

Stormwater Best Management Practices for FACILITIES MAINTENANCE

STORMWATER PROTECTION

Federal regulations require that all businesses with the potential to pollute stormwater implement stormwater pollution prevention measures. Many business practices can contribute to stormwater pollution, including chemical storage, waste management, landscaping activities, and building maintenance. The goal of stormwater pollution prevention is that **only rainwater and snowmelt goes down the storm drain**. This is important since pollutants that reach a storm drainage flow untreated into the water bodies we use for swimming, fishing, and drinking water.

BEST MANAGEMENT PRACTICES (BMPS)

Best Management Practices (BMPs) are specific steps taken to prevent stormwater pollution as a result of day-to-day activities. All businesses and their employees should review this information sheet, and make every effort to keep pollutants from reaching storm drainages by following these BMPs.

ACTIVITY	BEST MANAGEMENT PRACTICES
General	<ul style="list-style-type: none"> Do not dump any liquids or other materials outside. Materials that are no longer contained in a pipe, tank, or other container are considered to be "threatened discharges" to stormwater unless they are actively being cleaned up. Direct flow of pollutants as well as threatened discharges to storm drains, gutters, or waterways are illegal. Maintain a map of the property identifying directions of stormwater flow and the location(s) of any storm drains and of spill kits in the facility. Stencil any storm drain inlets at or near the facility to notify employees and contractors not to dispose of any materials or wastes here.
Exterior Cleaning	<p>Pressure Washing (Sidewalks, Buildings, & Patios)</p> <ul style="list-style-type: none"> Dry clean up methods should be used prior to any pressure washing. These include using absorbents (kitty litter, rags, sand, etc) to clean up spills, sweeping, vacuuming, and scrapping off dried debris. The waste material should be disposed of properly. IF you do not use any chemicals or detergents AND are only cleaning surfaces of ambient dust, THEN you may direct the wash water to nearby landscaping OR contain it onsite and allow it to evaporate. When discharging to landscaping, make sure water is being absorbed into the ground and not running off into a storm drain or paved area. <i>All other wash water must be captured for proper disposal.</i> Prior to pressure washing, identify where all storm drains are located. Storm drains may be located in the gutter at the end of a block or in landscaping - hidden from view. Wash water must not be allowed to flow down gutters or enter storm drains. Determine where water will pool for collection. Use the following types of equipment to protect storm drains and to contain and collect wash water: vacuum pumps, booms / berms, portable containment areas, weighted storm drain covers, inflatable plumber's plugs, oil/water separators, holding tanks, portable sump pumps, hoses, absorbents. Once water is collected, dispose of it properly. Collected wash water may be disposed of into a sanitary sewer drain at the job site or at the contractor's place of business. (FIRST, ask for permission from property owner and the wastewater treatment plant. DO NOT dispose wastewater to a septic system.)



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Waste Management & Disposal (Dumpsters)	<ul style="list-style-type: none"> All waste receptacles (dumpsters) must be sturdy, leak-tight, and equipped with lids or covers. Keep all outdoor dumpsters closed unless adding or removing material. Place dumpsters indoors or under a roof or overhang whenever possible. Do not hose down waste receptacles outdoors unless wastewater will be discharged to a sanitary sewer. Never place liquids or liquid containing wastes in an outdoor waste receptacle.
Good Housekeeping	<ul style="list-style-type: none"> Keep all outdoor work areas neat and tidy. Sweep around work areas after each shift and properly dispose of all wastes. Do not hose down any outdoor work areas or trash/waste container storage areas except where wash water will <i>only</i> enter the sanitary sewer (if approved). Dispose of all wastewater from cleaning into the sanitary sewer (including floor and carpet cleaning wastewater).
Material Storage	<ul style="list-style-type: none"> Do not store any liquids or materials that could impact surface water outside unless adequate secondary containment and cover are provided or the container is specifically designed for outdoor storage. Do not load or unload materials near a storm drain inlet or drainage ditch or over unpaved surfaces unless drains are protected.
Illicit Discharge Hotline 303- 441- 4444	<ul style="list-style-type: none"> Stay alert for any signs of illicit discharges or connections (anything except rain water that is allowed to flow into any storm drain inlet or drainage ditch) including dry weather flows, pipes or hoses emptying into storm drains, and "threatened discharges". (See below for "Allowable Discharges".) Report any suspicious discharges to your supervisor or Storm Water Coordinator for your municipality.
Spill Clean-up and Prevention	<ul style="list-style-type: none"> Develop a formal "Spill Response Plan" and post near spill clean up materials. Ensure that adequate spill kits are located near all work areas where materials are used, stored, loaded, off-loaded or transferred and on vehicles. Clean up any spills or leaks quickly and thoroughly. Use only "Dry Clean-up Methods". <u>Never</u> hose down a spill! If a spill threatens escape the facility boundaries, enter a storm drain or any surface water, place absorbents, earth, or other impervious material to block its' entry and call the State Spill Notification Hotline at (877-518-5608) and Boulder County Dispatch (303-441-4444) immediately.
Contracts & Leases	<ul style="list-style-type: none"> All service contracts and property leases must stipulate that contractors and lessees comply with applicable storm water BMPs in the conduct of their services or occupancy.
Employee & Contractor Training	<ul style="list-style-type: none"> Ensure that all applicable employees and contractors are given initial and annually updated training on Stormwater Pollution Prevention. (PACE will provide training materials).
Painting and Staining	<ul style="list-style-type: none"> Use a ground cloth or oversized tub for paint mixing and tool cleaning. Properly dispose of the wastes. Promptly cleanup any spills of paints, cleaners or other maintenance chemicals or supplies.



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Storm Drain Maintenance	<ul style="list-style-type: none"> Property owners have a responsibility to maintain the storm drainage system on their properties. Debris and litter should routinely be removed from storm drain inlets. Storm drainage systems should be cleaned twice a year and inspected for debris and damage monthly. Cleaning and inspections should occur more frequently in industrial areas. Hiring a sewer contractor/cleaner with the necessary tools to flush the system and reclaim the wastewater is recommended.
Floor Drains and Elevator Shaft Pumps	<ul style="list-style-type: none"> Ensure that elevator sump pumps, interior floor drains, and parking garage floor drains are plumbed to the sanitary sewer (not to storm drains). Note: A State of Colorado Wastewater Discharge Permit may be required if these drains do NOT go to sanitary. If there are any hydraulic fluid leaks, assure proper cleanup.
Secondary Containments	<ul style="list-style-type: none"> Do not drain water that has accumulated inside of secondary containment structures unless you are sure that the water is <u>un</u>contaminated
Heating and Cooling Systems	<ul style="list-style-type: none"> Do <u>not</u> allow cooling towers to discharge, leak, or mist-out into roof drains. Cooling towers should discharge to the sanitary sewer, if permitted by your local wastewater facility. Blow-down from utility boilers may <u>not</u> be discharged to storm drains. Air conditioner (HVAC) condensate that has been treated with algae inhibitors must be discharged to the sanitary sewer as allowed by the local wastewater treatment facility. HVAC or chiller condenser tube flushing liquid must be captured and disposed of properly. Install covers and secondary containment for air compressors located outside.
Parking Lots and Structures	<ul style="list-style-type: none"> Measures should be implemented to prevent pollutants from entering or being discharged from sumps. Drains located within parking structures should discharge to the sanitary sewer. Any debris around the storm drain or sump pump must be removed and disposed of properly. Any automotive spills and/or drips must be cleaned up with dry clean-up methods (absorbents). Parking lots and structures should be cleaned and inspected routinely.

Allowable Non-Storm Water Discharges include the following only: (Note: This list may vary per municipality and may require a State of Colorado MINDI Permit.)

- Discharges approved by the authorized enforcement agency as being necessary to protect public health and safety, such as flows from firefighting, and dye testing, provided the person undertaking such testing provides verbal notification to the authorized enforcement agency 24 hours prior to the time of the test.
- Landscape irrigation or lawn watering irrigation return flows.
- Uncontaminated ground water infiltration to storm drains (as defined by 40 CFR 35.2005(20).
- Diverted stream flows
 - Rising groundwater
- Uncontaminated pumped ground water
 - Crawl space pumps
- Foundation or footing drains
 - Air conditioning condensation
- Individual residential car washing or car washing of less than two (2) consecutive days in duration for charity or nonprofit fund raising.

www.basin.org/WASH (303) 441-1439 or www.pacepartners.com (303) 441-1180

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