



Erosion Prevention and Sediment Control

Permit Process for Commercial Construction

Overview

To protect local waterways, all ground-disturbing commercial construction sites in Corvallis must comply with water quality standards. This includes developing and implementing a plan to limit soil erosion and contain sediment and other pollutants on-site during construction activities.

What constitutes commercial construction?

All land disturbance *except* for construction of one single-family or duplex dwelling on a site is considered commercial construction.

Construction of one single-family or duplex dwelling on a site disturbing less than 1 acre of land surface is considered residential construction, and applicants should refer to the *EPSC Permit Process for Residential Construction* handout.

When is a permit required?

An Erosion Prevention and Sediment Control (EPSC) permit is required for all construction sites that disturb *2,000 square feet or more* of land surface. Sites that disturb less than 2,000 square feet of land surface are not required to obtain a permit, but property owners must protect water quality.

In addition, an NPDES 1200-C permit from the Oregon Department of Environmental Quality (DEQ) is required for all construction sites that disturb *1 acre or more* of land surface. Applicants should refer to the *DEQ 1200-C Fact Sheet*.

What constitutes a land disturbing activity?

Any activity that exposes soil, including but not limited to grading, excavating, filling, vegetation removal, or logging.

What is required to obtain an erosion prevention permit?

Applicants must submit a completed EPSC application form and 3 copies of an EPSC site plan, details, and notes showing how soil erosion will be minimized and sediment contained on-site during construction activities.

Sample plans, details, and notes are available in the *City of Corvallis Erosion Prevention and Sediment Control Manual*, available online at www.corvallispermits.com.

Are there special qualifications to prepare this plan?

Yes. For commercial construction a professional design must be submitted by a person licensed in Oregon as a civil engineer, environmental engineer, landscape architect, geologist, or a certified professional in erosion and sediment control (CPESC).

Where can I get assistance?

We are here to help you. Staff is typically available from 8:00 am to 4:00 pm weekdays to answer your questions by phone (541) 766-6929 and at the Development Services front counter in City Hall, 501 SW Madison Avenue. Handouts and sample plans are available at the counter and online at www.corvallispermits.com. We also encourage you to call and make arrangements for a free on-site consultation.

Are fees required?

Yes, the amount varies depending on the size of the land disturbance.

Over

Why are construction sites a problem?

The City’s stormwater system consists of open channels, creeks, wetlands, and pipes that carry untreated runoff to the Willamette and Mary’s Rivers. Construction activities can cause erosion and sedimentation, which reduces the capacity of the storm water system to convey water away from homes and businesses and reduces water quality. This can lead to drainage and flood problems, polluted drinking water sources, can harm fish and other aquatic life, and otherwise reduce beneficial uses.

What are examples of stormwater pollutants?

Anything other than rain that enters the stormwater system is considered a pollutant. This includes soil sediment, fertilizer, paint, oil, solvents, concrete-washout, and any other garbage, trash or debris.

When is a permit required?

