

IC2. BUILDING MAINTENANCE

Pollution Prevention

Consider pollution prevention measures at all times for improving pollution control. Implementation of pollution prevention measures may reduce or eliminate the need to implement other more costly or complicated procedures.

The following pollution prevention principles apply to most industries:

- Affirmative Procurement - Use alternative, safer, or recycled products.
- Redirect storm water flows away from areas of concern.
- Reduce use of water or use dry methods.
- Reduce storm water flow across facility site.
- Recycle and reuse waste products and waste flows.
- Move or cover potential pollution from storm water contact.
- Provide on-going employee training in pollution prevention.

1. Properly collect and dispose of water when pressure washing buildings, rooftops, and other large objects.
2. Properly prepare work area before conducting building maintenance.
3. Properly clean and dispose of equipment and wastes used and generated during building maintenance.
4. Employ soil erosion and stabilization techniques when exposing large areas of soil.
5. Store toxic material under cover when not in use and during precipitation events.
6. Properly dispose of fluids from air conditioning, cooling tower, and condensate drains.
7. Regularly inspect air emission control equipment under AQMD permit.
8. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.

OPTIONAL:

9. Switch to non-toxic chemicals for maintenance when possible.
10. Use chemicals that can be recycled.

Best Management Practices

- 1. Properly collect and dispose of water when pressure washing buildings, rooftops, and other large objects.**
 - If pressure washing where the surrounding area is paved, use a water collection device that enables collection of wash water and associated solids. Use a sump pump, wet vacuum or similarly effective device to collect the runoff and loose materials. Dispose of the collected runoff and solids properly.
 - If pressure washing on a grassed area (with or without soap), runoff must be dispersed as sheet flow as much as possible, rather than as a concentrated stream. The wash runoff must remain on the grass and not drain to pavement.
- 2. Properly prepare work area before conducting building maintenance.**
 - Use ground or drop cloths underneath outdoor painting, scraping, and sandblasting work, and properly dispose of collected material daily.
 - Use a ground cloth or oversized tub for activities such as paint mixing and tool cleaning.
 - Use a storm drain cover, filter fabric, or similarly effective runoff control mechanism if dust, grit, wash water, or other pollutants may escape the work area and enter a storm drain.
- 3. Properly clean and dispose of equipment and wastes used and generated during building maintenance.**
 - Clean paint brushes and tools covered with water-based paints in sinks connected to sanitary sewers or in portable containers that can be dumped into a sanitary sewer

drain. Brushes and tools covered with non-water-based paints, finishes, or other materials must be cleaned in a manner that enables collection of used solvents (e.g., paint thinner, turpentine, etc.) for recycling or proper disposal.

- Properly dispose of wash water, sweepings, and sediments.
- Properly store equipment, chemicals, and wastes.
- Do not dump any toxic substance or liquid waste on the pavement, the ground, or toward a storm drain.

OPTIONAL:

- Recycle residual paints, solvents, lumber, and other materials to the maximum extent practicable

4. Employ soil erosion and stabilization techniques when exposing large areas of soil.

- Confine excavated materials to pervious surfaces away from storm drain inlets, sidewalks, pavement, and ditches. Material must be covered if rain is expected.
- Use chemical stabilization or geosynthetics to stabilize bare ground surfaces.

5. Store toxic material under cover when not in use and during precipitation events.

6. Properly dispose of fluids from air conditioning, cooling tower, and condensate drains.

7. Regularly inspect air emission control equipment under AQMD permit.

8. Training

1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.

2. Train employees on proper spill containment and cleanup.

- Establish training that provides employees with the proper tools and knowledge to immediately begin cleaning up a spill.
- Ensure that employees are familiar with the site's spill control plan and/or proper spill cleanup procedures.
- BMP IC17 discusses Spill Prevention and Control in detail.

3. Establish a regular training schedule, train all new employees, and conduct annual refresher training.

4. Use a training log or similar method to document training.

OPTIONAL:

9. Switch to non-toxic chemicals for maintenance when possible.

- If cleaning agents are used, select biodegradable products whenever feasible
- Consider using a waterless and non-toxic chemical cleaning method for graffiti removal (e.g. gels or spray compounds).

10. Use chemicals that can be recycled.

- Buy recycled products to the maximum extent practicable

References

California Storm Water Best Management Practice Handbooks. Industrial/Commercial Best Management Practice Handbook. Prepared by Camp Dresser & McKee, Larry Walker Associates, Uribe and Associates, Resources Planning Associates for Stormwater Quality Task Force. March 1993.

King County Stormwater Pollution Control Manual. Best Management Practices for Businesses. King County Surface Water Management. July 1995. On-line: <http://dnr.metrokc.gov/wlr/dss/spcm.htm>

Stormwater Management Manual for Western Washington. Volume IV Source Control BMPs. Prepared by Washington State Department of Ecology Water Quality Program. Publication No. 99-14. August 2001.