

DDOE Responses to Clarifying Questions from DC Greenworks

District's Draft Stormwater Management Guidebook

Date: October 22nd, 2012 (conference call)

Attendees: Rebecca Stack (DDOE); Peter Ensign (DC Greenworks)

Chapter 3.1 Green Roofs

Q: Pg. 28: "protected by *flashing* extending at least 3 inches above the growing media": flashing – same as edging?; if so, high, expensive, waterlogged plants at flashing edge.

A: Edging is not the same as flashing. DDOE will provide clarification in the next draft.

Q: "extend above media"; require 12" ballasted area between drain and media"

A: Yes, 12" ballasted area between drain and media is required.

Q: Pg. 33: "other professional experienced...": what is the "other" criteria?; GRP?

A: DDOE has logged this comment as a request for clarification. DDOE will provide clarification in the next draft.

Q: Pg. 34: "except for temporary irrigation during dry months": may need to be watered in summer (July/August) after establishment

A: Yes, the maintenance protocols allow watering during drought conditions typical of summer months (July/August) after establishment.

Q: Pg. 35: "Conduct a flood test": add alternatives

A: DDOE has logged this comment as a request for alternative methods to a flood test. DDOE will investigate.

Q: Pg. 36: "should contain" a warranty: if maintenance is required, then warranty should be required that specifies 80% survival... "minimum effective ground cover of 75% for flat roofs and 90% for pitched roofs.": at 2.5 sedum plugs per SF, may be unrealistic to reach 75% after 1st growing season; what is the cut-off date for planting in the 1st season for 75% requirement?

A: DDOE has logged this comment as a request for different language for warranty coverage requirements. DDOE will investigate.

Q: Electric Field Vector Mapping: note that this needs to be installed prior to green roof assembly

A: DDOE has logged this comment as an editorial process remark. We agree and will make sure the guidance reflects this order.

Q: Pg. 37: Declaration of Covenants: want to understand this better

A: DDOE has provided an example of the Declaration of Covenants in Chapter 5.

Q: Pg. 38: disposing of waste material: location; sworn statement of compliance with federal and District law (include legal reqs).

A: DDOE has logged this comment as a request for clarification. DDOE will provide clarification in the next draft about what constitutes "waste material".

Appendix I. Rooftop Storage

Q: Pg. I-3: discuss "emergency overflow measures"

A: DDOE has logged this comment as a request for clarification. DDOE will provide clarification in the next draft. Emergency overflow measures are to safely convey large storm events.

Q: Pg. I-4: discuss "drawdown not to exceed 17 hours"

A: DDOE has logged this comment as a request for clarification. DDOE will provide more explanation in the next draft.

Q: Pg. I-6: ring with 3" height; how does this detention ponding ring comply with Pg. 28: "protected by flashing"?

A: DDOE has logged this comment as a request for clarification. DDOE will provide clarification in the next draft.

J.1 Green Area Ratio

Q: GAR is a set of standards for landscape and site design to reduce SW runoff, improve air quality, and reduce heat island effect. Is this redundant with the new SW Regs? And what do 'solar panels' have to do with GAR's intent?

A: The GAR--Green Area Ratio is a zoning ordinance advanced by the Office of Planning. It is not a stormwater ordinance so it is not redundant with stormwater regulations. It is zoning requirement that applies science based environmental performance standards to new development or major redevelopment projects. The proposed GAR would require lot level development to achieve a GAR score relative to the parcel's zoning code. DDOE has provided an overview of the concept in Appendix

J. A revision of this appendix to include the proposed ratios by zone will be included in the next draft of Stormwater Management Guidebook.