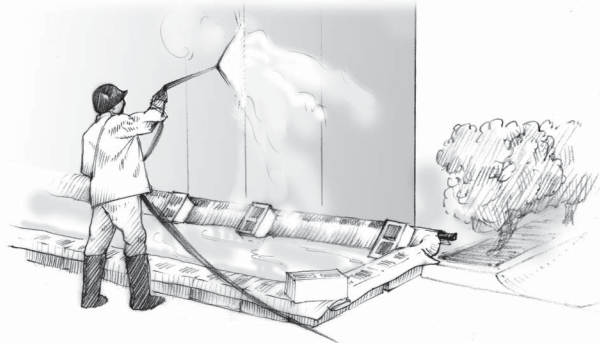


# Building Maintenance & Repairs

## Best Management Practices



Simple materials may be utilized in order to prevent wash water from leaving the work area.

Plastic tarp, supported by cement blocks and secured against the building with pvc pipe, catches the runoff water, which will then be vacuumed up and disposed of appropriately.

### Selection of Best Management Practices

In order to comply with Santa Barbara County's Municipal Storm Water Permit, Best Management Practices (BMPs) must be employed at municipal buildings. BMPs may be selected from the options listed below or developed on a case-by-case basis as appropriate. Facilities with a Water Quality Protection Protocol (WQPP) should follow the BMPs stated in that protocol.

### Practices

#### **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 offsite. 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 drains.
2. Wash-water used to clean windows, walls, or sidewalks should be contained and disposed of to the sanitary sewer. Always contact the sanitary district for 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. Always contact the sanitary district for discharge requirements prior to discharging wash-water into the sanitary sewer.

### Goal / Purpose

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

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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 to the sanitary sewer or offsite (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 is 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.
8. Use Caltrans' BMP WM#8 at [www.dot.ca.gov/hq/construc/Construction\\_Site\\_BMPs.pdf](http://www.dot.ca.gov/hq/construc/Construction_Site_BMPs.pdf).

### ***Painting or Coating***

9. 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.
10. 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 the Air Pollution Control District's painting or coating regulations.

### Associated BMPs

- Alternative Safer Products
- Housekeeping
- Loading & Unloading
- Material and Hazardous Waste Storage
- Landscape & Undeveloped Areas
- Spill prevention & Cleanup
- Storm Drain & Catch Basins
- Trash & Dumpster Management

11. Use drop cloths while painting wherever possible. Use impermeable material under open paint cans and spray equipment to catch leaks and spills.
12. When working near roof gutters, line the gutter with rags to catch the paint or sealant. Dispose of the rags appropriately.
13. Prohibit spray painting in windy conditions, which causes overspray with losses to the ground.
14. Wash-water from cleaning up water-based paints must be discharged to 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 work area to contain overspray.
15. 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 storm drain system or on the ground.
16. Never dump excess paint on the ground for disposal. Donate excess paint to a local graffiti abatement group, local charity or dispose of paint at a hazardous waste collection facility.
17. Empty, dry paint cans, five-gallons and under, may be discarded in the general trash.

### ***Sandblasting***

18. Use drop cloths to catch abrasives, dust, debris and paint from blasting or other sanding activities. Check with the Air Pollution Control District about permit requirements.
19. Prohibit sandblasting in windy conditions.
20. Collect spent abrasives and debris regularly, then cover or containerize debris for proper disposal.
21. 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***

22. 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.
23. 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 offsite facility.
24. 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.
25. Boilers
  - a. Make sure that treated boiler water is only discharged to the sanitary sewer.
  - b. Promptly fix any leaks. Leaked liquid may be hazardous and require specific clean up and disposal methods.
  - c. Check roof vents for condensate on the roof and exposure to storm water; if possible redirect condensate flow to the sanitary sewer.
26. 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.

27. Cooling Tower
  - a. Discharge cooling tower blowdown and condensate to the sanitary sewer. Check with the local sanitation district for discharge standards; often these discharges require approval from the sanitary district prior to discharge.
28. Emergency Showers
  - a. Verify that the showers are connected to the sanitary sewer, with no connections to the storm water system.
29. Filter Back Flush
  - a. Back flush or backwash water must be discharged to the sanitary sewer. Dry solids can usually be disposed of in the trash.
30. Grease interceptors & oil/water separators
  - a. Check the area around interceptors and separators to make sure there is no residual oil or grease that rainwater 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.
31. Ground water 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 ground water and produced water do not come into contact with any pollutants prior to discharge.
32. HVAC, Chillers & 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 offsite).

33. 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 appropriate backflow control device.

34. Roof Vents and Equipment

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

35. Water softeners, reverse osmosis & deionization units

- a. Reject or backwash water should be discharged to the sanitary sewer with appropriate backflow control device. Check with the local sanitary sewer for discharge limits.

### Contractors Requirements

36. Ensure that contracts will contain specific language to inform the contractor 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.
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### 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 for existing

BMPs and to create new BMPs; their suggestions will likely reduce labor and increase stormwater 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 Project Clean Water at 568-3440 for assistance.

Storm water BMP training may be incorporated with other training sessions such as safety training. Facilities with a Storm Water Plan should follow the training requirements stated in that Plan. Records of the training sessions must 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 County’s responsibilities under the NPDES Phase II federal regulations for storm water discharges, see [www.countyofsb.org/project\\_cleanwater](http://www.countyofsb.org/project_cleanwater) or contact Project Clean Water staff at 568-3440.

### Wastewater Treatment Plant Contact Information

\*All numbers are in the 805 area code unless otherwise noted.

<b>Buellton Wastewater Treatment Plant</b> .....	688-5177
<b>Carpinteria Sanitary District</b> .....	684-7214
<b>Casmalia Community Services District (CSD)</b> .....	9676151
<b>Cuyama Community Services District</b> .....	(661) 766-2780
<b>Goleta Sanitary District</b> .....	967-4519
<b>Goleta West Sanitary District</b> .....	968-2617
<b>Guadalupe Wastewater Treatment Plant</b> .....	343-1340
<b>Laguna County Sanitation District</b> .....	739-8750
<b>La Purisima Wastewater Treatment Plant</b> .....	733-4366
<b>Lompoc Regional Wastewater Treatment Plant</b> .....	736-1617
<b>Los Alamos Community Services District</b> .....	344-4195
<b>Mission Hills Community Services District</b> .....	733-4366
<b>Montecito Sanitary District</b> .....	969-4200
<b>City of Santa Barbara - El Estero Wastewater Treatment Plant</b> .....	897-1910
<b>City of Santa Maria Wastewater Treatment Plant</b> .....	925-5022
<b>Santa Ynez Community Services District</b> .....	688-3008
<b>Solvang Wastewater Treatment Plant</b> .....	688-6997
<b>Summerland Sanitary District</b> .....	969-4344
<b>Vandenberg Village Community Services District</b> .....	733-2475