



# Porous Pavement

## What is porous pavement?

Porous pavement allows water to soak through to the underlying soil which helps improve water quality and minimize flooding in our local streams. There are three types of porous pavement:

1. Porous asphalt
2. Pervious concrete
3. Permeable interlocking pavers

Although porous pavement can replace many traditional asphalt and concrete surfaces, in Montgomery County it is most commonly found in walkways, parking lots, driveways, and patios.

### Who is responsible for this maintenance?

As the property owner, YOU are responsible for all maintenance of your porous pavement.



Signs help prevent future repairs.

Porous pavement needs **regular maintenance** to continue to filter rainwater:

- Removing Leaves and Tree Debris
- Sweeping

## Actions you can take

### Do...

#### As needed

- ✓ Inspect your porous pavement after storms to make sure that rainwater properly drains through the material.
- ✓ Pressure wash as needed to alleviate clogs in the pavement. Be sure to remove any washed-out sediment.
- ✓ Inform contractors working on your property of the location of porous pavement areas to prevent damage. We recommend adding a sign that identifies the surface as porous.
- ✓ For permeable interlocking pavers, replace/replenish the top layer of stone between joints with new clean stone after sweeping, vacuuming, or power washing.
- ✓ Stabilize any adjacent soil areas to prevent sediment from draining onto porous pavement.
- ✓ For commercial parking lots, use a vacuum sweeper at least twice per year to remove sediment and debris.
- ✓ Remove leaves and debris from surfaces.
- ✓ Remove snow with a rubber tipped shovel/plow or keep plow tip 1 inch above the surface. The remaining snow will melt and drain through the surface.



Water draining through pervious concrete.

### Don't...

- ✗ Don't stockpile mulch, sand, salt, soil, or yard waste on porous pavement.
- ✗ Don't pile snow that contains sand or salt on your porous pavement.
- ✗ Don't replace vehicle fluids or wash your car over porous pavement.
- ✗ Don't apply sealants over porous pavement or repave the area with materials that do not let water pass through.
- ✗ Don't let large vehicles regularly drive on or turnaround on porous surfaces.
- ✗ Don't apply sand for winter snow removal on porous pavement or on adjacent areas, such as sidewalks, that may drain onto the porous pavement.

## Can I remove the porous pavement?

No, you cannot remove any facilities that were part of your building installation. These are permitted structures and DEP maintains a database of these facility locations. DEP may perform a maintenance inspection of your practice if it is a permitted structure. Contact DEP to find out if you have a permitted structure or if you would like to discuss options for modifying your facility.

## Why is it important to maintain your porous pavement?

Unmaintained porous pavement may:

- Become clogged and not allow rainwater to drain through it
- Require a complete replacement of the materials, which can be very expensive

By maintaining your porous pavement, you are doing your part to help the environment and protect your local streams and the Chesapeake Bay.

**You can prolong the life of your porous pavement and save on maintenance costs by regularly removing any debris from the surface.**

## Troubleshooting

Symptom	Possible Cause	Solution
Water ponding or flowing off permeable pavement	Leaf debris from nearby trees or sediment has clogged surface	Sweep and vacuum—make sure area draining to permeable pavement is not a source of sediment, such as exposed soil
Vegetation growing in the porous surface	Too long since last maintenance	Manually remove weeds and vegetation
Porous surface still not draining water after vacuuming and sweeping	Surface is still clogged by sediment	Try a more powerful vacuum or pressure washing— if the problem persists contact DEP



Permeable interlocking paver driveway.



White Oak Community Center pervious concrete parking lot. Typical maintenance: Remove leaf debris.

## Recommended time frames for typical maintenance

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
<b>Sweep/ Vacuum to Remove Leaves/Debris</b>				✓	✓	✓	✓	✓	✓	✓	✓	
<b>Pressure Washing</b>				— — — A S N E E D E D — — —								
<b>Debris Removal</b>	✓	✓	✓								✓	✓

## NEED HELP OR HAVE QUESTIONS?

DEP can answer your questions and provide additional guidance about maintaining your porous pavement.

Email us at [AskDEP@montgomerycountymd.gov](mailto:AskDEP@montgomerycountymd.gov), call the Montgomery County Customer Service Center at **3-1-1**, or visit our website: [montgomerycountymd.gov/stormwater](http://montgomerycountymd.gov/stormwater).