Simplified O&M Specifications
SWALES

Maintenance Indicator	Corrective Action
Structural Components, including inlets and outlets/overflows, shall freely convey stormwater.	
➢ Clogged inlets or outlets	➢ Remove sediment and debris from catch basins, trench drains, curb inlets, and pipes to maintain at least 50% conveyance capacity at all times.
➢Broken inlets or outlets	➢ Repair or replace broken downspouts, curb cuts, standpipes, and screens as needed.
➢ Cracked or exposed drain pipes	➢ Repair/seal cracks. Replace when repair is insufficient. Cover with 6 inches of growing medium to prevent freeze/thaw and UV damage.
➢ Check dams missing, scattered, or with gaps	➢ Maintain rock check dams as per standard details. See typical details SW-340 and SW-341 in **Appendix G.3.**
Vegetation shall cover 75% of the facility.	
➢ Dead or strained vegetation	➢ Replant per original planting plan, or substitute from SWMM **Appendix F.4** plant list.
	➢ Irrigate as needed. Mulch banks as needed. DO NOT apply fertilizers, herbicides, or pesticides.
➢ Tall grass and vegetation	➢ Prune to allow sight lines and foot traffic. Prune to ensure inlets and outlets freely convey stormwater into and/or out of facility.
➢ Weeds	➢ Manually remove weeds. Remove all plant debris.
Growing/Filter Medium, including soil and gravels, shall sustain healthy plant cover and infiltrate within 48 hours.	
➢ Erosion, and/or exposed soils	➢ Fill-in and lightly compact areas of erosion with City-approved soil mix. Stabilize soils with plants from **Appendix F.4.**
➢ Scouring at the inlet(s)	➢ Replace splash pads at inlet(s) with gravel/rock.
➢ Slope slippage	➢ Stabilize 3:1 slopes/banks with plantings from **Appendix F.4** plant list.
➢ Ponding	➢ Remove the top 2-4 inches of sediment at the inlet(s). Add City-approved soil mix to match elevation of inlet. Rake, till, or amend with City-approved soil mix to restore infiltration rate.

Annual Maintenance Schedule

Summer: Make structural repairs. Improve filter medium as needed. Clear drains. Irrigate as needed.
Fall: Replant exposed soil and replace dead plants. Remove sediment and plant debris.
Winter: Monitor infiltration/flow-through rates. Clear inlets and outlets/overflows to maintain conveyance.
Spring: Remove sediment and plant debris. Replant exposed soil and replace dead plants. Mulch as needed, but do not block the inlets, outlets, or flow path with mulch.
All seasons: Weed as necessary.

Maintenance Records:

All facility operators are required to keep an annual inspection and maintenance log.
Record date, description, and contractor (if applicable) for all structural repairs, landscape maintenance, and facility cleanout activities. Keep work orders and invoices on file and make available upon request of the City inspector.

Access: Maintain ingress/egress to design standards.

Infiltration/Flow Control: All facilities shall drain within 48 hours. Record time/date, weather, and site conditions when ponding occurs.

Pollution Prevention: All sites shall implement BMPs to prevent hazardous or solid wastes or excessive oil and sediment from contaminating stormwater. Contact Spill Prevention & Citizen Response at 503-823-7180 for immediate assistance responding to spills. Record the time/date, weather, and site conditions if site activities contaminate stormwater. Record the time/date and description of corrective action taken.

Vectors (Mosquitoes and Rodents): Stormwater facilities shall not harbor mosquito larvae or rats that pose a threat to public health or that undermine the facility structure. Monitor standing water for small wiggling sticks perpendicular to the water's surface. Note holes/burrows in and around facilities. Call Multnomah County Vector Control at 503-988-3464 for immediate assistance to eradicate vectors. Record the time/date, weather, and site conditions when vector activity is observed.