

How to use the BMP Cost Estimate Checklist

In order to assist homeowners and realtors in obtaining a cost estimate for BMP installation, the Tahoe Resource Conservation District (TRCD) and the Nevada Tahoe Conservation District (NTCD) have compiled a checklist of required BMP treatments and their associated costs. We recommend that you walk around the property with the checklist, and look at each area individually (e.g. the driveway, the house, etc.) Circle the appropriate cost range based on what currently exists, and what you predict may be required. If you're not familiar with BMP recommendations, you can learn more by reading the Do-it-Yourself BMP Guide found on the TRCD website, or by calling one of the numbers listed below.

After surveying the entire property, add up the numbers you circled to get a cost estimate for the property.

Keep in mind that costs can vary depending on personal choices of the homeowner. For example:

- Costs can be significantly lower if BMPs are installed by the homeowner rather than a contractor.
- Costs can be reduced depending on materials used during installation (such as recycled lumber or rock found on-site).
- Costs can be higher if specialty products are selected, or if major landscaping is done beyond basic BMP requirements.

If you think all BMPs have been completed for a property, contact TRCD or NTCD for a final inspection.

Remember that the cost ranges provided on the checklist are only a rough estimate of average BMP treatment cost, and are subject to change without notice. For more exact pricing of BMP installation, contact a licensed contractor for an estimate. The Tahoe Resource Conservation District and the Nevada Tahoe Conservation District are in no way responsible for estimates of BMP costs or improper installation of BMP treatments.

BMP CHECKLIST

to estimate cost of bringing property into compliance

Property Address: _____ APN: _____

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Circle all costs that may apply, then add costs to get estimate for entire property.

1. DRIVEWAY

- Driveway is paved and runoff from entire paved surface infiltrates on property:
No cost
- Driveway is paved
 - Needs conveyance system
 - Less than 5% slope: **\$600-\$1500**
 - Greater than 5% slope: **\$2500-\$3500**
 - Needs infiltration system
\$100-\$400
- Driveway is not paved
 - Standard 400 ft²: **\$2500+**
 - Greater than 400ft²: \$4-7 per ft² plus possible Site Assessment fee of \$800
 - Estimate cost here based on area to be paved** _____

2. ROOF DRIP LINES (including house, garage, and shed)

- Areas below driplines are well-vegetated, armored with cobbles, or have existing infiltration trenches:
No cost
- One to two drip lines require treatment:
\$300-\$1000
- Three to four drip lines require treatment:
\$1000-\$2500

3. DECKS

- High decks are fully enclosed beneath, and low decks are surrounded by vegetation and/or mulch:
No cost
- Deck area is moderate in size (300-500 ft²) and requires simple gravel layer below (high decks) or surrounding perimeter (low decks):
\$200-\$550
- Deck area is large in size (>500 ft²) and requires gravel layer below (high decks) or gravel surrounding perimeter (low decks):
\$550-\$1200
- Decks have eroding slopes beneath and require stabilization beyond simple gravel layer:
\$1200-\$3000

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Property Address _____

4. LANDSCAPE

- Property is well-vegetated and/or mulched:
No cost
 - Property has sparse to moderate vegetation and/or mulch that needs to be enhanced:
\$250-\$400
 - Property has large bare soil areas that need to be vegetated and/or mulched:
\$400-\$800
 - Custom landscaping:
Cost varies; contact contractor
-

5. SLOPE STABILIZATION

- Property does not have any eroding slopes:
No cost
 - Minor slope stabilization required; can be accomplished by building small terraces with cobbles or planting vegetation on slope:
\$300-\$1500
 - Major slope stabilization required; engineering assistance necessary and construction of retaining walls or large rip-rap areas:
\$1500-\$6000
 - Custom landscaping:
Cost varies; contact contractor
-

6. OTHER

- Compacted dirt parking areas need to be restored and blocked with parking barriers:
Less than 400 ft²: **\$800-\$2000**
Greater than 400 ft²: **\$2000+**
*Inspection from TRPA may be necessary to verify/bank existing coverage prior to restoration.
 - Existing rock infiltration systems need to be cleaned/maintained:
\$50-\$350
 - Site assessment required from TRPA to determine if coverage is available to pave additional areas:
\$800
 - Property needs to have boundary lines marked by licensed professional:
\$1000+
-

ADD INDIVIDUAL COSTS FOR TOTAL BMP COST ESTIMATE: _____

Materials Calculator

in Cubic Yards
For calculating drain rock quantities at a 3" depth

Linear Feet	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
18 inches	0.1	0.1	0.1	0.1	0.1	0.1	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.3	0.3
24 inches	0.1	0.1	0.1	0.1	0.2	0.2	0.2	0.2	0.2	0.3	0.3	0.3	0.3	0.3	0.4	0.4
30 inches	0.1	0.1	0.2	0.2	0.2	0.2	0.3	0.3	0.3	0.3	0.3	0.4	0.4	0.4	0.4	0.5
60 inches	0.2	0.3	0.3	0.4	0.4	0.5	0.5	0.6	0.6	0.6	0.7	0.7	0.8	0.8	0.9	0.9

Linear Feet	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
18 inches	0.3	0.3	0.3	0.3	0.3	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.5	0.5	0.5	0.5
24 inches	0.4	0.4	0.4	0.4	0.5	0.5	0.5	0.5	0.5	0.6	0.6	0.6	0.6	0.6	0.6	0.7
30 inches	0.5	0.5	0.5	0.6	0.6	0.6	0.6	0.6	0.7	0.7	0.7	0.7	0.8	0.8	0.8	0.8
60 inches	1.0	1.0	1.1	1.1	1.2	1.2	1.3	1.3	1.3	1.4	1.4	1.5	1.5	1.6	1.6	1.7

Linear Feet	37	38	39	40	41	42	43	44	45	46	47	48	49	50
18 inches	0.5	0.5	0.5	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.7	0.7	0.7	0.7
24 inches	0.7	0.7	0.7	0.7	0.8	0.8	0.8	0.8	0.8	0.9	0.9	0.9	0.9	0.9
30 inches	0.9	0.9	0.9	0.9	0.9	1.0	1.0	1.0	1.0	1.1	1.1	1.1	1.1	1.2
60 inches	1.7	1.8	1.8	1.9	1.9	1.9	2.0	2.0	2.1	2.1	2.2	2.2	2.3	2.3

Use this calculation sheet to determine minimum BMP drip line treatments or to determine the amount of drain rock needed for rock armoring in the five-foot non-combustible area. Measure the length of the eaves for drip line calculations or along the foundation or footings of building structures for fire defensible space calculations. When adding linear feet for fire defensible space, subtract 5 feet from inside corners and add 5 feet to outside corners of structures. Find this length on the calculation sheet and coordinate it with the width criteria. Drip line treatments must extend a minimum of 6" inside and 12" beyond the drip line of a single story roof (18" total), 18" of a two-story roof (24" total), and 24" of a three-story roof (30" total). Local fire defensible space requirements include a five-foot non-combustible soil surface treatment, such as turf or rock, around the perimeter of building structures.

$$(\text{Length in Feet} \times \text{Width in Feet} \times \text{Depth in Feet}) / 27 = \text{Cubic Yards}$$