



POST-CONSTRUCTION STORMWATER MANAGEMENT ORDINANCE FACT SHEET

Background

Historical development and redevelopment activities in Detroit have not been subject to stormwater management requirements. This lack of a consistent, proactive approach to managing the stormwater runoff from impervious, hard surfaces flowing to Detroit's combined sewer system has contributed to overflows of untreated sewage entering the Detroit and Rouge Rivers, as well as localized flooding and basement back-ups, causing public health and safety risks and property damage.



Objective

The Post-Construction Stormwater Management Ordinance (herein, Ordinance) is in response to DWSD's state and federal permit obligations for its storm sewers and combined sewers. These permits require targeted local rules to address land development and/or redevelopment.



The primary objectives of this Post-Construction Stormwater Management Ordinance are to:

- Meet permit obligations by implementing stormwater management regulations.
- Reduce the amount of stormwater entering the combined sewer system
- Decrease the discharge of polluted runoff into area waterways
- Reduce flooding and basement back-ups
- Increase the infiltration of runoff to replicate natural conditions and reduce costs of treating excessive sewage volumes.
- Make Detroit's infrastructure more resilient to the impacts of climate change.

The National Pollutant Discharge Elimination System permit requires Detroit to have stormwater control requirements for new development or redevelopment sites.

Applicability

The City's PCSWMO shall be applicable to all land development (new development and redevelopment) that creates or replaces one-half acre (21,780 square feet) or more of impervious surface. Projects that meet this threshold must:

- Develop and submit a Stormwater Management Plan (SWMP) as part of the overall site plan
- Submit SWMP review fee
- Obtain DWSD SWMP approval
- Obtain all necessary permits for construction
- Construct approved stormwater management practices in accordance with DWSD approved SWMP
- Undergo inspection and approval of stormwater practices by DWSD
- Receive Certificate of Occupancy from the Building, Safety, Engineering and Environmental Department
- Implement and Operations & Maintenance Plan and allow DWSD onsite to perform annual inspections
- Ensure SWMP includes a restrictive covenant and easement agreement for DWSD access

Fees

DWSD is required to assess fees for services rendered. Stormwater management plans will be produced by developers and property owners as part of the site plan process and submitted to DWSD for review and approval. DWSD's Stormwater Management Group will review the plans for compliance with the stormwater control requirements of the Ordinance. The fee schedule for the Ordinance was approved by the Detroit Board of Water Commissioners on August 15, 2018 as follows:

- Stormwater management plan review fee, including a preliminary plan review meeting, an initial review of the plans and comment letter, as-built plan review, and an inspection of the as-built project is \$2,550;
- Additional plan reviews, per plan review beyond the initial review, is \$400; and
- Additional inspections, per inspection beyond initial inspection of as-built projects, is \$750.

The **penalty** to a developer for non-compliance is the City of Detroit Buildings, Safety Engineering and Environmental Department **will not issue a Certificate of Occupancy**.

Resources

The Stormwater Management Design Manual is a technical resource for developers and property owners that includes stormwater management site design guidance to meet the Ordinance and it enables DWSD and other key city departments maintain uniformity with stormwater design standards to conduct effective and efficient design reviews. The design manual allows developers the flexibility to choose stormwater control appropriate for their project and is available on the city website at <https://detroitmi.gov/departments/water-and-sewerage-department/dwsd-resources/stormwater-management-regulations>.

The stormwater design manual also includes information on alternative options for compliance with the ordinance if retaining stormwater onsite is not feasible, as well as design and SWMP submittal checklists.

Implementation of the Ordinance will further advance the efforts by DWSD to avoid future costs to construct additional Combined Sewer Overflow (CSO) control facilities for compliance with federal and state regulations.

Did you know...

Over 71 square miles (roughly 51%) in Detroit are covered with paved and other hard surfaces. This is an area larger than the entire footprint of San Francisco, CA and Manhattan, NY combined!

In places with paved surfaces, water can't soak naturally into the earth – instead it rushes across the landscape into Detroit's sewer, contributing to overflows of untreated sewage. These overflows contaminate our waterways, poisoning fish, wildlife and us. The ordinance will address this important issue in our city.

