

Building Maintenance and Repairs

Best Management Practices Fact Sheet

Goal/Purpose:

Minimize the release of potential pollutants, such as sediment, cleaners, paints, fuels, and lubricants generated during regular building maintenance and minor repair work.

Simple materials may be utilized in order to prevent wash water from leaving the work area. Plastic tarps, supported by cement blocks and secured against the building with PVC pipe, catch the runoff water, which will then be vacuumed up and disposed of appropriately.

Selection of Best Management Practice Activities

To comply with the city's Storm Water Pollution Prevention Program (SWPPP), specific best management practices (BMPs) must be implemented at municipal facilities and should be selected or developed on a case-by-case basis as required.

Activity

General

1. During general maintenance and repairs, it is important to protect storm water drains, swales, culverts, and other water conveyances from materials generated by site work such as vegetation, sediment, soil, debris and chemicals. Work-related debris must not be allowed to migrate off-site. Examples of some protection methods include dikes to prevent material from leaving the work area and storm drain mats to prevent wash water from entering storm drains.
2. Wash water used to clean windows, walls, or sidewalks should be contained and disposed of in the sanitary sewer. Contact staff at the wastewater treatment plant to verify discharge requirements prior to discharging wash water into the sanitary sewer.
3. Wash water from power washing buildings also should be contained and disposed of properly. Contact staff at the wastewater treatment plant to verify discharge requirements prior to discharging wash water into the sanitary sewer.
4. Promptly clean up any spill of liquid or solid wastes. Do not hose down an area to clean or handle a spill unless the liquid will be completely contained, cleaned up, and disposed of in the sanitary sewer or off-site (as appropriate for the waste type). There should be no discharge to storm drains, landscape, or onto pavement.
5. Do not use drains without knowing whether they flow to the sanitary sewer, storm system, or a self-contained internal sump. Confirm before using drains to ensure proper disposal. Update facility schematics with any change to the plumbing or storm water drain system.

Concrete Waste Management

6. Create a temporary containment structure, such as a pit or bermed area, to hold washout from a concrete truck and other equipment. Dispose of the dried material in accordance with the requirements of the local trash hauler or transfer station.

7. Slurry created while cutting concrete or other pavement should be placed in the temporary containment structure and allowed to dry. Dispose of the dried material in accordance with the requirements of the local trash hauler's or transfer station's requirements.

Painting or Coating

8. During preparation of the building surfaces, use a drop cloth to collect the paint chips and dust. After preparing a roof, sweep the area and collect the material at the downspouts. If the paint or debris contains lead, tributyl tin, or other hazardous compounds, dispose of as hazardous waste or characterize for alternative disposal.

9. Create a designated area to mix paint and materials away from storm drains or protect the storm drains prior to start of work. To catch spills created by the mixing operation, spread impermeable ground cloths or locate the mixing operation indoors.

a. Check to ensure that the paint complies with local painting or coating regulations.

10. Use drop cloths while painting, wherever possible. Use impermeable material under open paint cans and spray equipment to catch leaks and spills.

11. When working near roof gutters, line the gutter with rags to catch the paint or sealant. Dispose of the rags appropriately.

12. Prohibit spray painting in windy conditions, which causes overspray with losses to the ground.

13. Wash water from cleaning up water-based paints must be discharged to the sanitary sewer. Do not put any wash water in the storm drain; it is illegal, and the responsible party can receive significant fines.

a. Consider using drop cloths or draperies to enclose or partially enclose the work area to contain overspray.

14. Thinners and solvents used to clean up oil-based paints and coatings must be contained and disposed of as a hazardous waste. Never pour oil-based coatings or cleaning compounds down the sanitary sewer, into the storm drain system, or on the ground.

15. Never dump excess paint on the ground for disposal. Donate excess paint to a local graffiti abatement group or local charity or dispose of paint at a hazardous waste collection facility. Water-based paint and solvent-based paint may be disposed of at local disposal sites.

16. Empty, dry paint cans five-gallons and under may be discarded in the general trash.

Sandblasting

17. Use drop cloths to catch abrasives, dust, debris, and paint from blasting or other sanding activities.

18. Prohibit sandblasting in windy conditions.

19. Collect spent abrasives and debris regularly, then cover or containerize debris for proper disposal.

20. Consider enclosing the work area with drop cloths to block the wind and to collect more of the airborne particles. This also limits the area that must be cleaned up after blasting.

Building Equipment

21. Air compressor

- a. Watch for and remove residual grease exposed to storm water.
- b. Watch the bleed line; make sure that no oily substance is exposed to storm water.
- c. Fix any leak promptly.
- d. Place equipment under cover whenever possible.

22. Air scrubbers

- a. Make sure particulate deposition is cleaned up regularly.
- b. Make sure that wet scrubber discharges are directed appropriately (as required by permit) for disposal. This is usually the sanitary sewer or an off-site facility.

23. Basement sumps

- a. Make sure that only storm water is entering sumps that discharge to the storm water system. Check for any cross connections with other systems.
- b. Remove any debris prior to discharge to the storm drain.
- c. Regularly remove standing water from the sumps.

24. Cleaning equipment

- a. Wash water from power washing of exterior equipment surfaces must be contained and disposed of properly; check with the local sanitation district for discharge standards.

25. Emergency showers

- a. Verify that the showers are connected to the sanitary sewer, with no connections to the storm water system.

26. Filter backflush

- a. Back flush or backwash water must be discharged to the sanitary sewer. Dry solids can usually be disposed of in the trash.

27. Grease interceptors and oil/water separators
 - a. Check the area around interceptors and separators to make sure there is no residual oil or grease that storm water or snowmelt would remove and carry into the storm water system.
 - b. Schedule regular system inspection and cleaning as prescribed by usage. After the vendor has completed removal activities, clean up any residual material exposed to storm water.

28. Groundwater dewatering
 - a. Make sure that the dewatering system is connected to the sanitary sewer, an infiltration system, or storm water system. A permit is required for all of these discharges.
 - b. Make sure the groundwater and produced water do not come into contact with any pollutants prior to discharge.

29. HVAC, chillers, and refrigerators
 - a. Verify that condensation lines in existing buildings discharge only uncontaminated liquid to the storm drain; make sure the condensate does not contact other sources of pollution before discharge to the storm water system.
 - b. Internal flushing liquids must be contained and disposed of appropriately (they are usually transported off-site).

30. Ponds, fountains, and pools
 - a. Connect overflow drains to the sanitary sewer or irrigation lines. Check with the sanitary sewer for discharge limits.
 - b. Make sure that backwash systems are connected to the sanitary sewer with an appropriate backflow control device.

31. Roof vents and equipment
 - a. Greasy roof vents should be regularly cleaned; use catchment pans and trays whenever possible to assist with cleanup.
 - b. Check roof for residuals such as paper dust, sawdust, paint, condensate, etc., and clean up as needed.

32. Water softeners, reverse osmosis, and deionization units
 - a. Reject or backwash water should be discharged to the sanitary sewer with an appropriate backflow control device. Check with the local sanitary sewer for discharge limits.

Contractor Requirements

1. Ensure that contracts contain specific language to inform contractors that they will comply with federal, state, and local storm water rules and regulations as required by the Clean Water Act. Amend existing contracts to include this language, if not already included.

Employee Training

Training may include regular tailgate sessions with staff responsible for maintaining or managing a facility. Tailgate sessions should provide information on the selected storm water BMPs and methods for preventing discharge of pollutants into the storm drain system. Encourage employees to suggest modifications to existing BMPs and to create new BMPs; their suggestions will likely reduce labor and increase storm water runoff protection. If the above-suggested BMPs require some modification to work for you or do not cover some aspect of your operations or facility, call the city storm water representative at (XXX) XXX-XXXX for assistance.

Storm water BMP training may be incorporated with other training sessions such as safety training. Records of the training sessions should be kept for at least three years. These records should include who conducted the training, who attended, subjects discussed, and the date(s) of the training.

For additional information on this and other BMPs or the city's responsibilities under the National Pollutant Discharge Elimination System (NPDES) Phase II federal regulations for storm water discharges, see <http://www.XXXX.XXXX> or contact the city storm water representative at (XXX) XXX-XXXX for assistance.