

WHAT BUSINESSES CAN DO

Best Management Practices to Help Prevent Pollution



CLEANING

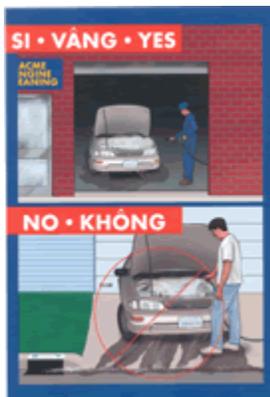
Wash water from cleaning often contains solvents, detergents, and metals. Wash water should never be discharged to a street, gutter, or storm drain. Contact your local wastewater treatment plant for discharge guidance.



Equipment Cleaning

If possible, clean equipment inside and dispose of wash water to a sink or floor drain that connects to the sanitary sewer. Contact the WPCP for guidance.

If you must clean equipment outside, work in a bermed area where wash water can be collected and then pumped to an inside sanitary drain. Contact the WPCP for guidance.



Vehicle Cleaning

If possible, wash vehicles at a commercial car wash where water is treated and recycled.

If you routinely clean vehicles on-site, provide a bermed vehicle cleaning area with a wastewater collection and treatment system (such as an oil/water separator) that drains to the sanitary sewer system.

Do not allow soapy wash water to run into the street, gutter or storm drain. Wash where water will flow to a lawn, gravel, or unpaved area. Or, contain soapy wash water within a bermed vehicle cleaning area and pump wash water to the sanitary sewer.

Do not use solvents or acid-based degreasers in an area where wash water could flow to a street, gutter, or storm drain. Instead, confine wash water within a bermed vehicle cleaning area where it can be pumped to an indoor sanitary sewer drain. Before using solvents or acid-based degreasers, contact the WPCP for wash water disposal options. Only degreasers that will not alter the pH of wastewater may be discharged to the sanitary sewer. Reuse or recycle wash water to minimize discharges to the sanitary sewer.



Building and Surface Cleaning

When cleaning sidewalks, plazas, and building surfaces, wash water is permitted to go into a street or storm drain **ONLY** if ALL of the following conditions are met:

1. Oil or chemical spills have been cleaned up using spill absorbents or some other dry cleaning method before cleaning with water. When oil or chemicals are absorbed, sweep the material up and dispose of it as hazardous waste.
2. Surfaces are free of fresh oil stains and debris.
3. You have swept the area thoroughly prior to cleaning with water
4. Wash water does not contain soap or other cleaning materials.
5. No paint chips are removed from the surface during cleaning (see Building Repair and Maintenance Painting).

If you must use water for cleaning, use a damp mop instead of hosing down the area. Empty your bucket of wash water into an indoor floor drain or sink that drains to the sanitary sewer. Contact the WPCP for guidance.

When using a cleaning compound, direct wash water runoff to a landscaped or dirt area, or completely cover or block storm drains and vacuum or pump wash water into a sanitary sewer drain.

Never hose or sweep interior floor debris to an outside area. Use a broom or vacuum for inside floor cleaning. Collect and dispose of all debris in the garbage or as hazardous waste as appropriate.

Use a street sweeper to clean parking areas and roadways. Do not use water.



BUILDING REPAIR AND MAINTENANCE

Use and dispose of paint, paint thinner, metal filings, cutting oil and concrete properly to prevent them from entering the storm drain where they will harm local creeks and the Bay. Also, make sure that your contractors follow these guidelines; you are responsible for your contractors' actions!



Painting

When pressure washing to prepare surfaces for painting, test painted surfaces for the presence of lead. If lead is not present, place a protective cover of filter fabric over the drain

to catch paint chips and dispose of the chips in the garbage. If lead is present, collect chips and wash water and dispose of both as hazardous waste

If using water-based paint, brush out excess paint then wash brushes and equipment in the sink. Never dispose of paint or rinse water in a landscaped area, street, or storm drain. Instead, use or recycle leftover paint.

If using oil-based paint, brush out excess paint before cleaning with paint thinner. Filter and reuse thinner when possible. Dispose of paint sludge and thinner as hazardous waste.



Concrete

Store concrete, grout, and mortar under cover and away from storm drains.

Wash out concrete equipment, tools and trucks to a designated area where rinse water will flow onto a landscaped area or dirt pit. Let the water seep into the soil, leaving the cement residue behind. When the residue dries and hardens, dispose of it in the garbage. If you generate a large quantity of concrete, contact your local garbage hauler for disposal guidance. Alternatively, take concrete to a concrete recycling facility.

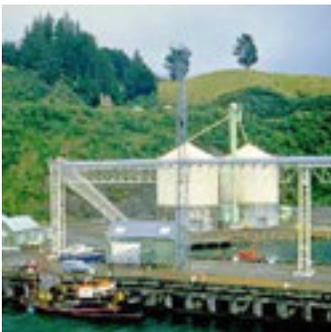
When washing exposed aggregate concrete, direct water to a dirt area where it will not run into a street, gutter, or storm drain. If a suitable dirt area is not available, use sand bags to dam up the flow of wash water. Use a wet vacuum to collect the remaining sludge and then dispose of it in the garbage.



Saw-Cut Slurry

Completely cover or barricade storm-drain inlets when saw cutting. Use filter fabric, hay bales, or sand bags to keep slurry out of the storm drain system.

Shovel or vacuum saw-cut slurry into a garbage bin. Pick up all waste when you are finished in one location or at the end of each day and schedule disposal. If saw cut slurry enters a storm drain catch basin shovel or vacuum slurry into a garbage bin immediately.



FACILITY EQUIPMENT

Following an inspection and maintenance schedule and disposing of equipment byproducts (blowdown water, condensate, residues, melt water, etc.) properly will help keep pollutants out of storm drains, local creeks and the Bay where they can harm animal and plant life.

Air Compressors

Inspect and maintain air compressors routinely. Air compressors produce small quantities of automatic blowdown water, which commonly contain lubricating oil or other potential pollutants. This may not be discharged to the storm drain. Discharge all blowdown water to the sanitary sewer after contacting the WPCP for guidance.

If the compressor has a frequent small bleed, use a drip pan to collect the water. Dispose of accumulated water into the sanitary sewer.

Repair all fuel and oil leaks immediately. Use a drip pan until repairs are made. Clean any spilled fuel or oil using a spill absorbent or some other dry cleaning method. When the spill is absorbed, sweep up the saturated absorbent and dispose of it as hazardous waste.

HVAC, Chillers, Boilers, & Refrigerator Units

Existing buildings with air conditioners can discharge non-contaminated condensate (condensate which does not contain descaling or anti-algal agents) to the storm drain.

New buildings should be designed so that all discharges from air conditioner condensation lines drain to the sanitary sewer.

Direct HVAC contractors to dispose of flushing agent residues (descaling or anti-algal agents) in the sanitary sewer. The use of chemicals containing copper and tributyl tin is prohibited.

Melt water from de-icing refrigeration units, cryogenic tanks, etc., may be disposed of in a storm drain as long as it does not contain any type of pollutant or come into contact with a pollutant (from drum and equipment storage nearby, for example).

All treated boiler discharge and blowdown, including condensation, must be discharged to the sanitary sewer, or reused or recycled in a closed loop system.

Cooling Towers

Use of biocidal cooling tower additives (those containing copper, tributyl tin, or chromium) are prohibited. Contact the WPCP for more information.

Drain all cooling tower discharges to the sanitary sewer. Do not drain discharges to the parking lot, street, gutter or storm drain.

Cooling tower chemicals should not be stored adjacent to storm drains.