



Stormwater Control Measure (SCM) Bulletin for Homeowner Associations

City of Concord • Water Resources Department • Stormwater

This stormwater control measure (SCM) bulletin is to provide information to the Homeowner Association (HOA) about the device(s) once they are approved. This is to provide basic details relating to the facility agreements, HOA responsibilities and obligations of annual reporting and maintenance.

What is a Stormwater Control Measure?

Devices that are designed to remove pollutants from stormwater runoff before reaching local waterways and reduce stormwater flows to pre-development conditions (for specific designed storm events) are referred to most commonly as stormwater control measures. The most common SCMs include dry detention ponds, wet detention ponds, sand filters, level spreaders, grassed swales, bioretention, vegetated filter strips, stormwater wetlands and proprietary devices. Each SCM is unique and has an individual identification number (SCM ID).

What is a Stormwater Control Measure (SCM) Agreement?

An SCM agreement is a legally binding document that clearly defines the responsibility of maintenance, signed by the owner. This includes an inspection and maintenance plan. To obtain a copy of the agreement, by email freemanh@concordnc.gov or call 704-920-5376.

Key Responsibilities

Responsibility	Responsible Party
Construction of each SCM	Developer
Transfer of property and SCM(s) to the HOA	Developer
Perpetual maintenance and annual inspection reporting	HOA
Repairs and reconstruction of each SCM (when necessary)	HOA
Budgeting for stormwater maintenance & replacement expenses	HOA

When Does the Responsibility for the SCM Transfer to the HOA?

The HOA was created by the developer as a corporation through the Secretary of State and by the recording of the deed. Therefore, the developer represents both the Permittee and the HOA at the time the SCM agreement is signed and recorded. Upon completion of the SCM construction, the developer’s engineer submits as-builts drawings to the City for review, inspection, and approval. When the developer transfers the deed to the HOA, the HOA will take ownership of the SCM facility and maintenance.

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What are the HOA's Responsibilities for Each SCM?

The HOA's responsibilities for each SCM include maintenance, annual inspection, repairs, and reconstruction when necessary. A general description of the responsibilities is provided below:

- 1. Perpetual Maintenance:** Each SCM must be routinely maintained so that it continues to function as intended to its design capacity and to ensure public safety. An operation & maintenance schedule is included in the deed. This information for each device can also be found at <https://www.deq.nc.gov/about/divisions/energy-mineral-and-land-resources/stormwater/stormwater-program/stormwater-design-manual>
- 2. Annual Inspections:** All SCMs require an annual inspection performed by a Professional Engineer. Each SCM is due March 15th – May 15th of each year. The annual SCM report must be submitted to the city no earlier than March 15th and no later than May 15th. All annual inspections must be completed through the City's online system, www.concordnc.gov/scm-inspections.
- 3. Major Repairs and Reconstruction:** When the Engineer completes a failed inspection report, the HOA must reconstruct to make repairs to its SCM(s) when necessary, so that each SCM continues to function properly. Once the Engineer has inspected and failed the report with recommendations for repairs, the HOA has 30 days to submit a repair plan that includes expected completion dates.
- 4. Periodic inspections:** Periodic inspections should be completed using the forms found online at <https://concordnc.gov/Departments/Stormwater/Stormwater-Control-Measures/SCM-Inspections> and kept on site until requested by the City. Please do not send monthly reports to the City every month. An audit will be completed annually, where a month from the previous year will be requested.

What if I have additional questions?

For specific questions regarding SCMs, Agreements, or other information described in this document, please contact the Heather Freeman by phone at 704-920-5376 or by email at freemanh@concordnc.gov.