



BUILDING AND CODES DEPARTMENT

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Montgomery County Construction Plan Review Policy

All development in Montgomery County must control construction site runoff to prevent downstream damage and limit pollutive discharges to the maximum extent practicable.

Approved Stormwater Control Measures (SCMs) for the control of pollutive discharges associated with construction site runoff are found in the Stormwater Regulations (Resolution 24-2-2). Other SCMs may be used if approved by the Montgomery County Building Commissioner. All SCMs must be designed and approved by a licensed engineer or architect.

Construction site Erosion Prevention and Sediment Control (EPSC) plans must be designed and approved by a licensed engineer or architect. Rejected EPSC plans and other required documentation must be re-submitted and approved before construction begins. Other documents that must be submitted with the EPSC plan are:

- Grading and drainage plans (signed and sealed by an engineer licensed to operate in the state of Tennessee)
- Storm Water Pollution Prevention Plan (signed and sealed)
- Hydrologic summary (signed and sealed)
- Engineering hydrology report (signed and sealed)
- Flood plain study (as required; signed and sealed)
- Tennessee Department of Environment and Conservation Notice of Intent, signed by the applicant
- Threatened or endangered species/habitat review
- Stream/wetland determination (as required; signed and sealed)

EPSC plans must be reviewed and approved by the Building and Codes Department. All plans are subject to review by an independent engineer at the developer's expense.

Changes in site plans, permanent stormwater controls, EPSC plans or Stormwater Pollution Prevention Plans must be submitted to the Building and Codes Department for approval.

A pre-construction meeting with the site developer will be held before construction begins. Other parties may be required to attend the meeting.

Construction sites will be inspected monthly unless a different inspection interval is deemed necessary by the stormwater coordinator.