



Residential Erosion and Sediment Control Standards



Engineering Department - Stormwater Division

RESIDENTIAL CONSTRUCTION

EROSION AND SEDIMENT CONTROL STANDARDS

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Introduction

This booklet contains standard plans and procedures sufficient for typical residential building construction. It is not intended to address all circumstances.

Since our streets and storm sewers are conduits for draining stormwater it is important to keep sediment and debris on the lots rather than tracked or eroded onto streets.

Our primary objective is to eliminate or reduce the amount of sediments and other pollutants leaving a residential home construction site. To accomplish this goal, steps and procedures called Best Management Practices (BMPs) are undertaken. When properly implemented, these erosion and sediment controls are very effective.

The subdivision in which you are building may already have an overall Stormwater Pollution Prevention Plan (SWPPP) and Minnesota Pollution Control Agency (MPCA) General stormwater permit for construction activity. That permit remains in effect until all the lots are developed. BMPs related to that permit and plan are in place and should not be removed or compromised. You will need to submit a Notice of Termination/Permit Modification form to the MPCA if you are not the subdivision developer to obtain your MPCA subdivision permit.

The erosion/sediment control permit holder (also the building permit holder) is responsible for ensuring that adequate BMPs are in place on the individual lot, catch basins and functioning until the project is completed. A project is defined as completed only when 70 percent of the lot has been re-vegetated or the site has been sold to a homeowner. At closing you must supply the new property owner with the MPCA New Homeowner Fact Sheet. Explain to the new owner that the BMPs are now their responsibility until the site is stabilized. Once that is complete you should terminate your MPCA subdivision permit.

There will be situations where side or rear lot line protection may not be required. For example two houses under construction on adjacent lots where the surface drainage runs away from the other lot. Given this scenario, it is not the intention to require perimeter protection between the two lots.

When reviewing the standards presented in this publication and considering implementation on your construction project, keep in mind the intent of the standard is “to prevent erosion and sediments from leaving the lot.” Failure to do so can result in damage to adjacent property, damage to the City’s storm sewer system, as well as contributing to the pollution of stormwater ponds and the Red River.

If any questions or concerns arise, please feel free to contact me or one of our stormwater staff. We are committed to helping all of those involved with the implementation of these construction procedures.

Andrea J. Crabtree Nayes
Utilities Engineer

Revised 12/11/2025

BEST MANAGEMENT PRACTICES

BMP's — Examples include, but are not limited to, temporary construction entrance, sediment (silt) fence, sediment logs, erosion control mat, straw mulch, sod, seed and fiber mulch.

Installation Sequencing

1. **Grass Buffer Strips** — Ensure that the existing grass buffer strips along the curb line (and if present at the rear yard) are not disturbed. Temporary fencing can be used to keep vehicles and material storage from disturbing these buffers.
2. **Inlet Protection** — Ensure that the curb or rear yard inlets that receive runoff water from your lot have inlet protection.
3. **Protection of Adjacent Lots** — Install BMP's along the common lot lines where the adjacent lot receives runoff water from your lot **and** the adjacent lot has been graded, sodded or seeded. Sediment (silt) fence, sediment logs can be used as a perimeter BMP.
4. **Grading/Excavating** — Install all BMP's prior to any grading or excavation.
 - An exception is allowed for the temporary construction entrance. The future driveway may be excavated, then the temporary construction entrance installed.
 - Take special care when stripping and stockpiling the topsoil from the lot to avoid disturbing the grass buffer strips. Do NOT store stockpiles on city boulevards.
 - When excavating for sewer and water connections, the grass buffer strip may be unavoidably disturbed. A BMP must be installed in the area disturbed. Sediment (silt) fence or sediment logs are acceptable.
 - Dewatering of excavated trenches, basements or foundation walls must be done in a manner to protect the inlets from sediments. This can be accomplished by use of sediment or filter bags (see detail), or temporary sediment basins.
5. **Stabilize Soil Stockpiles** — Install BMP's to stabilize stockpiles to prevent erosion of sediments onto adjacent lots or into rear yard or curb line inlets. Use sediment (silt) fence or sediment logs. Do NOT place stockpiles on city boulevards. Within 1 mile of the Red River the stockpile must be stabilized within 7 days. Greater than 1 mile from the Red River the stockpile must be stabilized within 14 days.
6. **Temporary Construction Entrance** — The temporary construction entrance must be used by all trades and delivery personnel entering the property. Acceptable materials for the entrance will be crushed rock, crushed concrete, class 5, wood chips, tracking mat, or driveway (see detail).
7. **Backfill and Rough Grading** — Take special care when backfilling the foundation and rough grading the lot to avoid disturbing the grass buffer strips.
8. **Maintenance** — The erosion/sediment control permit holder (also the building permit holder) is responsible for ensuring that adequate BMPs are in place and functioning until the project is completed.

BEST MANAGEMENT PRACTICES CONTINUED

9. **Final Grading** — BMP's may be removed to complete final lot grading, and then put back in place until stabilization measures begin. During final grading, back dragging soil onto the street must be avoided. Any soil placed on the street must be removed and the street swept immediately.
10. **Seeding or Sodding** — Within one (1) mile of an impaired water (Red River) all exposed soil areas must be initiated immediately to limit soil erosion after final grading but in no case later than seven (7) days.
 - Greater than one (1) mile from an impaired water (Red River) all exposed soil areas must be initiated immediately to limit soil erosion after final grading but in no case later than fourteen (14) days.

CONTRACTOR RESPONSIBILITES

1. The erosion/sediment control permit holder (also the building permit holder) is responsible for ensuring that adequate BMPs are in place and functioning until the project is completed. All nonfunctional BMPs must be repaired, replaced, or supplemented with functional BMPs by the end of the next business day after discovery, or as soon as field condition allow access unless another time is specified by the City or MPCA.
2. BMP inspection shall be at least once a week. MPCA requires that an inspection be conducted after every rain event of 0.5 inches or more within a 24 hour period. Any problems noted during these inspections should be corrected immediately. A log of the inspections and remedial measures undertaken must be kept for three (3) years after the project is terminated.
3. Once construction has commenced, the permit holder is responsible for maintenance of erosion and sediment control measures protecting area inlets on their lots, as well as curb inlets along the street frontage. It is critical that sediment not be allowed to enter the storm sewer system. Work with the developer to maintain proper inlet protection.
4. Temporary construction entrance provides a place for entering and leaving the construction site. The intent of the requirement is to provide a stable surface for vehicles entering and leaving the lot where mud is not likely to be tracked onto the street. The contractor is responsible for ensuring that all employee and delivery vehicles use this entrance and do not disturb the grass buffer strips along the curb line. Proper maintenance of the temporary construction entrance is required until such time as a permanent driveway can be put in place.
5. **During the entire construction period, the permit holder is responsible for ensuring that mud, dirt, rocks and other debris are not allowed to erode or be blown onto City streets or sidewalks, nor to be tracked onto streets by vehicles leaving the construction site.** Should any mud or other debris be tracked or eroded onto the street, the contractor shall take immediate steps to have it removed. Tracking must be removed from city streets by the end of the day.

CONTRACTOR RESPONSIBILITES CONTINUED

Maintenance (silt fence, sediment logs, erosion control blankets)

1. Inspect BMPs at least once a week and after every 0.5 inch or greater rain-fall. Make needed repairs by the end of the next business day after discovery.
2. Promptly replace any collapsed, torn, decomposed or ineffective BMPs.
3. Remove the sediments accumulated against BMPs when those sediments reach 1/2 the height of the fence or sediment logs. Take care to avoid damaging or undermining the fence or sediment logs during clean-out.
4. If utilities are installed after construction commences, the permit holder is responsible for control of erosion and sediment during the process. The contractor is responsible for ensuring that all BMP devices are reinstalled per the original design.

Maintenance (grass buffer strips)

1. Promptly repair any damage to the grass buffer strip or install BMPs (silt fence, sediment logs, sod or mulch) if the area is beyond repair.
2. On a regular basis reinforce the need to use the construction entrance and to preserve the grass buffer strips with employees and delivery personnel.

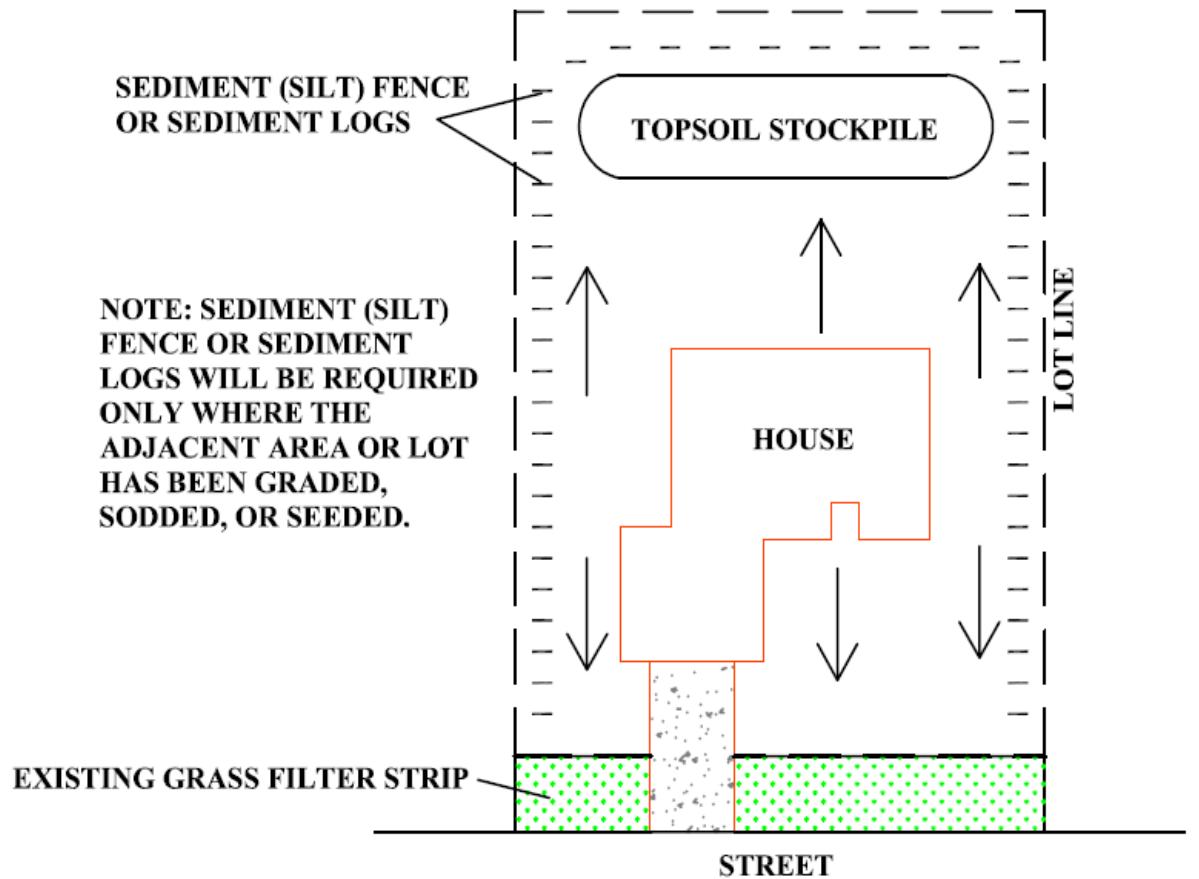
INSPECTIONS – CITY

1. The City inspector will routinely inspect erosion and sediment control measures. Inspections will ensure that appropriate erosion and sediment control measures are in place and properly installed.
2. As noted in the previous section on BMP's Installation Sequencing, there are a number of items to check. This inspection will concentrate on the following:
 - Perimeter Controls
 - Construction Entrance
 - Debris/trash Control
 - Dewatering
 - Inspection Logs
 - Inlet Protection
 - Tracking
 - Concrete Washout Area
 - Hazardous Material Storage
 - Illicit Discharges

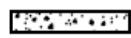
If BMP's are not installed, or are improperly installed, a Notice of Violation/Order to Comply will be given to the permit holder. If the violations are not repaired within the allowed time the inspector may issue an administrative fine or a stop work order until the sediments have been removed and proper BMP's are established.

3. Site inspections shall be done weekly by the permittee (general contractor, developer or the developer's designates representative), and within twenty four (24) hours after every storm event of 0.5 inches or greater.
4. There will be instances that fall outside the norms. City staff will be available to discuss erosion and sediment control measures for any lot and the sequencing for installation. If you have questions or concerns call 218.299.5386 to speak with the Utilities Engineer.

SINGLE FAMILY LOT EROSION CONTROL PLAN – TYPE A



— — — SEDIMENT (SILT) FENCE OR SEDIMENT LOGS

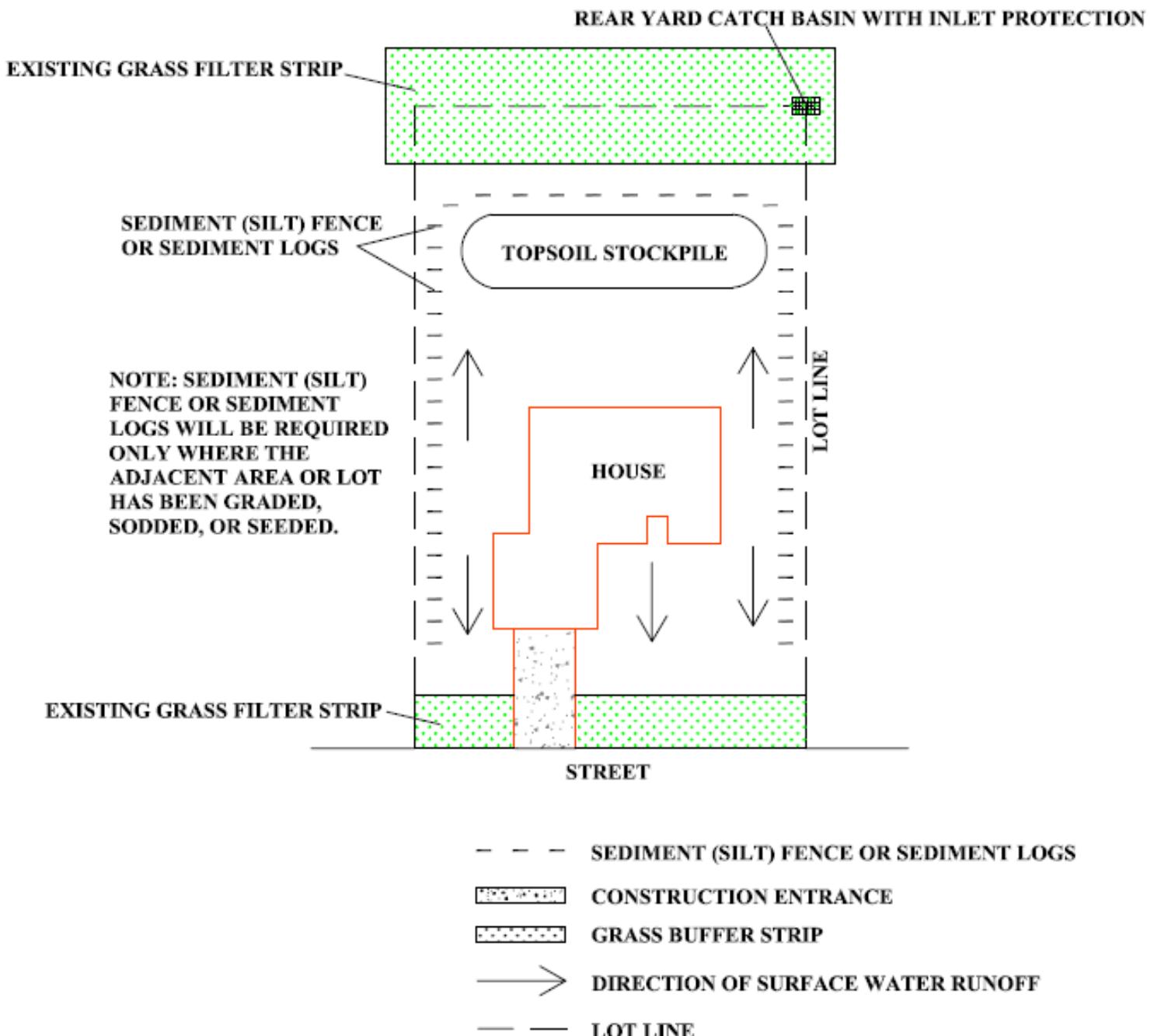
 CONSTRUCTION ENTRANCE

 GRASS BUFFER STRIP

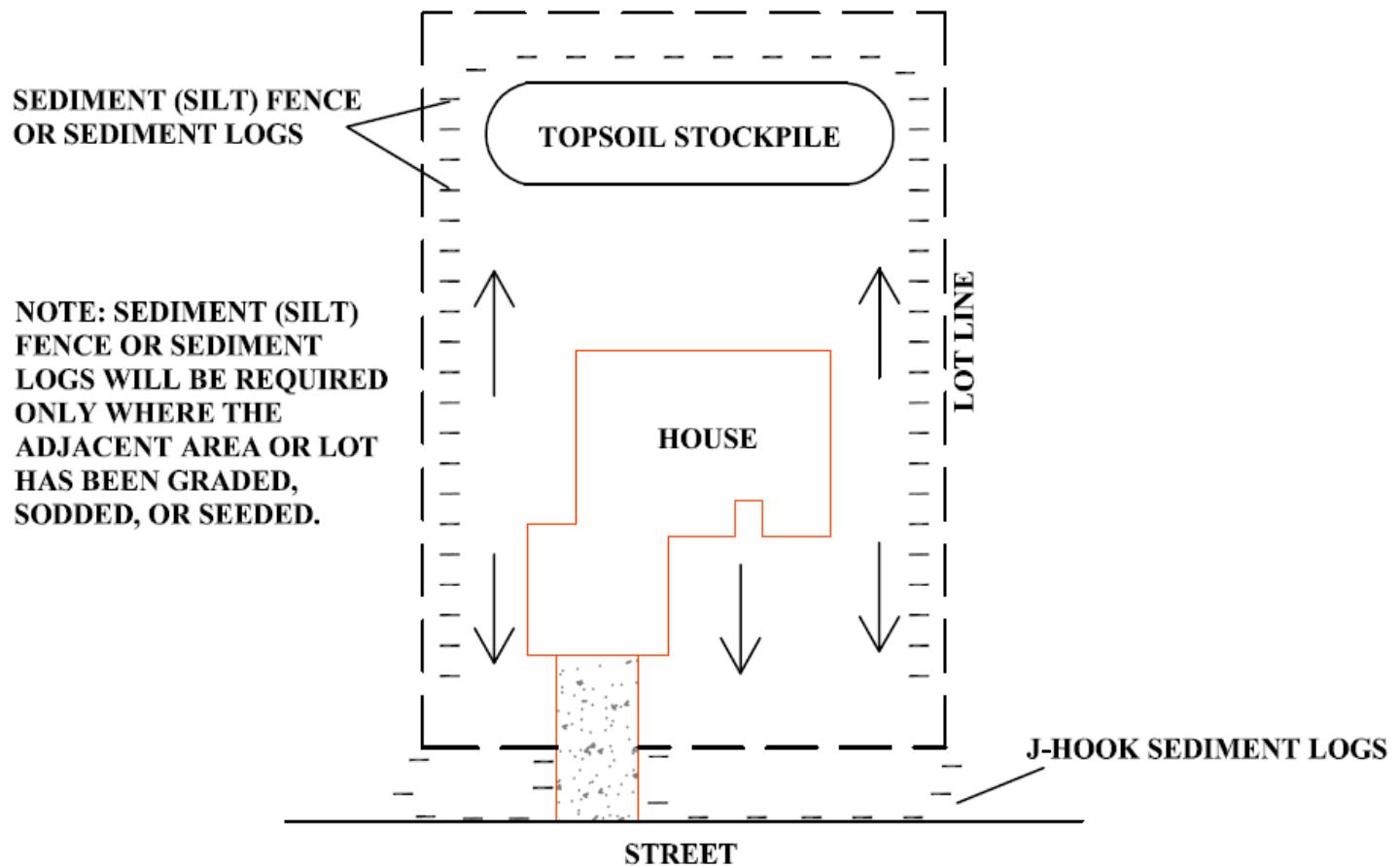
→ DIRECTION OF SURFACE WATER RUNOFF

— — — LOT LINE

SINGLE FAMILY LOT EROSION CONTROL PLAN – TYPE B

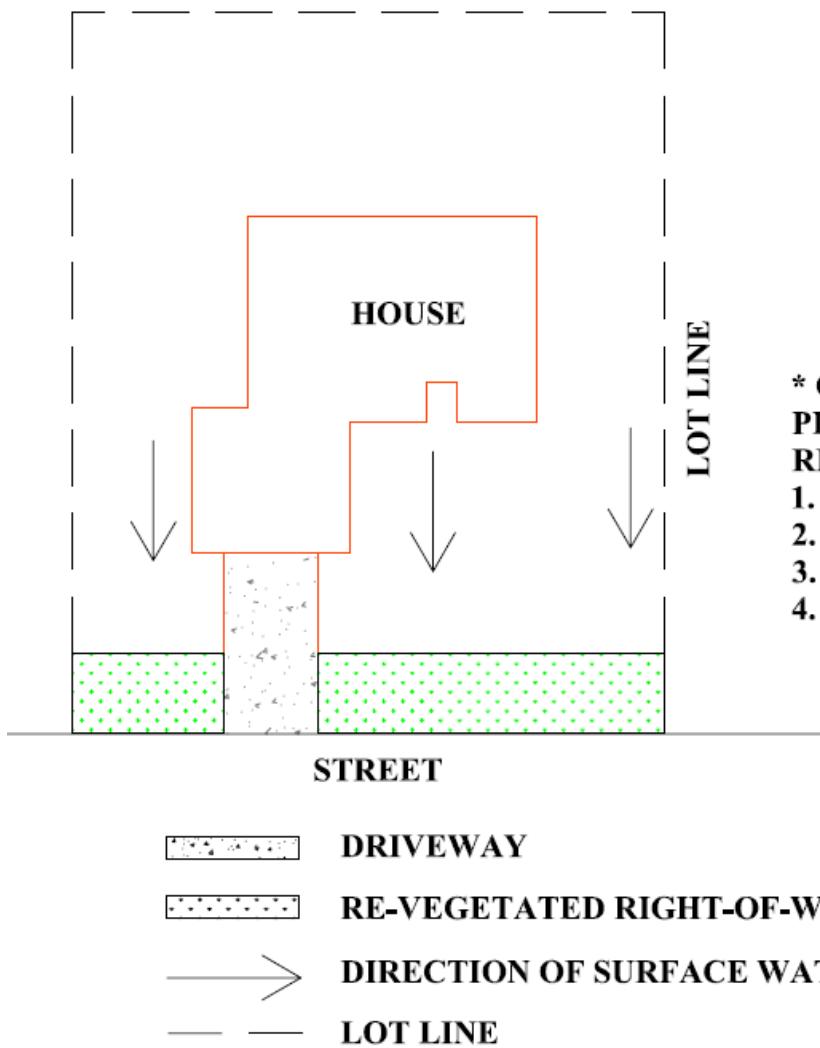


SINGLE FAMILY LOT EROSION CONTROL PLAN – TYPE C



- — — SEDIMENT (SILT) FENCE OR SEDIMENT LOGS
-  CONSTRUCTION ENTRANCE
-  GRASS BUFFER STRIP
- DIRECTION OF SURFACE WATER RUNOFF
- — — LOT LINE

BOULEVARD (RIGHT-OF-WAY) RE-VEGETATION REQUIREMENTS



*** ONE OF THE FOLLOWING MUST BE PLACED ON THE ENTIRE STREET RIGHT-OF-WAY:**

- 1. SOD**
- 2. SEED WITH EROSION MAT**
- 3. SEED SPRAYED WITH FIBER MULCH**
- 4. SEED WITH ANCHORED STRAW**

BOULEVARD RE-VEGETATION EXAMPLES



These two photos illustrate the need to stabilize the soil adjacent to the curb line when doing final lot grading and seeding. Each photo shows the **effectiveness of sod** on the boulevard of the lot in the foreground for eliminating erosion of sediments into the curb line. Note also the stormwater inlet in the right hand photo that has probably been polluted by the sediment from the lot in the background.

Seed with Erosion Mat is shown in the photo on the right. Erosion mats are typically 8 feet wide by 90 feet long. They are made with either straw or wood fiber and covered with a photodegradable net. They are held down with staples and can be easily installed by homeowners.



Seed Sprayed with Fiber Mulch (shown above) is a product offered by several local landscape firms. The sprayed mulch is effective if applied when the seed will germinate and grow during the current season. It is not recommended for dormant seeding projects.

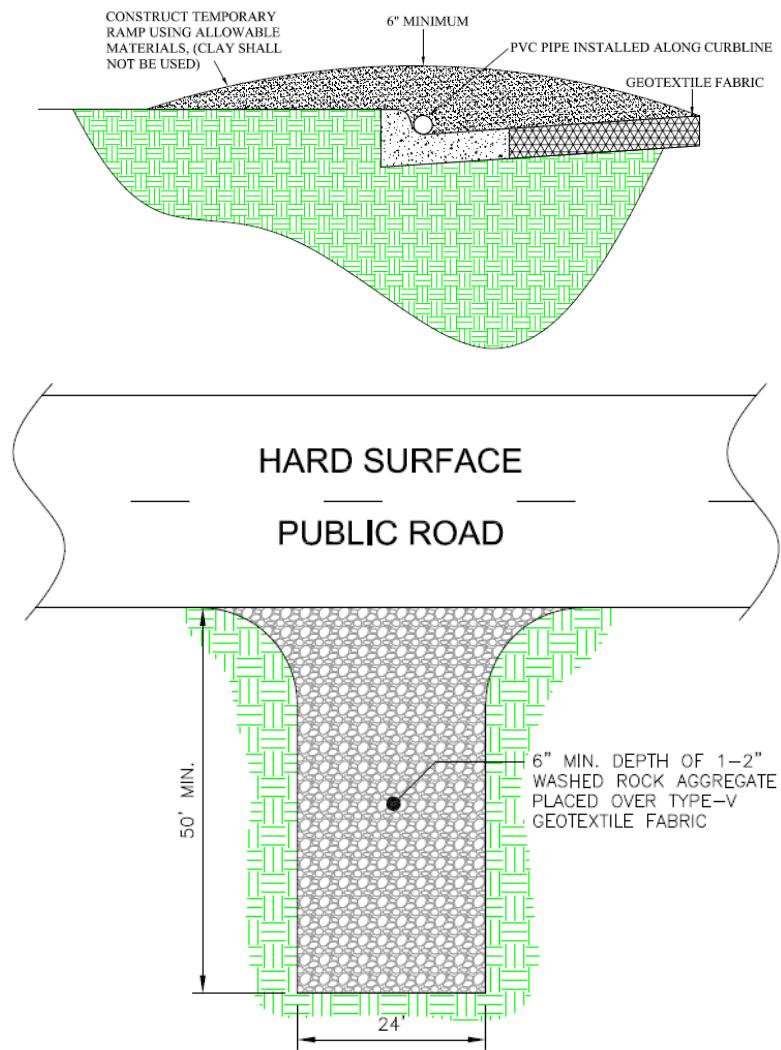


Seed with Anchored Straw (shown above) is also acceptable. The straw holds the soil in place until the seed germinates. It is critical that the straw be disk anchored, otherwise strong winds will blow the straw away from the area to be protected. Local landscaping firms offer this service.

TEMPORARY CONSTRUCTION ENTRANCE

Each building site must have a designated construction entrance. The future driveway is a good place for the construction entrance. Insist that all trades, delivery and supply companies only use the approved entrance.

- Construction entrances must have a minimum depth of six (6) inches.
- The construction entrance should consist of gravel, wood chips, crushed concrete, crushed rock, class 5 or a tracking mat.
- Should access block drainage from the road, a pipe must be installed along the curb to allow water to pass to the storm drain.
- Any sediment tracked on a paved surface from the construction site must be removed by the end of the day.
- Vehicles should stay off the construction site during wet conditions.



TEMPORARY ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE

TEMPORARY CONSTRUCTION ENTRANCE CONTINUED

THIS IS NOT ACCEPTABLE. The lack of a construction entrance has resulted in mud tracked onto the street and the curb line is full of sediment.



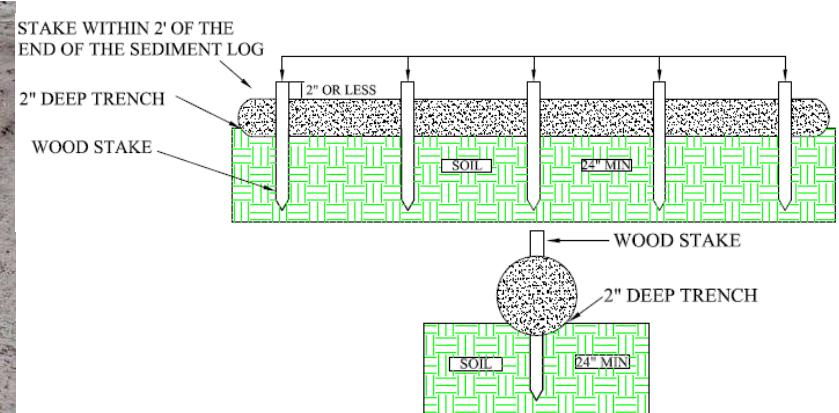
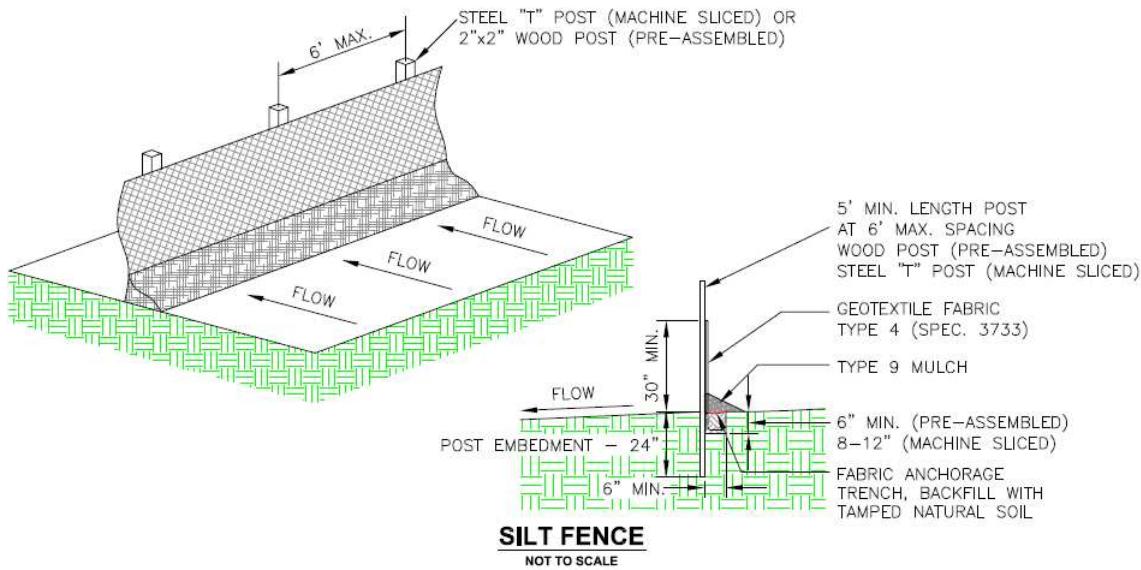
THESE ARE ACCEPTABLE. Examples of construction entrances that meet standards.



SILT FENCE AND SEDIMENT LOGS



Silt fence, as shown in the detail drawings, must be installed properly to be effective. That means the bottom of the fence must be installed in a 6 inch deep trench and anchored with soil.



Sediment logs (also called bio-rolls or wattles) are made of straw or wood fiber bound within a net to form a tube.

CURB AND INLET PROTECTION

Curb and inlet protection begins when the streets and utilities are installed. The City invests considerable effort to protect the curb line and inlets from sediment.

The boulevard (right-of-way) are either seeded with fast germinating seed and then mulched with straw, sprayed with hydro-mulch or sodded. The straw is anchored into the soil with a disk to reduce soil erosion from the boulevard and private lot entering the curb line.

The City also installs a second form of pollution protection at each stormwater inlet. These are called inlet sediment bags. They work by filtering and capturing sediments while allowing stormwater to pass through the fabric.

The sediment bags are not meant to replace the grass boulevard strips, because they cannot hold high volumes of sediment before they must be cleaned. They are a second line of defense in keeping sediments out of the stormwater system.

Inlet sediment bags are to remain in place until the lawns in the neighborhood that drain to the inlet have been installed.



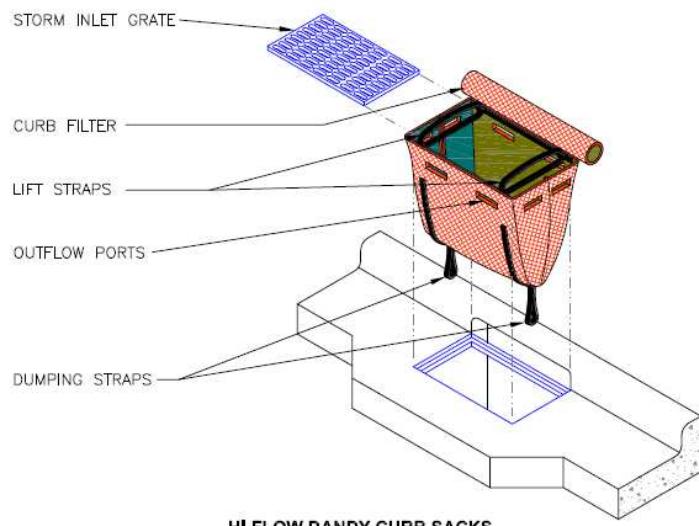
Inlet protection installed in a new subdivision. Their purpose is to capture any sediments that are in the curb line while still allowing stormwater to drain.



Boulevard recently seeded with disk anchored straw mulch applied to prevent sediments from entering the curb line.



Established grass buffer strip. These should be left undisturbed until the final lot grading and sodding or seeding.



HI-FLOW DANDY CURB SACKS
SAFETY ORANGE

CURB AND INLET PROTECTION Page 2

The photos on this page show things that are not allowed. The purpose of the grass filter strip has been compromised in each instance.

If the grass filter strip becomes damaged or is removed by such activity, then silt fence or sediment logs must be installed to serve the purpose of filtering sediments before they reach the curb line.

Park vehicles on the street or on the private lot. Do not park trailers, cars and trucks on the grass filter strips.

Building materials including sand, clay, black dirt and gravel should never be stored on the grass filter strips or in the city street. Building material storage belongs on the private lot, not in the right-of-way.

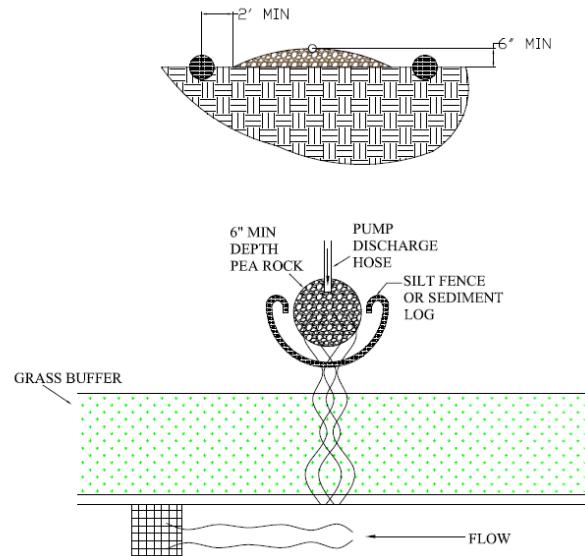
When unloading and loading equipment use the construction entrance.



DEWATERING

During the spring, summer and fall months standing water can be a problem on the construction site. It costs time and money to wait for the construction site to dry out naturally. The most common way of eliminating standing water is to pump it onto the city street. The water that is being pumped is carrying fine sediment and must be treated before it is discharged into the storm inlet. It is the permit holders responsibility for keeping sediment from leaving the construction site.

- Dewater sediment laden water through a sediment filter bag or a temporary sediment basin.
- Visual inspection must be done to ensure adequate treatment is obtained.
- Disperse discharge using appropriate energy dissipation measures.
- Dewatering cannot cause nuisance conditions or erosion of boulevard or receiving channel.



The solution for instances where construction site water must be pumped is to use filter bags, socks or temporary sediment basin.

The photos below show pumping unfiltered, sediment-laden water into curb lines resulting in pollution of the stormwater system inlets.



CONCRETE WASHOUT AREA

The erosion/sediment control permit holder is responsible for keeping sediments from leaving the construction site. This includes the actions of sub-contractors, suppliers and delivery firms visiting the site.

Washout areas must be in compliance with the MPCA General stormwater permit for construction activity.

- Washout areas **MUST** be in a leakproof containment system, to prevent material and wash water from leaving the site.
- Do not use boulevards as washout areas, this is an illicit discharge.
- The washout area must be properly marked. The permit holder is responsible for making sure that the suppliers know where the washout area is located.
- The washout area must be a minimum fifteen (15) feet away from any storm inlet.
- Washout area must be inspected once a week, and within 24 hours after a rain event of 0.5 inches or more.
- Washout must be emptied when 80% of its capacity is used.



CONCRETE WASHOUT AREA CONTINUED

The photos below show a concrete pumper truck being cleaned on the street.

THIS IS NOT ACCEPTABLE.



In the instance of a mechanical breakdown, where a truck must be cleaned on the street, all spilled material shall be shoveled off the street. Simply spraying the spill with water will send the pollutants into the storm inlet.

To prevent the potential need for cleanout on the street, whenever possible, the truck should setup on the lot rather than the street.

WINTER STABILIZATION

The permit holder is responsible for erosion control devices year round until the permit is closed. To prevent sediment and other pollutants from leaving the construction site during the winter season it is recommended that the following are considered.

- Halt land disturbing activities, until warm weather re-returns. Sequence work such that all land disturbing ac-tivities take place prior to freeze up.
- Stabilize all exposed soil surfaces with vegetation, mulch, or erosion control blankets before the ground freezes. Seeding should occur prior to October 1st to provide time for germination and plant growth. Sod can be placed at any time and provides final stabilization.
- Provide a construction entrance that can be accessed throughout the winter. Stockpile gravel on the construc-tion site to maintain the construction entrance.
- If new land disturbing activities occur, then stabilization methods must be put into place immediately.

Inlet Protection

Although inlet protection devices are an effective form of sediment control, they can pose problems in the winter time. Inlet protection within city streets that cause a nuisance condition can be removed by November 1st of each year. These devices may need to be reinstalled before work commences in the spring or no later than April 1st.

Perimeter Control Devices

If perimeter control devices are left in during the winter there is a chance of them getting destroyed by a snow plow. Moving the perimeter control device back two (2) feet, before winter and marking them with a four (4) foot orange stake will help prevent City plows from catching and destroying the BMP.

NOTE:

Spring snowmelt is considered stormwater runoff and is required to be treated.

GOOD HOUSEKEEPING

Potential Sources of Stormwater Contamination

The purpose of this section is to identify pollutants that could impact stormwater during and after construction of this project. Pollutants can be in many forms including liquids, powders, dust granules, concrete, soil or other sediments, building materials and debris leaving the worksite.

Good housekeeping measures can eliminate or significantly reduce these pollutants from contaminating the storm sewer system. The following are some measures that should be implemented on every worksite.

- Every worksite should be clean.
- Each worksite should be inspected regularly to discover and remove potential sources of pollutants.
- Building supplies and waste material should be appropriately contained so that nothing can be blown off-site by wind.
- Potential pollutants should be stored to protect against accidental release into the storm sewer.
- Spills and mechanical breakdowns should be anticipated by having a plan in place, and materials on hand, to properly address such incidents.

Significant Materials Inventory

The more common pollutants that result from clearing, grading, excavation, road and home construction, which have the potential to be present in stormwater runoff, are listed in the table on the following page.

The table includes information regarding material type, chemical and physical description and specific regulated stormwater pollutants associated with each material.

Good housekeeping measures should be concentrated on keeping these pollutants out of the stormwater system.



In the event of hazardous materials being released contact:

- Moorhead Fire Department - 911
- Stormwater Staff - 218.299.5386
- Minnesota State Duty Officer - 1.800.422.0798

GOOD HOUSEKEEPING Page 2

SIGNIFICANT MATERIALS INVENTORY				
Material/Chemical	Physical Description	Stormwater Pollutants	Location	Process For Containment
Pesticides (insecticides, fungicides, herbicides, rodenticides)	Various colored to colorless liquids, powders, pellets or grains	Chlorinated hydrocarbons, organophosphates, carbamates and arsenic	Herbicides used for noxious weed control	Certified applicator
Permanent Seeding Fertilizer	Liquid or solid grains, nitrogen and phosphorus	Nitrogen, phosphorus, organic substrate	Permanent cover - newly seeded areas	Organic base, slow release forms only, tied up in compost
Cleaning Solvents	Colorless, blue or yellow-green liquid	Perchloroethylene, methylene chloride, trichloroethylene, petroleum distillates	No equipment cleaning allowed in project limits	Tarps, monitor weather for rain and wind
Wastewater from construction	Equipment washing rinse water	Water soil, oil, grease and solids	Equipment washing not allowed in project limits	N/A
Asphalt	Black solid	Oil, petroleum distillates	Streets, roofing	Excess material to be removed for project limits
Concrete	White solid	Limestone, sand	Railroad tracks, culverts, curb and gutter, driveways, home foundations, masonry	Designated wash areas or complete haul removal
Glue, adhesives	White or yellow liquid	Polymers, epoxies	Expansion joints, home construction	Empty container management
Gypsum board	White solid or powder	Calcium carbonate	Home construction	Good house keeping during construction
Joint compound, wall and ceiling texture	White-grey paste or powder	Silica, calcium carbonate	Home construction	Good house keeping during construction
Paints	Various colored liquids	Metal oxides, Stoddard solvent, talc calcium carbonate, arsenic	Roadway striping, home construction	Empty container management
Curing compounds	Creamy white liquid	Naphtha	Curb and gutter	Follow manufacturers recommendations
Wood preservatives	Clear amber or dark brown liquids	Stoddard solvent, petroleum distillates, arsenic, copper, chromium	Timber pads, railroad tracks, home construction	Oil absorbing diapers, trained personnel
Hydraulic oil/fluids	Brown oily petroleum hydrocarbon	Mineral oil	Random leaks broken hoses	Oil absorbing diapers, trained personnel
Gasoline	Colorless pale brown or pink liquids	Petroleum hydrocarbon, benzene, ethyl benzene, toluene, xylene, MTBE	Secondary containment	Oil absorbing diapers, trained personnel
Diesel fuel	Clear blue-green to yellow liquids	Petroleum distillates, oil & grease, naphthalene, xylene	Secondary containment	Oil absorbing diapers, trained personnel
Kerosene	Pale yellow liquid petroleum hydrocarbon	Coal oil, petroleum distillates	Secondary containment	Oil absorbing diapers, trained personnel
Anti-freeze/coolant	Clear green/yellow liquids	Ethylene glycol, propylene glycol	Random leaks and broken hoses	Trained personnel
Soil erosion	Solid particles	Soil, sediment	Project limits	Prevention and Stabilization measures within prescribed periods