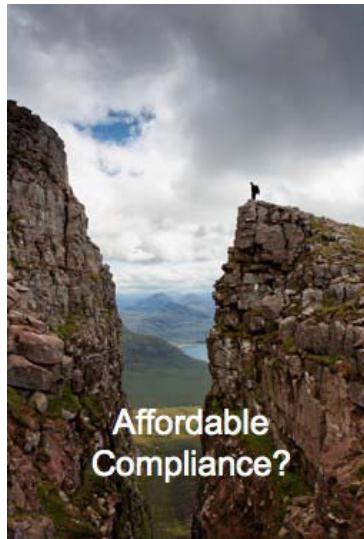


Affordable Compliance



What's Your BMP IQ?

April 2008. When we talk to owners, developers, and builders we sense a lot of frustration. You may feel like you have tried everything. Don't give up! While it is true that there is no silver bullet solution, there are specific strategies that will produce positive results. Yes, there is such a thing as BMP IQ: Installation Quality. Remember, BMP installation, repair, and maintenance are the largest expense in a stormwater compliance program, so saving money here can yield significant results. Let's dig in.

BMP Installation quality: Don't be penny wise and pound foolish.

We would probably all agree that we cannot tolerate waste and inefficiency in our BMP budget, and it is obvious that poor quality BMP installations lead to unnecessary repairs and maintenance spending. Here are a few IQ tips to consider.

IQ Tip #1 If you are seeing a lot of BMP failures on your project you'll want to investigate the cause of the problems. Start your investigation by taking the BMP construction details from your SWMP (Storm Water Management Plan) to the problem areas. Compare the actual installations to the details. Does the detail call for trenching? To what depth? Was it backfilled properly? Does that rock pad need a liner? Does your inlet have an overflow capacity?

IQ Tip #2 Another tip for sediment control devices is to think like water. Look at a wattle, silt fence, or inlet protection device and ask what will happen when stormwater runoff flows into it. Will water be able to flow around it? Under it? Through it or over it? If you understand the intent and design of the BMP you can quickly tell if the BMP will function properly in a rain event.

IQ Tip #3 Count the cost. Why does installation quality matter to you? Poor quality costs you more. As poor quality BMPs fail you pay to repair BMPs and clean up the streets, sidewalks, catch basins, and outfalls downstream from the problem areas. Did You Know

The cost of repairs: Are you repairing or replacing BMPs again and again? Some amount of repairs will happen because of construction sequencing and damage by other trade partners. But, retrenching, replacing stakes, and adding staples in an area with little traffic is a sign that you did not get a good quality installation. Can you afford any additional expense due to poor quality installations?

The cost of maintenance: In this case we are using the term maintenance to refer to cleaning of sidewalks, streets, and Inlet

Did You Know?

Why BMPs Fail

- Poor Design
- Damage by People/Equip.
- Poor Installation Quality
- Catastrophic Weather

Protection devices as well as maintenance of BMPs themselves. This maintenance need will never go away, of course, but what if you could reduce your spending on these items by 20%, 40% or more just by insisting on the highest quality BMP installation right from the start?

What can be done about poor installations? Given that poor installation often stems from poor training or not understanding a BMP's intended function we believe that training your staff and having BMP experts on your sites are critical to conquering your compliance challenges.

Some obvious action items are:

1. Training site superintendents to manage for quality
2. Using an inspection company that can partner with you to manage BMP installation quality
3. Meet with your BMP vendor to establish clear expectations regarding the materials used and the installation quality (a good contractor will also have lots of ideas to help you!) and
4. Maybe it's time to ask your installer for free repairs in some situations.

Remember, raising your BMP IQ is just one of several areas where you can make your compliance program more affordable. In the coming weeks we'll address preventive maintenance, using technology to monitor and manage your site, and managing damage caused by trade partners. These suggestions are just a starting point. If you want to dig deeper, you can download a quality checklist from our website and use it on a project walkthrough.

If you just can't wait, call to set an appointment with one of our consultants. Otherwise, stay tuned to save, secure and simplify your stormwater program.



For more information on this topic as well as solutions to affordable compliance give a call at 303-500-2454 or visit us at www.summitservicesgroup.co