YOUR POROUS PAVEMENT

How to Maintain Your Pavement

Did you know that your property includes a specially paved area designed to help reduce flooding and protect the water quality of local creeks and San Francisco Bay? This flyer explains how to properly maintain your porous pavement. Maintaining your pavement helps protect your local creeks and the Bay!

Why do I have porous pavement?

Water running off roads and parking areas typically flows unimpeded into storm drains and travels directly to local creeks and then to San Francisco Bay, with no treatment to remove pollutants. The porous pavement on your property is designed to reduce flooding and help remove pollutants such as motor oil, pesticides, and sediment from stormwater runoff collected from your driveway and/or other hard surfaces. The stormwater runoff filters through your porous pavement into gravel, sand, soil, and other materials that remove pollutants, slow runoff flows, and boost groundwater infiltration.

How does it work?

Porous pavements, like those shown to the right, help slow down, filter, and absorb stormwater runoff on your property after it rains. Instead of being non-porous like typical concrete or asphalt, porous pavement allows water to percolate through it. Your property may have porous concrete, permeable pavers, or grid pavements. Instead of running off these surfaces, stormwater drains through them into specially selected materials below the surface and then into the soil and groundwater below.

Can I remove the porous pavement?

No, you cannot remove any porous pavement that was installed on your property or in the street right-of-way adjacent to your property. These structures are required to meet stormwater permit mandates and play a critical role in local and regional flood prevention and water quality protection efforts. Contact the local jurisdiction if you would like to discuss options for modifying your facility.

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Protecting Alameda County Creeks, Wetlands & the Bay

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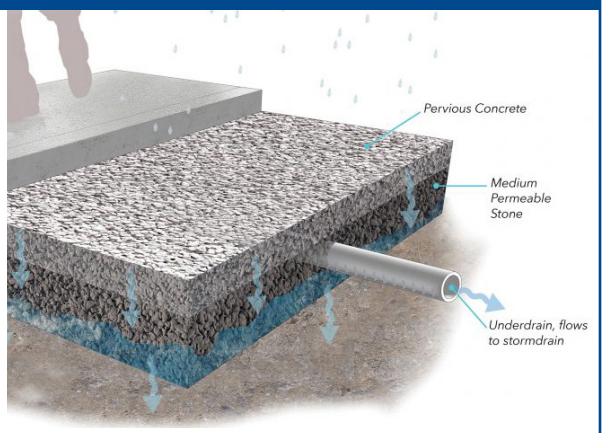
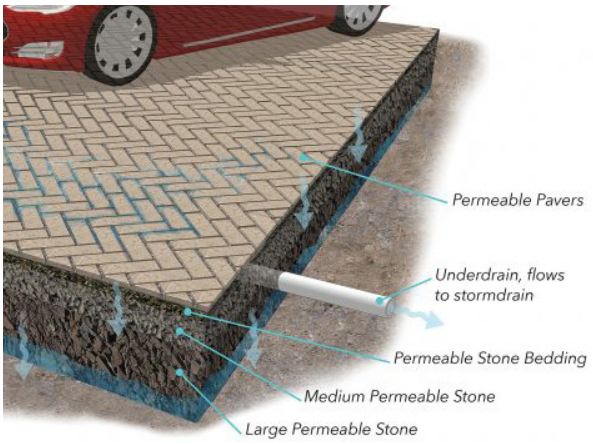


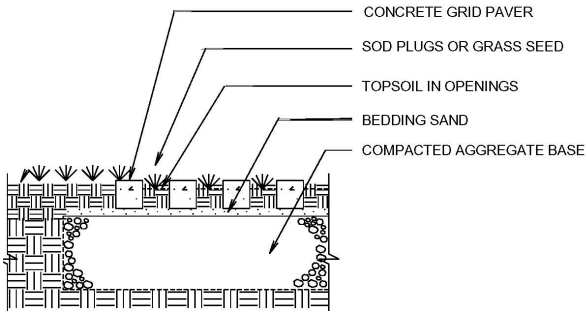
What does it look like?

The above image shows how water flows through porous concrete. The illustration below shows an area of permeable interlocking pavers that allow water to flow through joints between pavers.



What are grid pavements?

Grid pavements are concrete or plastic tiles that allow stormwater to infiltrate into the ground below. They may be filled with sand or fine gravel, or, as shown below, can be planted with topsoil and turf grass. Grid pavements are typically used in lower traffic areas like overflow parking lots.



Grid paver detail, Interlocking Concrete Pavement Institute

Why maintain porous pavement?

Unmaintained porous pavement can become clogged and not allow stormwater to filter through it. Lack of maintenance may require the pavement to be replaced, which can be costly and disruptive.

How do I maintain it?

Porous pavement has simple maintenance requirements, including: leaf and debris removal, sweeping, pressure washing, and vacuuming pavement that does not include sand or fine gravel fill. Damaged pavers or plastic cells in grid pavements may need to be replaced periodically. Grass cells may need to be watered during long dry periods. See the maintenance Top-Ten Do's and Don'ts to the right.

Troubleshooting common issues

Water ponding on or flowing off pavement – Leaf debris or sediment could be clogging pavement or, if present, the underdrain could be blocked. Sweep or vacuum the pavement. Check the subdrain outlet to determine if water is free-flowing. Make sure nearby landscape areas or other potential sources of sediment, like bare soil, are managed such that sediment is not being discharged to the porous pavement. If the surface doesn't drain following these steps, try pressure washing or contact your local jurisdiction using the information at the bottom of this page.

Plants growing in porous concrete or between pavers – This may indicate it has been too long since the last maintenance. Remove unwanted vegetation and sweep or vacuum to remove sediment.

Recommended timeframes for maintenance

Timeframe	Maintenance Activity
After rains	Inspect pavement for ponding, sediment and debris buildup, or other issues
Every 6 months	Sweep, vacuum or pressure wash as needed
Yearly	If present, inspect subdrain outlets for blockages
As needed	Remove weeds from pavement and replace missing sand/gravel

Did you know?

Porous pavement is also frequently referred to as "pervious" or "permeable". If searching for more information online, you may see those terms used as well.

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Top 10 Do's and Don'ts

Do...

As needed

- Inspect your porous pavement after storms to make sure that stormwater properly drains through the material.
- Pressure wash as needed to alleviate clogs in the pavement. Be sure to remove any washed-out sediment. Do not allow the wash water to flow to the storm drain system.
- Inform contractors working on your property of the location of porous pavement to prevent damage or contamination. Consider adding a sign that identifies the surface as porous.
- For permeable interlocking pavers, replenish the top layer of stone between joints with new clean stone after sweeping, vacuuming, or power washing.
- Stabilize any adjacent soil areas (e.g. by using mulch on exposed soil) to keep dirt from washing onto pavement.
- Remove weeds, leaves, and debris from surfaces. Avoid using leaf blowers (which can lead to clogged pavement) or herbicides (which can harm creeks).

Don't...

- Stockpile mulch, sand, salt, soil, or yard waste on porous pavement.
- Replace vehicle fluids or wash your car over porous pavement.
- Apply sealants over porous pavement or repave the area with materials that do not let water pass through.
- Let very large vehicles regularly drive on or turnaround on porous surfaces.

Additional Resources

To learn more about caring for your porous pavement, contact the Clean Water Program:

510-670-6548

www.cleanwaterprogram.org/businesses/development.html

For contact info for new development representatives at local agencies, go to the link listed above, click on "Popular Development Related Documents," then "Local Agency Stormwater Contacts"

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