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**City of Auburn**  
Home of Auburn University

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**DATE:** September 11, 2017

**TO:** All General Contractors

**FROM:** John Hoar  
Building Official

**RE:** *Updating lot Level Soil Erosion Inspections*

Due to an increasing number of issues with soil erosion on lot level construction sites, we are instituting a change in our inspection of soil erosion control measures. These inspections are predominately for the residential aspect of construction. Procedures and policies for development and commercial site soil erosion will continue as usual. Starting October 1, 2017, these changes in inspection procedures will address construction sites that are currently under construction and those permitted on October 1, 2017 or later.

1. Lots that are currently under construction will need to provide and maintain all needed soil erosion control measures throughout the life of the project until final stabilization is obtained. On all projects regardless of when permitted, if during regular inspections improper maintenance or erosion control features are missing, the inspection can be withheld until the deficiencies are corrected.

2. Any permits that require ground disturbance submitted on October 1, 2017 or later will be required to have an inspection to ensure the needed soil erosion measures are in place. We will begin conducting soil erosion control measure inspections prior to the permitting of structures.

This inspection will need to be requested after the submission of the permit and passed prior to the permit issuance. If the lot has not been cleared at time of issuance, the soil erosion inspection will need to take place and passed prior to any other inspection being requested. In addition, the portable toilet will also need to be in place at the time of inspection.

The minimum requirements for soil erosion control measures on the lot level will include as a minimum:

- A. All lots under construction are required to have, at a minimum, a construction exit pad and perimeter silt fence to control sediment onsite.
- B. Only ALDOT Type A or GA-CPOP silt fence is allowed in the City of Auburn.
- C. Maintenance is to be performed daily and maintenance is required until final stabilization.

- D. Additional Best Management Practices (BMP) may be required if it becomes apparent at any time that the BMP's in place are insufficient or inadequate.
- E. Building Inspections may be withheld for non-compliance, and additional enforcement action incurred if corrective action is not taken.
- F. All BMP's shall be constructed and installed in accordance with the Water Resource Management Design and Construction Manual and/or the Alabama Handbook for Erosion Control, Sediment Control, and Storm water Management on Construction Sites and Urban Areas.
- G. Good general housekeeping measures are required at ALL times.

I have attached a summary of the different details and specifications for the soil erosion control measures that will be needed on the majority of the sites. Please be aware that every site is different and additional control measures may be needed. If you have a unique or unusual situation, contact us for assistance.

These details and more can be found on the Information and Tips section of our webpage: [auburnalabama.org/pscodes/information-bulletins/](http://auburnalabama.org/pscodes/information-bulletins/)

Our goal is to provide the needed soil erosion controls required by the City and State to prevent property damage to others and contamination of our infrastructure and waterways. If you have any questions please feel free to contact us at 334-501-3170 or by email.

Thank you,

John Hoar