



Stormwater Requirements Overview

Planning & Development Department

Last update: 6/30/16

To protect the San Francisco Bay, as well as rivers and creeks, construction projects in the City of Berkeley are required to comply with the Alameda County Clean Water Program. The measures of the Clean Water Program, designed to protect water quality by minimizing land disturbances and impervious surfaces, encourage infiltration into landscape and direct runoff into vegetated areas.

What is needed to comply?

The specific requirements for your project will vary depending on the amount of impervious surface that will be created or replaced. Impervious surface prevents the land's natural ability to absorb and infiltrate rainfall and includes pavement or coverings such as rooftops, walkways, patios, driveways, and parking lots. The Stormwater Requirements Checklists will assist with the planning and permitting process by helping to identify the pertinent stormwater requirements for your project.

All development projects, regardless of size, must implement Best Management Practices (BMPs) for reducing runoff during construction. Construction BMPs cover material storage, the cleanup of spills, equipment maintenance and other practices that will help keep dirt, debris, and other construction waste away from storm drains and creeks. Site design and source control measures to minimize stormwater runoff are also encouraged in all projects that create or replace impervious surface. For guidance on these measures, [fact sheets](#) are available at the Permit Service Center.

Required Submittals

Applicants for development projects, including single-family dwellings, which create or replace at least 2,500 ft² of impervious surface must complete one of the following Stormwater Requirements Checklists and submit it as part of obtaining zoning approval for a building permit application or as part of a zoning application such as a Use Permit.

C.3 and C.6 Stormwater Requirements Checklist: This Checklist is used for projects that create over 10,000 ft² of new/replaced impervious surface. It must also be used for projects with 5,000 ft² or more of new/replaced impervious surface that are one of the following Special Land Use Categories:

- Auto service facilities
- Retail gasoline outlets
- Restaurants
- Uncovered parking lots of at least 5,000 ft²

When required as described above, the **C.3 and C.6 Stormwater Requirements Checklist** must be completed in its entirety. Checklist completion requires that:

- ✓ All Site Design Measures (Section II.B.) are incorporated where applicable into development plans,

- ✓ Appropriate Source Control Measures (Section II.C.) are selected and documented in plans,
- ✓ Construction BMPs (Section II.D. and as detailed in [handout](#)) are practiced, and
- ✓ Low impact development (LID) treatment measures, such as infiltration, rainwater harvesting and re-use, evapotranspiration, and biotreatment (Sections II.E. and II.F.) are used as described in the Checklist.

If the development project disturbs more than one (1) acre of surface, or less than an acre but is part of a larger development plan, the applicant must:

- ✓ Complete all sections and requirements of the **C.3 and C.6 Stormwater Requirements Checklist**
- ✓ Obtain a [State General Construction Permit](#) and submit a copy of the Notice of Intent to the City when obtaining zoning permits
- ✓ Submit a copy of the Storm Water Pollution Prevention Plan (available from the [State Water Resource Control Board](#)) that is required by the State General Construction Permit to the City prior to issuance of a building permit

C.3.i Stormwater Requirements Checklist: Smaller projects that create and/or replace 2,500 to 10,000 ft² of impervious surface (other than Special Land Use Categories listed above) should use this Checklist. No checklist is required for work within an existing footprint such as:

- Routine maintenance or repair projects such as exterior wall surface replacement or re-roofing that does not change the roof shape and slope (which would affect drainage),
- Interior remodeling projects, or
- Pavement resurfacing (pavement replacement is subject to the requirements).

The **C.3.i Stormwater Requirements Checklist** must be completed in its entirety and specifies that:

- ✓ At least one Site Design Measure (labeled a-f in Section II.A.) be incorporated into development plans,
- ✓ Source Control Measures (Section II.B.) are used to the maximum extent possible, and
- ✓ Construction BMPs (Section II.C. and as detailed in [handout](#)) are practiced.

Other Stormwater Requirements

All projects with new landscape area of 500 ft² or more, or renovated landscape of 2,500 ft² or more, must also comply with the State Water Efficiency Landscape Ordinance, East Bay Municipal Utility District (EBMUD) Section 31 Water Service Regulation for Outdoor Water Use, and all applicable measures in the Bay Friendly Basics checklist. See the City of Berkeley's webpage on [Model Water Efficient Landscaping Ordinance](#) for more information.

Questions

Questions about the Stormwater Requirements Checklist or other stormwater issues or requirements should be directed to the Department of Public Works at (510) 981-6409 or VChen@cityofberkeley.info.