

SMALL RESIDENTIAL BMP INSPECTION, MAINTENANCE, AND MONITORING CHECKLIST

Routine inspection determines if BMP maintenance needs to be performed. Use the following guidelines to identify BMP maintenance issues and inform corrective action. It is important to inspect BMPs on your property after major storms, before winter, and in the spring.

SOIL STABILIZATION

- Replenish mulch as needed to stabilize any exposed bare soil.
- Modify irrigation and/or replace dead vegetation.
- Maintain a minimum 3 inch layer of rock armor under roof drip lines and decks.
- Regularly sweep accumulated sediment off driveways, walkways, and patios.
- Stabilize slopes with visible signs of erosion (rills or small channels forming) with rock rip rap and/or vegetation and mulch.
- Repair any failing retaining structures and remove accumulated sediment to achieve 6 inches of space between the soil and the top of the structure (freeboard).
- Maintain parking barriers to prevent vehicle access to all unpaved areas by replacing or repairing as needed.

MAINTAIN THE DEFENSIBLE SPACE ZONE

- In the 0 to 5-foot zone, remove combustible materials such as dried leaves, pine needles, and dead branches or plants. Keep plants pruned and irrigated.
- In the 5 to 30-foot zone, maintain the “Lean, Clean and Green” area. Remove fallen pine needles and leaves every spring. Do not use mulch in a widespread manner, Keep mulch separated by noncombustible materials. Keep plants and trees pruned, removing any dead vegetation. Visit www.livingwithfire.info for more information.

GRAVEL INFILTRATION SYSTEMS

- Clean out sediment traps
- Remove trash and debris from gravel infiltration systems.
- Inspect the feature for infiltration performance.
- Remove gravel clogged with fine sediments, sift clean, and replace. A simple way to do this is to make a sieve with old 2x4s, wood trim, and sturdy wire or plastic mesh:
 - Construct a frame with the 2x4s that will sit on the rim of your wheelbarrow or trash can
 - Cut a piece of mesh that is 6 inch wider and longer than your 2x4 frame
 - Lay the mesh on your frame and wrap the extra material up the sides evenly
 - Cut pieces of trim the approximate length and width of your frame to use for securing the mesh
 - Mount the trim pieces over the mesh with wood screws
 - Set the sieve on the rim of your wheelbarrow or trash can and load it with a shovel full of the rock to be cleaned
 - Rinse the rock with hose water and set it aside for reinstallation
 - Discard dirty water and sediment in a contained area on your property such as a planting bed

- BMP design elements such as borders, filter fabric, and sediment traps protect gravel from clogging and reduce frequency of maintenance. Repair damage or replace as needed.

VEGETATED INFILTRATION BASINS AND SWALES

- Remove accumulated debris and trash.
- Replace dead vegetation to provide for adequate filtration and nutrient uptake.
- Cover soil between plants with 1 to 2 inches of mulch to stabilize soil, insulate plant roots, and conserve moisture.

SLOTTED CHANNEL DRAINS, SWALES, GUTTERS, AND SEDIMENT TRAPS

- Visually inspect drains, swales, gutters, and sediment traps to make sure they are clear of sediment and debris.
- Remove debris as necessary. For drains without a removable grate, use a vacuum to remove debris. Do not flush with a high-pressure washer or hose, as this will clog the infiltration system.
- Align gutters to capture roof runoff.
- Run a garden hose on the associated impervious surface and monitor the flow of water to check if water enters the infiltration system. Replace or repair any damaged conveyance structures.

Remember that any sediment cleaned out of a BMP should be either stabilized on-site, where it will be unaffected by wind or water or disposed of at an approved TRPA location.

MONITORING

Projects which require extensive revegetation, preservation of key species or specimen species, scenic screening, or have a high potential for discharge to Lake Tahoe or its tributaries may require monitoring. Please see the Monitoring section of the Inspection, Maintenance, and Monitoring Plan Template at the end of the Inspection, Maintenance, and Monitoring chapter for further information on how to meet these requirements.

For questions or more information on BMP Inspection, Maintaining, or Monitoring go to www.tahoebmp.org or contact the TRPA Stormwater Management Program at 775-589-5202.

For supplemental inspection, maintenance, and monitoring guidance refer to the University of Nevada Cooperative Extension Contractor's Manual *How to Install Best Management Practices (BMPs) in the Lake Tahoe Basin*. Thank you again for doing your part to protect Lake Tahoe.