



# RESIDENTIAL CONSTRUCTION BMP'S

Building Inspection Division

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## ALL HOME BUILDERS SHALL BE RESPONSIBLE FOR IMPLEMENTING THE FOLLOWING BEST MANAGEMENT PRACTICES (BMP'S) DURING ALL ON SITE CONSTRUCTION ACTIVITIES:

1. SITE GRADING – All site grading shall be conducted in a manner that all stormwater management facilities located adjacent to the site would not be altered in any way which would diminish their designed flow or pollutant removal capacity or the shape of the drainage facility.
2. EROSION AND SEDIMENT CONTROLS – BMP's such as silt fence, turbidity barrier, and/or inlet protection devices, which minimize erosion and retain sediment on site shall be installed prior to any construction activities taking place at the site. Silt fences shall be utilized, secured, and properly maintained during construction until the site has been stabilized with sod and/or seed and mulch.

Undisturbed vegetative buffers shall be maintained to prevent erosion and sediment discharged to the maximum extent possible. All areas of exposed soil shall be stabilized within 72 hours of attaining final grade. Double silt fence or staked hay bales may be required as additional measures to ensure that discharges from the site are in compliance with water quality standards in Chapter 17-3, F.A.C. Details of proper installation of silt fence and hay bales are included herein.

3. STORM SEWER SYSTEM PROTECTION – Storm sewer systems (e.g. inlets, pipes and ditches, etc.) which are adjacent to the site must be protected by silt fence and/or inlet protection devices during construction to keep settleable pollutants from entering conveyance systems.
4. WASTE COLLECTION AND DISPOSAL – A plan must be formulated for the collection and disposal of construction debris from the site. Such a plan must designate locations for trash and waste receptacles and establish a special collection schedule. Methods for ultimate disposal of waste should be specified and carried out in accordance with applicable local and state health and safety regulations. Special provisions shall be made for the collection and disposal of liquid wastes and toxic or hazardous materials.

Receptacle and other waste collection areas should be kept neat and orderly. Waste shall not be allowed to overflow its container or accumulate for excessively long periods of time. Trash collection points must be located where they will least likely be affected by concentrated stormwater runoff. Use of public right of way for waste receptacles is prohibited without obtaining a right of way use permit from the City's Public Works Department.

5. WASHING AREAS – Vehicles such as concrete or dump trucks and other construction equipment shall not be washed at locations where the runoff will flow directly into a lake, wetland, watercourse or stormwater conveyance system. Special areas should be designated for washing vehicles. In new subdivisions, a wash area should be established by the developer which can be used by the site contractor and home builders. These areas should be located where the wash water will spread out and evaporate or infiltrate directly into the ground, or where the runoff can be collected in a temporary holding or seepage basin. Wash areas should have gravel or rack bases to minimize mud generation. Upon completion of the project the wash areas should be graded and stabilized, and any trash or waste shall be collected and disposed of properly.

6. STORAGE OF CONSTRUCTION MATERIALS, CHEMICALS, ETC – Fuel, chemicals, cements, solvents, paints, topsoil, or other potential pollutants shall be stored in areas where they will not cause runoff pollution.

Toxic chemicals and materials, such as pesticides, paints and acids, must be stored in accordance with manufacturers' guidelines. Groundwater resources should be protected from leaching by placing a plastic mat, packed clay, tar paper, or other impervious materials on any areas where toxic liquids are to be opened and stored. Use of public right of way for storage of construction materials is prohibited without obtaining a right of way use permit from the City's Public Works Department.

7. SANITARY FACILITIES – All construction sites should be provided with adequate sanitary facilities for workers in accordance with applicable health regulations.
8. DRIVEWAYS – A driveway permit must be obtained from the City's Public Works Department.