

	TECHNICAL POLICY for PRIVATE PARKING LOT FLOOD TESTING and NUISANCE WATER	☒ TECHNICAL GUIDELINE ☐ CODE INTERPRETATION ☐ CODE MODIFICATION
---	---	--

Issue Date:	February 18, 2026
Developed by:	Engineering Services Department
Approved by:	Jonathan Flatt (Civil Engineering Administrator)
	Tom Kaczmarowski, P.E. (Principal Engineer)
	Djordje Pavlovic, P.E. (Engineering Services Director)

PURPOSE:

The purpose of this guideline is to establish clear, consistent, and enforceable requirements for flood testing of private parking lots and evaluation of nuisance water conditions to:

- Ensure proper surface drainage
- Protect adjacent properties and public rights-of-way
- Provide objective acceptance criteria
- Eliminate discretionary decision-making in the field

APPLICABILITY:

These requirements apply to:

- New private parking lots
- Reconstructed or resurfaced parking lots
- Any project requiring grading, drainage, or paving inspection
- Any parking lot where drainage performance is in question

This guideline applies regardless of ownership preference.

FLOOD TEST REQUIREMENTS:

A parking lot flood test shall be required when:

- Requested by the City inspector
- Surface drainage is not clearly evident by design or field observation
- Ponding or nuisance water is suspected
- As-built grades differ from approved plans

FLOOD TEST PROCEDURE:

1. TEST METHOD:

- Water shall be applied uniformly to the paved surface
- Test shall simulate a significant rainfall event
- All inlets, scuppers, and drainage paths shall be operational
- Test duration and volume shall be sufficient to evaluate drainage performance

2. OBSERVATION PERIOD:

- Water shall be shut off, and pavement shall be observed 60 minutes after cessation of flow

NOTE: If a contractor or owner refuses to perform a required flood test, inspection approval shall be withheld and final approval shall not be granted until compliance is achieved and approved by the City inspector.

	TECHNICAL POLICY for PRIVATE PARKING LOT FLOOD TESTING and NUISANCE WATER	☒ TECHNICAL GUIDELINE ☐ CODE INTERPRETATION ☐ CODE MODIFICATION
---	---	--

ACCEPTANCE CRITERIA:

1. PONDING DEPTH AND DURATION:

At 60 minutes after water flow is shut off:

- Maximum allowable ponding depth: ¾ inch (0.75")
- Ponding shall not:
 - a) Block accessible routes
 - b) Encroach into drive aisles or fire lanes
 - c) Create nuisance water conditions
 - d) Drain toward buildings or adjacent properties

2. NUISANCE WATER CONDITIONS:

Any condition that results in standing water beyond acceptable limits, flow onto adjacent private property, and/or flow into public right-of-way shall be corrected.

NON-COMPLIANCE AND CORRECTIONS:

REQUIRED ACTION:

If ponding exceeds acceptance criteria the condition shall be corrected by one of the acceptable corrective actions:

- Surface regading
- Milling and overlay
- Asphalt removal and replacement
- Additional drainage system

NOTE: Owner or developer preference does not override City standards, therefore, any letters declining corrective action **will not be accepted**. The parking lot must meet drainage performance requirements prior to approval.

INSPECTION AUTHORITY AND DOCUMENTATION:

- Inspectors are authorized to require flood testing
- Inspectors shall document:
 - a) Ponding locations
 - b) Depth measurements
 - c) Time observed
 - d) Photographs as needed
- Engineering judgment shall be supported by this guideline, not personal discretion

This guideline is intended to serve as interim policy and shall be incorporated into the 2026 Engineering Design Standards and Construction Details Manual.