

FREQUENTLY ASKED QUESTIONS (FAQS)

What is a sensitive area?

- Any area needing additional protection including, but not limited to, buffered state waters, wetlands, or floodplain.

How will having a sensitive area on-site affect my ES&PC inspections?

- Approved ES&PC Plans delineate these areas and require additional BMPs if disturbance occurs within 200ft of these areas.
- Installation of additional BMPs will be required if unplanned disturbance encroaches in or near these areas.

Can an inspector require me to install additional BMPs (not in my plan)?

- If an inspector determines that required measures are ineffective in controlling erosion and sedimentation, **additional BMPS can be required.**

Can an inspector require me to cover my construction materials/ use a dumpster?

- Sites with an open NOI are required, by their permits, to cover construction materials. This can be accomplished with a tarp or a dumpster that is free of leaks.

TO CONTACT BUILDING SAFETY:

CALL: 770-305-5403

EMAIL: PERMITS@FAYETTECOUNTYGA.GOV

FAYETTE COUNTY RESIDENTIAL EROSION CONTROL INSPECTIONS



LEARN WHAT TO EXPECT FROM COUNTY INSPECTIONS AND HOW TO PREPARE TO PASS.

Fayette County Environmental Management

Tel: 770-305-5410

Email: EMD@fayettecountyga.gov



BEFORE YOU BUILD— CHECK THE BASICS

REVIEW YOUR RESPONSIBILITIES

Before beginning land disturbance, always review what you will be responsible for on your site.

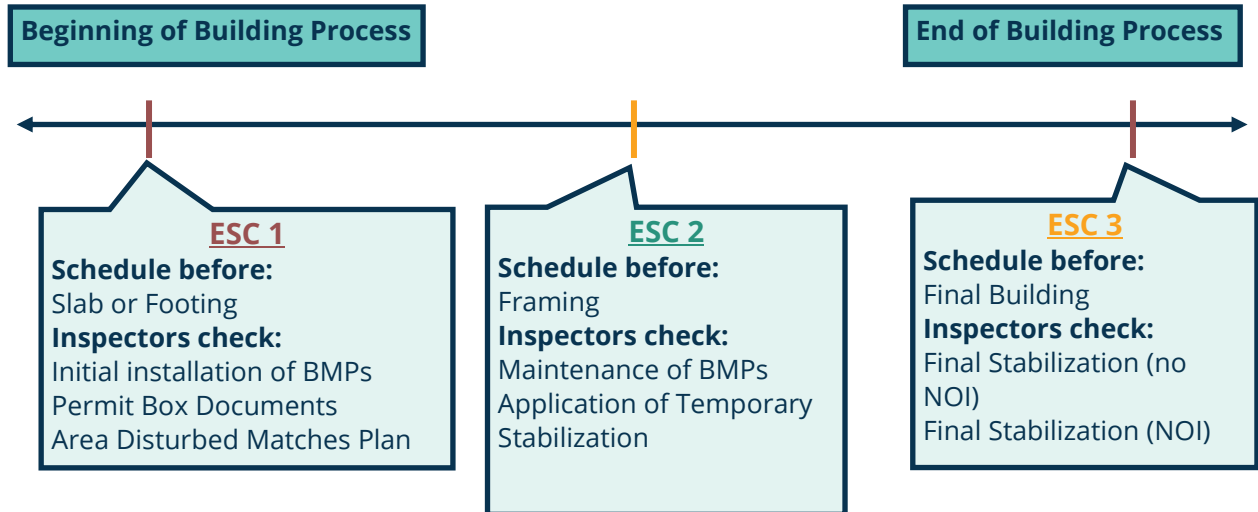
- Do you have an open Notice of Intent (NOI)?
- Do you have any sensitive areas on your site?
- What Best Management Practices (BMPs) are required in your approved erosion control plan?
- Is your "blue card", GSWCC Level I Certification, up-to-date?



Check your blue card:
gaswcc.org/esc-search.php

KNOW WHEN TO SCHEDULE INSPECTIONS

Sites with open land disturbance permits (LDPs) are required to schedule 3 Erosion and Sedimentation Control (ESC) inspections throughout the building process.



ADDITIONAL, UNSCHEDULED INSPECTIONS MAY OCCUR FOR A VARIETY OF REASONS, SUCH AS CITIZEN COMPLAINTS OR MAJOR VIOLATIONS NOTED DURING BUILDING INSPECTIONS.

ABC'S OF PREPARING FOR RESIDENTIAL EROSION INSPECTIONS



ESC 1

- A. Initial Installation of BMPs
- B. Permit Box Documents
- C. Area Disturbed Matches Plan



ESC 2

- D. Maintenance of BMPs
- E. Temporary Stabilization Applied

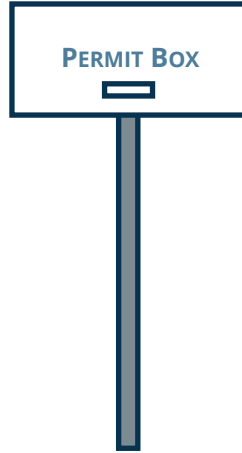


ESC 3

- F. Final Stabilization (no NOI)
- G. Final Stabilization (NOI)

A INITIAL INSTALLATION OF BMPs

- Construction Exits (Co):
 - Geotextile Underliner
 - 50' x 20' Dimensions
 - 6" Stone/ Gravel
- Silt Fence (Sd1):
 - Sensitive-type used as needed
 - Downslopes wrapped
 - Correct # rows
 - Proper Installation
- Other BMPs per (approved) ES&PC plan.



D MAINTENANCE OF BMPs

- Construction Exits (Co):
 - Mud not tracking or washing into road
- Silt Fence (Sd1):
 - Replaced every 6 months
 - Less than (<) 2/3 full
 - No sediment leaving site/ disturbed area
- Other BMPs per ES&PC Plan
 - Inlet sediment traps (Sd2) < 1/2 full
 - Temporary sediment traps (Sd4) < 1/3 full

E FINAL STABILIZATION (NO NOI)

- Site relatively stable, seed and straw applied.
 - Mud not tracking or washing into road
 - Sediment not leaving site
 - Temporary BMPs removed (recommended)
- Stabilization can be reasonably maintained by the homeowner after permit closure.

All sites can pass ESC 3 if above criteria are met.

B PERMIT BOX DOCUMENTS

- Keep on-site through construction for superintendent and inspector review.
 - LDP, ES&PC Plan, NOI (as needed)

C AREA DISTURBED MATCHES PLAN

- Disturbed area matches ES&PC plan
- < 0.95 acre disturbance if not specified in plan
- Disturbance outside sensitive areas/ buffers

E TEMPORARY STABILIZATION APPLICATION

- Disturbed Area Stabilization (Ds1, Ds2):
 - Within 14 days of disturbance
 - Mulch only (Ds1) - 90% coverage, >2" depth
 - Temporary seeding (Ds2) - 90% coverage

Can reduce maintenance frequency and costs for silt fence and other BMPs.

F FINAL STABILIZATION (NOI)

- Disturbed Area Stabilization (Ds3, Ds4)
 - Permanent vegetation (Ds3), Sod (Ds4)
- 100% Coverage, 70% Density
 - Ds3 and/or Ds4
 - Landscaping as prescribed in ES&PC Plan
- Removal of Temporary BMPs

NOIs (A LIABILITY) ARE NOT RELEASED UNTIL SECTION F CRITERIA IS MET AND A NOTICE OF TERMINATION (NOT) IS FILED IN GEOS. IF THE NOI IS NOT RELEASED, A "CHANGE OF OWNERSHIP" MUST BE FILED WITHIN 1 MONTH OF TRANSFER OF (PROPERTY) TITLE.



Need to schedule an inspection or a re-inspection?
Re-schedule online at sagesgov.com/fayettecounty-ga

