Best Management Practices For Construction Sites & Tenant Improvement Projects

Stormwater Program
Department of Public Works
City of Aliso Viejo
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Construction Sites – Best Management Practices

Storm water pollution is a major concern to water quality. When water from construction sites is mixed with contaminants such as litter, sediment, construction debris, paints and chemicals, it creates storm water pollution.

Why are Construction Sites a Problem?

Activities and materials used on a construction site may be a source of pollutants, including but not limited to sediment, concrete and grout; paints, lacquers, and primers; herbicides and pesticides; soaps and detergents; wood preservatives; equipment fuels, lubricants, coolants, and hydraulic fluids; and cleaning solvents. Water from construction sites can be a major transporter of these pollutants, which can leak from heavy equipment, be spilled, or can be eroded by rain from exposed soil or stockpiles. Once released, pollutants can be transported into the receiving waters, where they may enter aquatic food chains and cause fish toxicity problems, contribute to algal blooms, impair recreational uses, and degrade drinking water sources.

How do Construction Activities Affect You?

The State Stormwater Permit requires cities, including the City of Aliso Viejo, to implement a development construction program. Aliso Viejo's Water Quality inspectors must ensure that stormwater pollution controls are in place at the construction sites during the construction phase.

The City of Aliso Viejo developed this pamphlet to provide guidance to contractors, developers and homeowners on best management practices (BMPs) for pollution prevention at construction sites and home improvement/remodeling project sites.

The following are some general principles that can significantly reduce pollution from construction activity and help make compliance with storm water regulation easy.

_____
PERMIT #

Property Owner or Contractor
Water Quality Compliance Statement

My signature below indicates I, the Property Owner or Contractor, understand it is prohibited for any pollutant to enter the storm drain system while performing this job. Furthermore, I shall take full responsibility for this task and enforce any and all Best Management Practices (BMPs) for the duration of this project. Equally important, I understand that the City of Aliso Viejo may inspect the Best Management Practices for this project site and, if required, may cite any offenses due to my negligence.

_____
Property Address

_____
Name of Property Owner or Contractor (Print)

_____
Signature Date

Best Management Practices (BMP)s
Reference Guides for Construction Activities

For more information about BMPs to prevent storm water and non-storm water pollution from construction related activities, please refer to the following construction activities BMPs reference guides/handbooks:

- **Orange County Stormwater Program Construction Runoff Guidance Manual**. Orange County Stormwater Program. *Website address: http://ocwatersheds.com/programs/waterways/stormwater*

- **The City of Aliso Viejo.** Stormwater Program. *Website address: http://www.cityofalisoviejo.com*

For more information about BMPs for construction activities or additional brochures, please contact:

City of Aliso Viejo - Water Quality Division
(949) 425-2530

To report violations (non-stormwater discharges into storm drain system) call:

Public Works Department (949) 425-2530

24-Hour Orange County Water Pollution Hotline: (877) 89-SPILL

Best Management Practices for Construction Sites

DON'Ts

∅ Do not wash out concrete chutes into the street or storm drains.

∅ Do not throw food wrappers on the ground. Use a trash can to dispose of food waste and wrappers.

∅ Never clean brushes or rinse paint containers into a storm drain, gutter or street.

∅ Never clean a dumpster by hosing it down on-site!

∅ Never hose down dirty pavement or surfaces where materials have spilled. Use dry cleanup methods (e.g. absorbent materials such as kitty litter, sawdust, or cornmeal) whenever possible.

∅ Never throw debris and waste or wash sweepings into the storm drain.

∅ Do not use asphalt rubble or other demolition debris on slopes to trap sediments.

∅ Never use the street to stockpile dirt, sand and other construction materials that can contribute to storm water pollution.

∅ Do not allow vehicles exiting construction sites to track dirt and mud to the street.

Construction Sites a Threat to Water Quality?

The photos below illustrate some of the most common activities that are found at many construction sites, remodels, and redevelopment projects and should be avoided.

Practices to Avoid...

Don'ts

Don't stockpile dirt and other materials in the street.

Don't track dirt and mud to the streets.

Do's

Spill containment for portable toilets

Sidewalk closure signs to ensure public safety

Sandbags and straw fiber rolls for runoff, erosion and sediment control

Do's

Gravel bags and fabrics to protect catch basins and storm drains inlets

Gravel bag barriers along a catch basin are used as a sediment control measure

On the steep slope, matting in combination with permanent vegetation are used for erosion control

Don'ts

Don't overfill the trash dumpsters.

Don't expose construction materials to the rain.

Don't hose down the pavement. Do use a broom to clean up spilled materials.

Best Management Practices for Construction Sites

DO's

- √ Protect stockpiles and materials from wind and rain by storing them under secured plastic sheeting or temporary roofs.
- √ Whenever possible schedule grading and excavation projects for dry weather.
- √ Avoid contaminating clean runoff from areas adjacent to your site by using berms and temporary check dams to divert water flow around the site.
- √ Always cover and maintain dumpsters. Check thoroughly and frequently for leaks.
- √ Clean up leaks, drips and other spills immediately. This will prevent contaminated soil or residue on paved surfaces from blowing or washing into the storm drains.
- √ Identify all storm drains, drainage swales and creeks located near the construction site and make sure all subcontractors are aware of their locations to prevent pollutants from entering them.
- √ Use terracing, rip rap, sand bags, rocks, straw bales, and/or temporary vegetation on slopes to reduce runoff velocity and trap sediments.
- √ Dispose of all waste properly. Many construction materials, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled.
- √ Train your employees and subcontractors in erosion and runoff control procedures.

Best Management Practices (BMPs) at Work

These photos depict construction sites implementing best management practices (BMPs). You will observe that stock piles are covered by a tarp and/or sandbags are utilized around the perimeter of the disturbed soil.

Do's