discharge from vault should be clear with no thick visible sheen.
	Sediment Accumulation	Sediment depth in bottom of vault exceeds 6-inches in depth and/or visible signs of sediment on plates.	No sediment deposits on vault bottom and plate media, which would impede flow through the vault and reduce separation efficiency.
	Trash and Debris Accumulation	Trash and debris accumulated in vault, or pipe inlet/outlet, floatables and non-floatables.	Trash and debris removed from vault, and inlet/outlet piping.

Maintenance Component	Defect	Condition When Maintenance is Needed	Results Expected When Maintenance is Performed
	Oil Accumulation	Oil accumulation that exceeds 1-inch at the water surface.	Oil is extracted from vault using vactoring methods. Coalescing plates are cleaned by thoroughly rinsing and flushing. Should be no visible oil depth on water.
	Damaged Coalescing Plates	Plate media broken, deformed, cracked and/or showing signs of failure.	A portion of the media pack or the entire plate pack is replaced depending on severity of failure.
	Damaged Pipes	Inlet or outlet piping damaged or broken and in need of repair.	Pipe repaired and or replaced.
	Baffles	Baffles corroding, cracking, warping and/or showing signs of failure as determined by maintenance/inspection person.	Baffles repaired or replaced to specifications.
	Vault Structure Damage - Includes Cracks in Walls, Bottom, Damage to Frame and/or Top Slab	Cracks wider than 1/2-inch or evidence of soil particles entering the structure through the cracks, or maintenance/inspection personnel determine that the vault is not structurally sound.  Cracks wider than 1/2-inch at the joint of any inlet/outlet pipe or evidence of soil particles entering through the cracks.	Vault replaced or repairs made so that vault meets design specifications and is structurally sound.  Vault repaired so that no cracks exist wider than 1/4-inch at the joint of the inlet/outlet pipe.
	Access Ladder Damaged	Ladder is corroded or deteriorated, not functioning properly, not securely attached to structure wall, missing rungs, cracks, and misaligned.	Ladder replaced or repaired and meets specifications, and is safe to use as determined by inspection personnel.

**Table V-A.18: Maintenance Standards - Catch Basin Inserts**

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is Performed
General	Sediment Accumulation	When sediment forms a cap over the insert media of the insert and/or unit.	No sediment cap on the insert media and its unit.
	Trash and Debris Accumulation	Trash and debris accumulates on insert unit creating a blockage/restriction.	Trash and debris removed from insert unit. Runoff freely flows into catch basin.
	Media Insert Not Removing Oil	Effluent water from media insert has a visible sheen.	Effluent water from media insert is free of oils and has no visible sheen.
	Media Insert Water Saturated	Catch basin insert is saturated with water and no longer has the capacity to absorb.	Remove and replace media insert



Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is Performed
	Media Insert-Oil Saturated	Media oil saturated due to petroleum spill that drains into catch basin.	Remove and replace media insert.
	Media Insert Use Beyond Product Life	Media has been used beyond the typical average life of media insert product.	Remove and replace media at regular intervals, depending on insert product.

**Table V-A.19: Maintenance Standards - Media Filter Drain (MFD)**

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is Performed
General	Sediment accumulation on grass filter strip	Sediment depth exceeds 2 inches or creates uneven grading that interferes with sheet flow.	Remove sediment deposits on grass treatment area of the embankment. When finished, embankment should be level from side to side and drain freely toward the toe of the embankment slope. There should be no areas of standing water once inflow has ceased.
	No-vegetation zone/flow spreader	Flow spreader is uneven or clogged so that flows are not uniformly distributed over entire embankment width.	Level the spreader and clean to spread flows evenly over entire embankment width.
	Poor vegetation coverage	Grass is sparse or bare, or eroded patches are observed in more than 10% of the grass strip surface area.	Determine why grass growth is poor and correct the offending condition. Reseed into loosened, fertile soil or compost; or, replant with plugs of grass from the upper slope.
	Vegetation	Grass becomes excessively tall (greater than 10 inches); nuisance weeds and other vegetation start to take over.	Mow vegetation or remove nuisance vegetation to not impede flow. Mow grass to a height of 6 inches.
	Media filter drain mix replacement	Water is seen on the surface of the media filter drain mix long after the storms have ceased. Typically, the 6-month, 24-hour precipitation event should drain within 48 hours. More common storms should drain within 24 hours. Maintenance also needed on a 10-year cycle and during a preservation project.	Excavate and replace all of the media filter drain mix contained within the media filter drain.
	Excessive shading	Grass growth is poor because sunlight does not reach embankment.	If possible, trim back overhanging limbs and remove brushy vegetation on adjacent slopes.
	Trash and debris	Trash and debris have accumulated on embankment.	Remove trash and debris from embankment.
	Flooding of Media filter	When media filter drain is inundated by flood water	Evaluate media filter drain material for acceptable infiltration rate and replace

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is Performed
	drain		if media filter drain does not meet long-term infiltration rate standards.

**Table V-A.20: Maintenance Standards - Compost Amended Vegetated Filter Strip (CAVFS)**

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is Performed
General	Sediment accumulation on grass	Sediment depth exceeds 2 inches.	Remove sediment deposits. Relevel so slope is even and flows pass evenly through strip.
	Vegetation	Grass becomes excessively tall (greater than 10 inches); nuisance weeds and other vegetation start to take over.	Mow grass and control nuisance vegetation so that flow is not impeded. Grass should be mowed to a height of 6 inches.
	Trash and debris	Trash and debris have accumulated on the vegetated filter strip.	Remove trash and debris from filter.
	Erosion/scouring	Areas have eroded or scoured due to flow channelization or high flows.	For ruts or bare areas less than 12 inches wide, repair the damaged area by filling with a 50/50 mixture of crushed gravel and compost. The grass will creep in over the rock in time. If bare areas are large, generally greater than 12 inches wide, the vegetated filter strip should be regraded and reseeded. For smaller bare areas, overseed when bare spots are evident.
	Flow spreader	Flow spreader is uneven or clogged so that flows are not uniformly distributed over entire filter width.	Level the spreader and clean so that flows are spread evenly over entire filter width

**Table V-A.21: Maintenance Standards - Bioretention Facilities**

Maintenance Component	Recommended Frequency <sup>a</sup>		Condition when Maintenance is Needed (Standards)	Action Needed (Procedures)
	Inspection	Routine Maintenance		
<b>Facility Footprint</b>				
Earthen side slopes and berms	B, S		Erosion (gullies/ rills) greater than 2 inches deep around inlets,	<ul style="list-style-type: none"> <li>Eliminate cause of erosion and stabilize damaged area (regrade, rock, vegetation, erosion control matting)</li> </ul>

Maintenance Component	Recommended Frequency <sup>a</sup>		Condition when Maintenance is Needed (Standards)	Action Needed (Procedures)
	Inspection	Routine Maintenance		
			outlet, and alongside slopes	<ul style="list-style-type: none"> <li>For deep channels or cuts (over 3 inches in ponding depth), temporary erosion control measures should be put in place until permanent repairs can be made.</li> <li>Properly designed, constructed and established facilities with appropriate flow velocities should not have erosion problems except perhaps in extreme events. If erosion problems persist, the following should be reassessed: (1) flow volumes from contributing areas and bioretention facility sizing; (2) flow velocities and gradients within the facility; and (3) flow dissipation and erosion protection strategies at the facility inlet.</li> </ul>
	A		Erosion of sides causes slope to become a hazard	Take actions to eliminate the hazard and stabilize slopes
	A, S		Settlement greater than 3 inches (relative to undisturbed sections of berm)	Restore to design height
	A, S		Downstream face of berm wet, seeps or leaks evident	Plug any holes and compact berm (may require consultation with engineer, particularly for larger berms)
	A		Any evidence of rodent holes or water piping in berm	<ul style="list-style-type: none"> <li>Eradicate rodents (see "Pest control")</li> <li>Fill holes and compact (may require consultation with engineer, particularly for larger berms)</li> </ul>
Concrete sidewalls	A		Cracks or failure of concrete sidewalls	<ul style="list-style-type: none"> <li>Repair/ seal cracks</li> <li>Replace if repair is insufficient</li> </ul>
Rockery sidewalls	A		Rockery side walls are insecure	Stabilize rockery sidewalls (may require consultation with engineer, particularly for walls 4 feet or greater in height)

Maintenance Component	Recommended Frequency <sup>a</sup>		Condition when Maintenance is Needed (Standards)	Action Needed (Procedures)
	Inspection	Routine Maintenance		
Facility area		All maintenance visits (at least biannually)	Trash and debris present	Clean out trash and debris
Facility bottom area	A, S		Accumulated sediment to extent that infiltration rate is reduced (see "Ponded water") or surface storage capacity significantly impacted	<ul style="list-style-type: none"> <li>Remove excess sediment</li> <li>Replace any vegetation damaged or destroyed by sediment accumulation and removal</li> <li>Mulch newly planted vegetation</li> <li>Identify and control the sediment source (if feasible)</li> <li>If accumulated sediment is recurrent, consider adding presettlement or installing berms to create a forebay at the inlet</li> </ul>
		During/after fall leaf drop	Accumulated leaves in facility	Remove leaves if there is a risk to clogging outlet structure or water flow is impeded
Low permeability check dams and weirs	A, S		Sediment, vegetation, or debris accumulated at or blocking (or having the potential to block) check dam, flow control weir or orifice	Clear the blockage
	A, S		Erosion and/or undercutting present	Repair and take preventative measures to prevent future erosion and/or undercutting
	A		Grade board or top of weir damaged or not level	Restore to level position
Ponded water	B, S		Excessive ponding water: Water overflows during storms smaller than the design event or ponded water remains in the basin 48 hours or longer after the end of a storm.	<p>Determine cause and resolve in the following order:</p> <ol style="list-style-type: none"> <li>1. Confirm leaf or debris buildup in the bottom of the facility is not impeding infiltration. If necessary, remove leaf litter/debris.</li> <li>2. Ensure that underdrain (if present) is not clogged. If necessary, clear underdrain.</li> </ol>

Maintenance Component	Recommended Frequency <sup>a</sup>		Condition when Maintenance is Needed (Standards)	Action Needed (Procedures)
	Inspection	Routine Maintenance		
				<ol style="list-style-type: none"> <li>3. Check for other water inputs (e.g., groundwater, illicit connections).</li> <li>4. Verify that the facility is sized appropriately for the contributing area. Confirm that the contributing area has not increased. If steps #1-4 do not solve the problem, the bioretention soil is likely clogged by sediment accumulation at the surface or has become overly compacted. Dig a small hole to observe soil profile and identify compaction depth or clogging front to help determine the soil depth to be removed or otherwise rehabilitated (e.g., tilled). Consultation with an engineer is recommended.</li> </ol>
Bioretention soil mix	As needed		Bioretention soil mix protection is needed when performing maintenance requiring entrance into the facility footprint	<ul style="list-style-type: none"> <li>• Minimize all loading in the facility footprint (foot traffic and other loads) to the degree feasible in order to prevent compaction of bioretention soils.</li> <li>• Never drive equipment or apply heavy loads in facility footprint.</li> <li>• Because the risk of compaction is higher during saturated soil conditions, any type of loading in the cell (including foot traffic) should be minimized during wet conditions.</li> <li>• Consider measures to distribute loading if heavy foot traffic is required or equipment must be placed in facility. As an example, boards may be placed across soil to distribute loads and minimize compaction.</li> <li>• If compaction occurs, soil must be loosened or otherwise rehabilitated to original design state.</li> </ul>

**Inlets/Outlets/Pipes**

Maintenance Component	Recommended Frequency <sup>a</sup>		Condition when Maintenance is Needed (Standards)	Action Needed (Procedures)
	Inspection	Routine Maintenance		
Splash block inlet	A		Water is not being directed properly to the facility and away from the inlet structure	Reconfigure/ repair blocks to direct water to facility and away from structure
Curb cut inlet/outlet	M during the wet season and before severe storm is forecasted	Weekly during fall leaf drop	Accumulated leaves at curb cuts	Clear leaves (particularly important for key inlets and low points along long, linear facilities)
Pipe inlet/outlet	A		Pipe is damaged	Repair/ replace
	W		Pipe is clogged	Remove roots or debris
	A, S		Sediment, debris, trash, or mulch reducing capacity of inlet/outlet	<ul style="list-style-type: none"> <li>• Clear the blockage</li> <li>• Identify the source of the blockage and take actions to prevent future blockages</li> </ul>
		Weekly during fall leaf drop	Accumulated leaves at inlets/outlets	Clear leaves (particularly important for key inlets and low points along long, linear facilities)
		A	Maintain access for inspections	<ul style="list-style-type: none"> <li>• Clear vegetation (transplant vegetation when possible) within 1 foot of inlets and outlets, maintain access pathways</li> <li>• Consultation with a landscape architect is recommended for removal, transplant, or substitution of plants</li> </ul>
Erosion control at inlet	A		Concentrated flows are causing erosion	Maintain a cover of rock or cobbles or other erosion protection measure (e.g., matting) to protect the ground where concentrated water enters the facility (e.g., a pipe, curb cut or swale)
Trash rack	S		Trash or other debris present on trash rack	Remove/dispose
	A		Bar screen damaged or missing	Repair/replace
Overflow	A, S		Capacity reduced by sediment or debris	Remove sediment or debris/dispose

Maintenance Component	Recommended Frequency <sup>a</sup>		Condition when Maintenance is Needed (Standards)	Action Needed (Procedures)
	Inspection	Routine Maintenance		
Underdrain pipe	Clean pipe as needed	Clean orifice at least biannually (may need more frequent cleaning during wet season)	<ul style="list-style-type: none"> <li>Plant roots, sediment or debris reducing capacity of underdrain</li> <li>Prolonged surface ponding (see "Ponded water"</li> </ul>	<ul style="list-style-type: none"> <li>Jet clean or rotary cut debris/roots from underdrain(s)</li> <li>If underdrains are equipped with a flow restrictor (e.g., orifice) to attenuate flows, the orifice must be cleaned regularly.</li> </ul>
<b>Vegetation</b>				
Facility bottom area and upland slope vegetation	Fall and Spring		Vegetation survival rate falls below 75% within first two years of establishment (unless project O&M manual or record drawing stipulates more or less than 75% survival rate).	<ul style="list-style-type: none"> <li>Determine cause of poor vegetation growth and correct condition</li> <li>Replant as necessary to obtain 75% survival rate or greater. Refer to original planting plan, or approved jurisdictional species list for appropriate plant replacements (See Appendix 3 - Bioretention Plant List, in the <i>LID Technical Guidance Manual for Puget Sound</i>, (<a href="#">Hinman and Wulkan, 2012</a>)).</li> <li>Confirm that plant selection is appropriate for site growing conditions</li> <li>Consultation with a landscape architect is recommended for removal, transplant, or substitution of plants</li> </ul>
Vegetation (general)	As needed		Presence of diseased plants and plant material	<ul style="list-style-type: none"> <li>Remove any diseased plants or plant parts and dispose of in an approved location (e.g., commercial landfill) to avoid risk of spreading the disease to other plants</li> <li>Disinfect gardening tools after pruning to prevent the spread of disease</li> <li>See the <i>Pacific Northwest Plant Disease Management Handbook</i> (<a href="#">Pscheidt and Ocamb, 2016</a>) for information on disease recognition and for additional resources</li> </ul>

Maintenance Component	Recommended Frequency <sup>a</sup>		Condition when Maintenance is Needed (Standards)	Action Needed (Procedures)
	Inspection	Routine Maintenance		
				<ul style="list-style-type: none"> <li>Replant as necessary according to recommendations provided for "facility bottom area and upland slope vegetation".</li> </ul>
Trees and shrubs		All pruning seasons (timing varies by species)	Pruning as needed	<ul style="list-style-type: none"> <li>Prune trees and shrubs in a manner appropriate for each species. Pruning should be performed by landscape professionals familiar with proper pruning techniques</li> <li>All pruning of mature trees should be performed by or under the direct guidance of an ISA certified arborist</li> </ul>
	A		Large trees and shrubs interfere with operation of the facility or access for maintenance	<ul style="list-style-type: none"> <li>Prune trees and shrubs using most current ANSI A300 standards and ISA BMPs.</li> <li>Remove trees and shrubs, if necessary.</li> </ul>
	Fall and Spring		Standing dead vegetation is present	<ul style="list-style-type: none"> <li>Remove standing dead vegetation</li> <li>Replace dead vegetation within 30 days of reported dead and dying plants (as practical depending on weather/planting season)</li> <li>If vegetation replacement is not feasible within 30 days, and absence of vegetation may result in erosion problems, temporary erosion control measures should be put in place immediately.</li> <li>Determine cause of dead vegetation and address issue, if possible</li> <li>If specific plants have a high mortality rate, assess the cause and replace with appropriate species. Consultation with a landscape architect is recommended.</li> </ul>
	Fall and Spring		Planting beneath mature trees	<ul style="list-style-type: none"> <li>When working around and below mature trees, follow the most current ANSI A300 standards and ISA BMPs to the extent</li> </ul>



Maintenance Component	Recommended Frequency <sup>a</sup>		Condition when Maintenance is Needed (Standards)	Action Needed (Procedures)
	Inspection	Routine Maintenance		
				<p>practicable (e.g., take care to minimize any damage to tree roots and avoid compaction of soil).</p> <ul style="list-style-type: none"> <li>Planting of small shrubs or groundcovers beneath mature trees may be desirable in some cases; such plantings should use mainly plants that come as bulbs, bare root or in 4-inch pots; plants should be in no larger than 1-gallon containers.</li> </ul>
	Fall and Spring		Presence of or need for stakes and guys (tree growth, maturation, and support needs)	<ul style="list-style-type: none"> <li>Verify location of facility liners and underdrain (if any) prior to stake installation in order to prevent liner puncture or pipe damage</li> <li>Monitor tree support systems: Repair and adjust as needed to provide support and prevent damage to tree.</li> <li>Remove tree supports (stakes, guys, etc.) after one growing season or maximum of 1 year.</li> <li>Backfill stake holes after removal.</li> </ul>
Trees and shrubs adjacent to vehicle travel areas (or areas where visibility needs to be maintained)	A		Vegetation causes some visibility (line of sight) or driver safety issues	<ul style="list-style-type: none"> <li>Maintain appropriate height for sight clearance</li> <li>When continued, regular pruning (more than one time/ growing season) is required to maintain visual sight lines for safety or clearance along a walk or drive, consider relocating the plant to a more appropriate location.</li> <li>Remove or transplant if continual safety hazard</li> <li>Consultation with a landscape architect is recommended for removal, transplant, or substitution of plants</li> </ul>
Flowering plants		A	Dead or spent flowers present	Remove spent flowers (deadhead)
Perennials		Fall	Spent plants	Cut back dying or dead and fallen foliage and stems

Maintenance Component	Recommended Frequency <sup>a</sup>		Condition when Maintenance is Needed (Standards)	Action Needed (Procedures)
	Inspection	Routine Maintenance		
Emergent vegetation		Spring	Vegetation compromises conveyance	Hand rake sedges and rushes with a small rake or fingers to remove dead foliage before new growth emerges in spring or earlier only if the foliage is blocking water flow (sedges and rushes do not respond well to pruning)
Ornamental grasses (perennial)		Winter and Spring	Dead material from previous year's growing cycle or dead collapsed foliage	<ul style="list-style-type: none"> <li>• Leave dry foliage for winter interest</li> <li>• Hand rake with a small rake or fingers to remove dead foliage back to within several inches from the soil before new growth emerges in spring or earlier if the foliage collapses and is blocking water flow</li> </ul>
Ornamental grasses (evergreen)		Fall and Spring	Dead growth present in spring	<ul style="list-style-type: none"> <li>• Hand rake with a small rake or fingers to remove dead growth before new growth emerges in spring</li> <li>• Clean, rake, and comb grasses when they become too tall</li> <li>• Cut back to ground or thin every 2-3 years as needed</li> </ul>
Noxious weeds		M (March - October, preceding seed dispersal)	Listed noxious vegetation is present (refer to current county noxious weed list)	<ul style="list-style-type: none"> <li>• By law, class A &amp; B noxious weeds must be removed, bagged and disposed as garbage immediately</li> <li>• Reasonable attempts must be made to remove and dispose of class C noxious weeds</li> <li>• It is strongly encouraged that herbicides and pesticides not be used in order to protect water quality; use of herbicides and pesticides may be prohibited in some jurisdictions</li> <li>• Apply mulch after weed removal (see "Mulch")</li> </ul>
Weeds		M (March - October, preceding seed dispersal)	Weeds are present	<ul style="list-style-type: none"> <li>• Remove weeds with their roots manually with pincer-type weeding tools, flame weeders, or hot water weeders as appropriate</li> </ul>

Maintenance Component	Recommended Frequency <sup>a</sup>		Condition when Maintenance is Needed (Standards)	Action Needed (Procedures)
	Inspection	Routine Maintenance		
				<ul style="list-style-type: none"> <li>Follow IPM protocols for weed management (see "Additional Maintenance Resources" section for more information on IPM protocols)</li> </ul>
Excessive vegetation		Once in early to mid- May and once in early- to mid- September	Low-lying vegetation growing beyond facility edge onto sidewalks, paths, or street edge poses pedestrian safety hazard or may clog adjacent permeable pavement surfaces due to associated leaf litter, mulch, and soil	<ul style="list-style-type: none"> <li>Edge or trim groundcovers and shrubs at facility edge</li> <li>Avoid mechanical blade-type edger and do not use edger or trimmer within 2 feet of tree trunks</li> <li>While some clippings can be left in the facility to replenish organic material in the soil, excessive leaf litter can cause surface soil clogging</li> </ul>
		As needed	Excessive vegetation density inhibits stormwater flow beyond design ponding or becomes a hazard for pedestrian and vehicular circulation and safety	<ul style="list-style-type: none"> <li>Determine whether pruning or other routine maintenance is adequate to maintain proper plant density and aesthetics</li> <li>Determine if planting type should be replaced to avoid ongoing maintenance issues (an aggressive grower under perfect growing conditions should be transplanted to a location where it will not impact flow)</li> <li>Remove plants that are weak, broken or not true to form; replace in-kind</li> <li>Thin grass or plants impacting facility function without leaving visual holes or bare soil areas</li> <li>Consultation with a landscape architect is recommended for removal, transplant, or substitution of plants</li> </ul>
		As needed		Vegetation blocking curb cuts, causing excessive sediment buildup and flow bypass
<b>Mulch</b>				

Maintenance Component	Recommended Frequency <sup>a</sup>		Condition when Maintenance is Needed (Standards)	Action Needed (Procedures)
	Inspection	Routine Maintenance		
Mulch		Following weeding	Bare spots (without mulch cover) are present or mulch depth less than 2 inches	<ul style="list-style-type: none"> <li>• Supplement mulch with hand tools to a depth of 2 to 3 inches</li> <li>• Replenish mulch per O&amp;M manual. Often coarse compost is used in the bottom of the facility and arborist wood chips are used on side slopes and rim (above typical water levels)</li> <li>• Keep all mulch away from woody stems</li> </ul>
<b>Watering</b>				
Irrigation system (if any)		Based on manufacturer's instructions	Irrigation system present	Follow manufacturer's instructions for O&M
	A		Sprinklers or drip irrigation not directed/located to properly water plants	Redirect sprinklers or move drip irrigation to desired areas
Summer watering (first year)		Once every 1-2 weeks or as needed during prolonged dry periods	Trees, shrubs and groundcovers in first year of establishment period	<ul style="list-style-type: none"> <li>• 10 to 15 gallons per tree</li> <li>• 3 to 5 gallons per shrub</li> <li>• 2 gallons water per square foot for groundcover areas</li> <li>• Water deeply, but infrequently, so that the top 6 to 12 inches of the root zone is moist</li> <li>• Use soaker hoses or spot water with a shower type wand when irrigation system is not present                             <ul style="list-style-type: none"> <li>◦ Pulse water to enhance soil absorption, when feasible</li> <li>◦ Pre-moisten soil to break surface tension of dry or hydrophobic soils/mulch, followed by several more passes. With this method, each pass increases soil absorption and allows more water to infiltrate prior to runoff</li> </ul> </li> <li>• Add a tree bag or slow-release watering device (e.g., bucket with</li> </ul>

Maintenance Component	Recommended Frequency <sup>a</sup>		Condition when Maintenance is Needed (Standards)	Action Needed (Procedures)
	Inspection	Routine Maintenance		
				a perforated bottom) for watering newly installed trees when irrigation system is not present
Summer watering (second and third years)		Once every 2-4 weeks or as needed during prolonged dry periods	Trees, shrubs and groundcovers in second or third year of establishment period	<ul style="list-style-type: none"> <li>• 10 to 15 gallons per tree</li> <li>• 3 to 5 gallons per shrub</li> <li>• 2 gallons water per square foot for groundcover areas</li> <li>• Water deeply, but infrequently, so that the top 6 to 12 inches of the root zone is moist</li> <li>• Use soaker hoses or spot water with a shower type wand when irrigation system is not present                             <ul style="list-style-type: none"> <li>◦ Pulse water to enhance soil absorption, when feasible</li> <li>◦ Pre-moisten soil to break surface tension of dry or hydrophobic soils/mulch, followed by several more passes. With this method , each pass increases soil absorption and allows more water to infiltrate prior to runoff</li> </ul> </li> </ul>
Summer watering (after establishment)		As needed	Established vegetation (after 3 years)	<ul style="list-style-type: none"> <li>• Plants are typically selected to be drought tolerant and not require regular watering after establishment; however, trees may take up to 5 years of watering to become fully established</li> <li>• Identify trigger mechanisms for drought-stress (e.g., leaf wilt, leaf senescence, etc.) of different species and water immediately after initial signs of stress appear</li> <li>• Water during drought conditions or more often if necessary to maintain plant cover</li> </ul>
<b>Pest Control</b>				
Mosquitoes	B, S		Standing water remains for more than	<ul style="list-style-type: none"> <li>• Identify the cause of the standing water and take appropriate</li> </ul>

Maintenance Component	Recommended Frequency <sup>a</sup>		Condition when Maintenance is Needed (Standards)	Action Needed (Procedures)
	Inspection	Routine Maintenance		
			3 days after the end of a storm	<p>actions to address the problem (see "Ponded water")</p> <ul style="list-style-type: none"> <li>To facilitate maintenance, manually remove standing water and direct to the storm drainage system (if runoff is from non pollution-generating surfaces) or sanitary sewer system (if runoff is from pollution-generating surfaces) after getting approval from sanitary sewer authority.</li> <li>Use of pesticides or <i>Bacillus thuringiensis israelensis</i> (Bti) may be considered only as a temporary measure while addressing the standing water cause. If overflow to a surface water will occur within 2 weeks after pesticide use, apply for coverage under the Aquatic Mosquito Control NPDES General Permit.</li> </ul>
Nuisance animals	As needed		Nuisance animals causing erosion, damaging plants, or depositing large volumes of feces	<ul style="list-style-type: none"> <li>Reduce site conditions that attract nuisance species where possible (e.g., plant shrubs and tall grasses to reduce open areas for geese, etc.)</li> <li>Place predator decoys</li> <li>Follow IPM protocols for specific nuisance animal issues (see "Additional Maintenance Resources" section for more information on IPM protocols)</li> <li>Remove pet waste regularly</li> <li>For public and right-of-way sites consider adding garbage cans with dog bags for picking up pet waste.</li> </ul>
Insect pests	Every site visit associated with vegetation management		Signs of pests, such as wilting leaves, chewed leaves and bark, spotting or other indicators	<ul style="list-style-type: none"> <li>Reduce hiding places for pests by removing diseased and dead plants</li> <li>For infestations, follow IPM protocols (see "Additional Maintenance Resources" section for more information on IPM protocols)</li> </ul>

Maintenance Component	Recommended Frequency <sup>a</sup>		Condition when Maintenance is Needed (Standards)	Action Needed (Procedures)
	Inspection	Routine Maintenance		
<p>Note that the inspection and routine maintenance frequencies listed above are recommended by Ecology. They do not supersede or replace the municipal stormwater permit requirements for inspection frequency required of municipal stormwater permittees for "stormwater treatment and flow control BMPs/facilities".</p> <p><sup>a</sup> Frequency: A = Annually; B = Biannually (twice per year); M = Monthly; W = At least one visit should occur during the wet season (for debris/clog related maintenance, this inspection/maintenance visit should occur in the early fall, after deciduous trees have lost their leaves); S = Perform inspections after major storm events (24-hour storm event with a 10-year or greater recurrence interval).</p> <p>IPM - Integrated Pest Management</p> <p>ISA - International Society of Arboriculture</p>				

**Table V-A.22: Maintenance Standards - Permeable Pavement**

Component	Recommended Frequency <sup>a</sup>		Condition when Maintenance is Needed (Standards)	Action Needed (Procedures)
	Inspection	Routine Maintenance		
<b>Surface/Wearing Course</b>				
Permeable Pavements, all	A, S		Runoff from adjacent pervious areas deposits soil, mulch or sediment on paving	<ul style="list-style-type: none"> <li>• Clean deposited soil or other materials from permeable pavement or other adjacent surfacing</li> <li>• Check if surface elevation of planted area is too high, or slopes towards pavement, and can be regraded (prior to regrading, protect permeable pavement by covering with temporary plastic and secure covering in place)</li> <li>• Mulch and/or plant all exposed soils that may erode to pavement surface</li> </ul>
Porous asphalt or pervious concrete		A or B	None (routine maintenance)	<p>Clean surface debris from pavement surface using one or a combination of the following methods:</p> <ul style="list-style-type: none"> <li>• Remove sediment, debris, trash, vegetation, and other debris deposited onto pavement (rakes and leaf blowers can be used for removing leaves)</li> <li>• Vacuum/sweep permeable paving installation using:                             <ul style="list-style-type: none"> <li>◦ Walk-behind vacuum (sidewalks)</li> <li>◦ High efficiency regenerative air or vacuum sweeper</li> </ul> </li> </ul>

Component	Recommended Frequency <sup>a</sup>		Condition when Maintenance is Needed (Standards)	Action Needed (Procedures)
	Inspection	Routine Maintenance		
				<p>(roadways, parking lots)</p> <ul style="list-style-type: none"> <li>○ ShopVac or brush brooms (small areas)</li> <li>● Hand held pressure washer or power washer with rotating brushes Follow equipment manufacturer guidelines for when equipment is most effective for cleaning permeable pavement. Dry weather is more effective for some equipment.</li> </ul>
	A <sub>b</sub>		<p>Surface is clogged: Ponding on surface or water flows off the permeable pavement surface during a rain event (does not infiltrate)</p>	<ul style="list-style-type: none"> <li>● Review the overall performance of the facility (note that small clogged areas may not reduce overall performance of facility)</li> <li>● Test the surface infiltration rate using ASTM C1701 as a corrective maintenance indicator. Perform one test per installation, up to 2,500 square feet. Perform an additional test for each additional 2,500 square feet up to 15,000 square feet total. Above 15,000 square feet, add one test for every 10,000 square feet.</li> <li>● If the results indicate an infiltration rate of 10 inches per hour or less, then perform corrective maintenance to restore permeability. To clean clogged pavement surfaces, use one or combination of the following methods: <ul style="list-style-type: none"> <li>○ Combined pressure wash and vacuum system calibrated to not dislodge wearing course aggregate.</li> <li>○ Hand held pressure washer or power washer with rotating brushes</li> <li>○ Pure vacuum sweepers</li> </ul> </li> </ul> <p>Note: If the annual/biannual routine maintenance standard to clean the pavement surface is conducted using equipment from the list above, corrective maintenance may not be needed.</p>
	A		<p>Sediment present at the surface of the pavement</p>	<ul style="list-style-type: none"> <li>● Assess the overall performance of the pavement system during a rain event. If water runs off the pavement</li> </ul>



Component	Recommended Frequency <sup>a</sup>		Condition when Maintenance is Needed (Standards)	Action Needed (Procedures)
	Inspection	Routine Maintenance		
				<p>and/or there is ponding then see above.</p> <ul style="list-style-type: none"> <li>Determine source of sediment loading and evaluate whether or not the source can be reduced/eliminated. If the source cannot be addressed, consider increasing frequency of routine cleaning (e.g., twice per year instead of once per year).</li> </ul>
	Summer		Moss growth inhibits infiltration or poses slip safety hazard	<ul style="list-style-type: none"> <li>Sidewalks: Use a stiff broom to remove moss in the summer when it is dry</li> <li>Parking lots and roadways: Pressure wash, vacuum sweep, or use a combination of the two for cleaning moss from pavement surface. May require stiff broom or power brush in areas of heavy moss.</li> </ul>
	A		Major cracks or trip hazards and concrete spalling and raveling	<ul style="list-style-type: none"> <li>Fill potholes or small cracks with patching mixes</li> <li>Large cracks and settlement may require cutting and replacing the pavement section. Replace in-kind where feasible. Replacing porous asphalt with conventional asphalt is acceptable if it is a small percentage of the total facility area and does not impact the overall facility function.</li> <li>Take appropriate precautions during pavement repair and replacement efforts to prevent clogging of adjacent porous materials</li> </ul>
Interlocking concrete paver blocks and aggregate pavers		A or B	None (routine maintenance)	<p>Clean pavement surface using one or a combination of the following methods:</p> <ul style="list-style-type: none"> <li>Remove sediment, debris, trash, vegetation, and other debris deposited onto pavement (rakes and leaf blowers can be used for removing leaves)</li> <li>Vacuum/sweep permeable paving installation using:                             <ul style="list-style-type: none"> <li>Walk-behind vacuum (sidewalks)</li> </ul> </li> </ul>

Component	Recommended Frequency <sup>a</sup>		Condition when Maintenance is Needed (Standards)	Action Needed (Procedures)
	Inspection	Routine Maintenance		
				<ul style="list-style-type: none"> <li>○ High efficiency regenerative air or vacuum sweeper (roadways, parking lots)</li> <li>○ ShopVac or brush brooms (small areas)</li> </ul> <p>Note: Vacuum settings may have to be adjusted to prevent excess uptake of aggregate from paver openings or joints. Vacuum surface openings in dry weather to remove dry, encrusted sediment.</p>
	A <sub>b</sub>		Surface is clogged: Ponding on surface or water flows off the permeable pavement surface during a rain event (does not infiltrate)	<ul style="list-style-type: none"> <li>● Review the overall performance of the facility (note that small clogged areas may not reduce overall performance of facility)</li> <li>● Test the surface infiltration rate using ASTM C1701 as a corrective maintenance indicator. Perform one test per installation, up to 2,500 square feet. Perform an additional test for each additional 2,500 square feet up to 15,000 square feet total. Above 15,000 square feet, add one test for every 10,000 square feet.</li> <li>● If the results indicate an infiltration rate of 10 inches per hour or less, then perform corrective maintenance to restore permeability.</li> <li>● Clogging is usually an issue in the upper 2 to 3 centimeters of aggregate. Remove the upper layer of encrusted sediment, and fines, and/or vegetation from openings and joints between the pavers by mechanical means and/or suction equipment (e.g., pure vacuum sweeper).</li> <li>● Replace aggregate in paver cells, joints, or openings per manufacturer's recommendations</li> </ul>
	A		Sediment present at the surface of the pavement	<ul style="list-style-type: none"> <li>● Assess the overall performance of the pavement system during a rain event. If water runs off the pavement and/or there is ponding, then see above.</li> <li>● Determine source of sediment loading and evaluate whether or not</li> </ul>

Component	Recommended Frequency <sup>a</sup>		Condition when Maintenance is Needed (Standards)	Action Needed (Procedures)
	Inspection	Routine Maintenance		
				the source can be reduced/eliminated. If the source cannot be addressed, consider increasing frequency of routine cleaning (e.g., twice per year instead of once per year).
	Summer		Moss growth inhibits infiltration or poses slip safety hazard	<ul style="list-style-type: none"> <li>• Sidewalks: Use a stiff broom to remove moss in the summer when it is dry</li> <li>• Parking lots and roadways: Vacuum sweep or stiff broom/power brush for cleaning moss from pavement surface</li> </ul>
	A		Paver block missing or damaged	Remove individual damaged paver blocks by hand and replace or repair per manufacturer's recommendations
	A		Loss of aggregate material between paver blocks	Refill per manufacturer's recommendations for interlocking paver sections
	A		Settlement of surface	May require resetting
Open-celled paving grid with gravel		A or B	None (routine maintenance)	<ul style="list-style-type: none"> <li>• Remove sediment, debris, trash, vegetation, and other debris deposited onto pavement (rakes and leaf blowers can be used for removing leaves)</li> <li>• Follow equipment manufacturer guidelines for cleaning surface.</li> </ul>
	A <sub>b</sub>		Aggregate is clogged: Ponding on surface or water flows off the permeable pavement surface during a rain event (does not infiltrate)	<ul style="list-style-type: none"> <li>• Use vacuum truck to remove and replace top course aggregate</li> <li>• Replace aggregate in paving grid per manufacturer's recommendations</li> </ul>
	A		Paving grid missing or damaged	<ul style="list-style-type: none"> <li>• Remove pins, pry up grid segments, and replace gravel</li> <li>• Replace grid segments where three or more adjacent rings are broken or damaged</li> <li>• Follow manufacturer guidelines for repairing surface.</li> </ul>

Component	Recommended Frequency <sup>a</sup>		Condition when Maintenance is Needed (Standards)	Action Needed (Procedures)
	Inspection	Routine Maintenance		
	A		Settlement of surface	May require resetting
	A		Loss of aggregate material in paving grid	Replenish aggregate material by spreading gravel with a rake (gravel level should be maintained at the same level as the plastic rings or no more than 1/4 inch above the top of rings). See manufacturer's recommendations.
		A	Weeds present	<ul style="list-style-type: none"> <li>Manually remove weeds</li> <li>Presence of weeds may indicate that too many fines are present (refer to Actions Needed under "Aggregate is clogged" to address this issue)</li> </ul>
Open-celled paving grid with grass		A or B	None (routine maintenance)	<ul style="list-style-type: none"> <li>Remove sediment, debris, trash, vegetation, and other debris deposited onto pavement (rakes and leaf blowers can be used for removing leaves)</li> <li>Follow equipment manufacturer guidelines for cleaning surface.</li> </ul>
	A <sub>b</sub>		Aggregate is clogged: Ponding on surface or water flows off the permeable pavement surface during a rain event (does not infiltrate)	Rehabilitate per manufacturer's recommendations.
	A		Paving grid missing or damaged	<ul style="list-style-type: none"> <li>Remove pins, pry up grid segments, and replace grass</li> <li>Replace grid segments where three or more adjacent rings are broken or damaged</li> <li>Follow manufacturer guidelines for repairing surface.</li> </ul>
	A		Settlement of surface	May require resetting
	A		Poor grass coverage in paving grid	<ul style="list-style-type: none"> <li>Restore growing medium, reseed or plant, aerate, and/or amend vegetated area as needed</li> </ul>

Component	Recommended Frequency <sup>a</sup>		Condition when Maintenance is Needed (Standards)	Action Needed (Procedures)
	Inspection	Routine Maintenance		
				<ul style="list-style-type: none"> <li>Traffic loading may be inhibiting grass growth; reconsider traffic loading if feasible</li> </ul>
		As needed	None (routine maintenance)	Use a mulch mower to mow grass
		A	None (routine maintenance)	<ul style="list-style-type: none"> <li>Sprinkle a thin layer of compost on top of grass surface (1/2" top dressing) and sweep it in</li> <li>Do not use fertilizer</li> </ul>
		A	Weeds present	<ul style="list-style-type: none"> <li>Manually remove weeds</li> <li>Mow, torch, or inoculate and replace with preferred vegetation</li> </ul>
<b>Inlets/Outlets/Pipes</b>				
Inlet/outlet pipe	A		Pipe is damaged	Repair/replace
	A		Pipe is clogged	Remove roots or debris
Underdrain pipe	Clean pipe as needed	Clean orifice at least biannually (may need more frequent cleaning during wet season)	Plant roots, sediment or debris reducing capacity of underdrain (may cause prolonged drawdown period)	<ul style="list-style-type: none"> <li>Jet clean or rotary cut debris/roots from underdrain(s)</li> <li>If underdrains are equipped with a flow restrictor (e.g., orifice) to attenuate flows, the orifice must be cleaned regularly</li> </ul>
Raised subsurface overflow pipe	Clean pipe as needed	Clean orifice at least biannually (may need more frequent cleaning during wet season)	Plant roots, sediment or debris reducing capacity of underdrain	<ul style="list-style-type: none"> <li>Jet clean or rotary cut debris/roots from under-drain(s)</li> <li>If underdrains are equipped with a flow restrictor (e.g., orifice) to attenuate flows, the orifice must be cleaned regularly</li> </ul>
Outlet structure	A, S		Sediment, vegetation, or debris reducing capacity of outlet structure	<ul style="list-style-type: none"> <li>Clear the blockage</li> <li>Identify the source of the blockage and take actions to prevent future blockages</li> </ul>
Overflow	B		Native soil is exposed or other signs of erosion damage are present at discharge point	Repair erosion and stabilize surface
<b>Aggregate Storage Reservoir</b>				

Component	Recommended Frequency <sup>a</sup>		Condition when Maintenance is Needed (Standards)	Action Needed (Procedures)
	Inspection	Routine Maintenance		
Observation port	A, S		Water remains in the storage aggregate longer than anticipated by design after the end of a storm	If immediate cause of extended ponding is not identified, schedule investigation of subsurface materials or other potential causes of system failure.
<b>Vegetation</b>				
Adjacent large shrubs or trees		As needed	Vegetation related fallout clogs or will potentially clog voids	<ul style="list-style-type: none"> <li>Sweep leaf litter and sediment to prevent surface clogging and ponding</li> <li>Prevent large root systems from damaging subsurface structural components</li> </ul>
		Once in May and Once in September	Vegetation growing beyond facility edge onto sidewalks, paths, and street edge	Edging and trimming of planted areas to control groundcovers and shrubs from overreaching the sidewalks, paths and street edge improves appearance and reduces clogging of permeable pavements by leaf litter, mulch and soil.
Leaves, needles, and organic debris		In fall (October to December) after leaf drop (1-3 times, depending on canopy cover)	Accumulation of organic debris and leaf litter	Use leaf blower or vacuum to blow or remove leaves, evergreen needles, and debris (i.e., flowers, blossoms) off of and away from permeable pavement
<p>Note that the inspection and routine maintenance frequencies listed above are recommended by Ecology. They do not supersede or replace the municipal stormwater permit requirements for inspection frequency required of municipal stormwater permittees for "stormwater treatment and flow control BMPs/facilities".</p> <p>a Frequency: A= Annually; B= Biannually (twice per year); S = Perform inspections after major storm events (24-hour storm event with a 10-year or greater recurrence interval).</p> <p>b Inspection should occur during storm event.</p>				

**Table V-A.23: Maintenance Standards - Vegetated Roofs**

Activity	Objective	Schedule	Notes
<b>Structural and Drainage Components</b>			
<b>Clear inlet pipes:</b> Remove soil substrate, vegetation or other debris.	Maintain free drainage of inlet pipes.	Twice annually.	
<b>Inspect drain pipe:</b> Check for cracks settling and proper	Maintain free drainage of	Twice annually.	

Activity	Objective	Schedule	Notes
alignment, and correct and re-compact soils or fill material surrounding pipe, if necessary.	inlet pipes.		
<b>Inspect fire ventilation points for proper operation</b>	Fire and safety.	Twice annually.	
<b>Maintain egress and ingress:</b> Clear routes of obstructions and maintained to design standards.	Fire and safety.	Twice annually.	
<b>Insects:</b> (see note)			Roof garden design should provide drainage rates that do not allow pooling of water for periods that promote insect larvae development. If standing water is present for extended periods correct drainage problem. Chemical sprays should not be used.
<b>Prevent release of contaminants:</b> Identify activities (mechanical systems maintenance, pet access, etc.) that can potentially release pollutants to the roof garden and establish agreements to prevent release.	Water quality protection.	During construction of roof and then as determined by inspection.	Any cause of pollutant release should be corrected as soon as identified and the pollutant removed.
<b><i>Vegetation and Growth Medium</i></b>			
<b>Invasive or nuisance plants:</b> Remove manually and without herbicide applications.	Promote selected plant growth and survival, maintain aesthetics.	Twice annually.	At a minimum, schedule weeding with inspections to coincide with important horticultural cycles (e.g., prior to major weed varieties dispersing seeds).
<b>Removing and replacing dead material:</b> (see note)	See note.	Once annually.	Normally, dead plant material will be recycled on the roof; however specific plants or aesthetic considerations may warrant removing and replacing dead material (see manufacturer's recommendations).
<b>Fertilization:</b> If necessary apply by hand (see note)	Plant growth and survival.	Determined by inspection.	Extensive roof gardens should be designed to not require fertilization after plant establishment. If fertilization is necessary during plant establishment or for plant health and survivability after establishment, use an encapsulated, slow release fertilizer (excessive fertilization can contribute to increased nutrient loads in the stormwater system and receiving waters).
<b>Mulching:</b> (see note)			Avoid application of mulch on extensive roof gardens. Mulch should be used only in unusual

Activity	Objective	Schedule	Notes
			situations and according to the roof garden provider guidelines. In conventional landscaping mulch enhances moisture retention; however, moisture control on a vegetated roof should be through proper soil/growth media design. Mulch will also increase establishment of weeds.
<b>Irrigate:</b> Use subsurface or drip irrigation.		Determined by inspection and only when absolutely necessary for plant survival.	Surface irrigation systems on extensive roof gardens can promote weed establishment, root development near the drier surface layer of the soil substrate, and increase plant dependence on irrigation. Accordingly, subsurface irrigation methods are preferred. If surface irrigation is the only method available, use drip irrigation to deliver water to the base of the plant.
<i>Source: Eastern Washington LID Guidance Manual (June 2013)</i>			

**Washington State Department of Ecology**

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