



EDINA BUILDING SAFETY POLICY/INFORMATION ₁			
Storm Water for Single/Double Dwelling Units		City Ordinance -	
subject		code reference	
Engineering Department		approval 	
department		approval	
SP-003-E	1 on 2/26/19	2/26/2019	1 of 2
policy number	revision number	effective date	page number
1. All Building Safety sheets adopted by Fire Department and Inspections Department.			
2. Policy -B suffix developed by Inspections Dept. -F, Fire Dept. - E, Engineering			



Purpose: To provide guidance for the preparation of site plans consistent with City of Edina ordinance.

Guidance: Stormwater precautions can be described on a grading plan, site plan, and any other plan that describes the work. For category 2 permits, a specific stormwater plan is required; this plan can be combined with an erosion control plan when required. City code reference for these standards and precautions can be found in 10-110,111, 10-341 to 10-345, and 10-674 to 10-710.

Stormwater precautions and/or the stormwater management plan serve to accomplish the following (Definitions for words in **bold** can be found on page 2):

- Limit the changing of drainage areas and properly control or divert flow when areas are changed.
- Limit and manage the risk associated with the creation of new concentrations of drainage.
- Protect and maintain existing flow paths and/or plan new flow paths that do not increase risk to neighboring property.
- Control and reduce the amount of runoff directed to **landlocked areas**, and areas that drain to known issues of **structural flooding**.
- Apply precautions or facilities to mitigate volume and rate of flow from sites proposing additional impervious surface.

Scope: The following permitted construction activities require stormwater precautions consistent with this policy:

Category 1 – Construction activities that include the grading, demolition, remodel/addition, accessorial structure, landscaping/retaining walls or a new pool associated with a single/double dwelling that:

- Disturb more than 2,500 square feet of soil
- Exceed more than ten cubic yards of cut or fill

Category 2 - Any of the following permitted activities associated with a single/double dwelling unit:

- Construction of a new dwelling unit
- Work determined by the City Engineer to present risk to neighboring private properties, public infrastructure or waterways/wetlands
- Category 1 work that is proposing any of the following conditions:
 - A change in grade that significantly affects a drainage area, altering the area of land flowing to an existing drainage path
 - The addition of over 400 square feet of new **impervious surface** with a drainage path that is directed to private property or 600 square feet of new **impervious surface** in areas that drain to **structural flooding issues**.
 - Any fill or addition of impervious surface on sites that drain to **landlocked basins**
 - Fill on any part of a property below the **1% annual chance base flood elevation** for **local flooding issues**
 - Fill on a property with **regional flooding issues** on the property
 - A site that proposes to modify an **active grading permit**, or **permanent facility**
 - A site that proposes greater than 50% **impervious surface**
 - The continuation, addition or modification of previously permitted activities from the last five years, that when reviewed as a whole would trigger one or more of the above requirements.

Exemptions: Activities with approved development plans associated with a zoning action where stormwater plans already exist and are in force, if the proposed permit does not modify the storm water plan.

Requirements (Category 1): Grading Plan

- Show or describe existing and proposed grades, areas of exposed soils, and existing and proposed impervious surfaces. Use sketch, notes, and/or narrative. Include spot and relative elevations, flow arrows, or contours.
- Accurately depict current and proposed drainage.
- Include and perform the following site drainage precautions:
 - Reduce soil compaction by limiting equipment access to specific construction paths, if applicable
 - Loosen compacted soils through raking, tinning, tilling, or other methods to a minimum depth of 2 inches
 - Place new, organic rich, topsoil to a minimum depth of 4 inches on areas of disturbance
 - Place sod or seed and mulch on exposed soils as soon as practical

Requirements (Category 2): Provide and implement a Stormwater Plan that meets minimum requirements and note and follow any special requirements, if applicable.

Stormwater Plan requirements:

- Must be prepared and signed by a licensed professional Civil Engineer in the State of Minnesota
- No increase in peak rate to private properties for 10% annual probability event (NOAA Atlas 14, 10-year)
- Create no new flow paths concentrating drainage area directed to or near private structures
 - Use of standard **permanent controls** is encouraged
 - Custom designed **permanent facilities** are used only when permanent controls are considered, but unable to meet peak rate or volume control standards

Special requirements:

- For permits draining to landlocked basins:
 - No increase in peak flood elevations for 1% annual chance flood event (NOAA Atlas 14, 100-year)
- For permits proposing the addition of over 600 square feet of new **impervious surface** in areas that drain to **structural flooding issues**:
 - Reduction of volume equal to 1.1 inches x new contributing impervious surfaces.

Definitions:

1% annual chance base flood elevation is the elevation which has a 1% annual chance of being equaled or exceeded in any given year.

Active grading permits are sites with a building permit with associated grading work.

Impervious surface is constructed hard surface that either prevents or retards the entry of water into soil.

Landlocked areas/basins are areas of the landscape with no natural outflow to downstream surface waters

Local flooding issues are described in the City of Edina Comprehensive Water Resources Management Plan, and available on the water resources interactive map.

MIDS is the minimal impact design standard developed by the Minnesota Pollution Control Agency

Permanent controls are simple, durable or standard practices used to control stormwater flow that require limited ongoing maintenance. (Examples; swales, depressions, soil amendments, and pervious pavements)

Permanent facilities are structural practices that infiltrate, divert or filter stormwater and require ongoing maintenance. (Examples; underground infiltration, infiltration trenches,

Regional flooding issues are described by FEMA and available at www.msc.fema.gov

Structural flooding issues are **local flooding issues** that affect public or private structures