



DRAINAGE PLANS AND REQUIRED INSPECTIONS

When is a Drainage Plan Required?

Chapter 8, Section 8-29B of the Montgomery County Code establishes the requirement to control water runoff due to construction for any addition to a single-family dwelling that would increase the building lot coverage by more than 400 square feet that is located on a lot size of less than 15,000 square feet. A drainage plan is also required for any new detached Accessory Dwelling Unit regardless of the building square footage or lot size. A Small Land Disturbance Activity Sediment Control Permit may be required if the project involves 100 cubic yards or more of earth movement and is less than 5,000 square feet of land disturbance. A drainage plan is not required if the project already includes an Engineered Sediment Control Plan.

Who Will Perform the Inspection?

Though you may not have been required to obtain a Sediment Control permit, a Sediment Control/Stormwater Management Inspector will perform all drainage inspections required under your residential building permit.

You should request your inspection at least 48 hours prior to the date the inspection is needed. Contact the Sediment Control/Stormwater Management Inspector assigned to your project to schedule. If unknown, you can use the “Find My Inspector” tool by visiting permittingservices.montgomerycountymd.gov/DPS/online/Inspectors.aspx. Simply enter the property address and select permit type “Sediment Control”. You may also contact one of the individuals below; please be sure to include the street address, permit number, and the type of inspection needed.

Lee Hutcherson	Lee.Hutcherson@montgomerycountymd.gov	301-370-3638
Johnny Campos	Johnny.Campos@montgomerycountymd.gov	240-994-6635
Tom Weadon	Tom.Weadon@montgomerycountymd.gov	240-777-6309

What Are the Required Inspections?

✓ 172 | DRAINAGE INSPECTION PRE-CONSTRUCTION MEETING

You must contact the Sediment Control/Stormwater Management Inspector a minimum of 48 hours prior to ANY construction activity allowed under the building permit. Note: BUILDING INSPECTIONS cannot be scheduled until the PRE-CONSTRUCTION MEETING has been held.

✓ 173 | DRAINAGE INSPECTION

Inspections are required for the installation of any stormwater management features required as shown on the approved drainage plan, (rain barrels, dry wells, rain gardens etc.) You must contact the Sediment Control/Stormwater Management Inspector prior to starting construction of the required drainage features.

✓ 174 | FINAL DRAINAGE INSPECTION

Upon completion of the stormwater management features, you must contact the Sediment Control/Stormwater Management Inspector for a final inspection of the installed features and delivery of the required certification of completion.

Note: You will not be granted building use and occupancy or have a final building inspection performed prior to the final drainage inspection being completed.

The permit shall be kept on the site during the entire time the work is in progress and until its completion. FOR ALL INSPECTIONS, A SET OF APPROVED PLANS STAMPED BY MONTGOMERY COUNTY MUST BE ON THE JOB SITE FOR INSPECTOR'S REVIEW. BEFORE YOU DIG call MISS UTILITY at 1-800-257-7777 (2-day notice is required). Please note that the Maryland High Voltage Line Act prohibits any person or object from getting closer than 10 feet from high voltage power lines.

If you have questions regarding this procedure, please call 311 between the hours of 7:30 am and 4:00 pm, Monday through Friday. If you have job specific questions during construction, please call the inspector assigned to the project.