

# Parking Lots and Garages

## Best Management Practices Fact Sheet

### Goal/Purpose:

Prevent the discharge of pollutants into storm water runoff from vehicle parking areas by removing contaminants before precipitation events or snowmelt runoff by filtering the discharge before it enters the storm water conveyance system.

Regular cleaning of parking lots is an important component of preventing contamination of storm water runoff.

### Selection of Best Management Practices

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.

### Practice

1. Regularly clean parking lots to remove dirt, accumulations of grease and oil, general debris, and trash.
2. If a wet-cleaning method is used, ensure that the storm drains or off-site migration points (such as driveways and swales) are protected. Collect all wastes, liquid and solid, for appropriate disposal either to the sanitary sewer, with approval by the local sanitation district, or at an appropriate disposal facility.
3. Keep spill response equipment for hydrocarbon cleanup on-site. Promptly clean up any spill of liquid or solid materials. 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 or surface flow of contaminated runoff from the property.
4. Schedule maintenance, such as seal coating and repair work, at least five days before predicted rain or snow. Check local weather conditions prior to maintenance.
5. Protect storm drains, gutters, or off-site migration points from any liquid or solid waste during maintenance or repair work.
6. Apply only as much sealer as required to completely cover the paved area. Remove any excess and store or dispose of appropriately.
7. If, in spite of your best efforts, rain or snow occurs during or shortly after the seal coating or lot repair work, protect storm drains and off-site migration points with sediment or petroleum-selective filters to minimize the migration of contaminants into the storm system.

8. Evaluate the use of storm drain filters to remove petroleum compounds, debris, and/or sediment.

9. Install storm drain filters at one or more drains to remove petroleum, debris or sediment from the storm water system.

#### Contractor Requirements

1. Ensure that contractors who conduct cleaning, maintenance, and construction work provide the city with a copy of their storm water awareness training and procedures for protecting the storm water system. These procedures should cover activities from cleaning windows to painting an entire building.

2. Include specific contract language to inform contractors that they must 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

Staff training may include regular tailgate sessions at those facilities that load and unload significant amounts of chemicals or raw materials. 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 for 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.