

IC13. PARKING AND STORAGE AREA 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. Conduct regular cleaning.
2. Properly collect and dispose of wash water.
3. Consider use of source treatment BMPs to treat runoff.
4. Keep the parking and storage areas clean and orderly.
5. When cleaning heavy oily deposits:
6. When conducting surface repair work:
7. Conduct inspections on a regular basis.
8. Keep accurate maintenance logs to evaluate materials removed/stored and improvements made.
9. Arrange rooftop drains to prevent drainage directly onto paved surfaces.
10. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.

Best Management Practices

1. Conduct regular cleaning.

- Sweeping or vacuuming the parking facility is encouraged over other methods.
- Sweep all parking lots at least once before the onset of the wet season.

OPTIONAL:

- Establish frequency of sweeping based on usage and field observations of waste accumulation.

2. Properly collect and dispose of wash water.

- Block the storm drain or contain runoff.
- Wash water should be collected and pumped to the sanitary sewer or discharged to a pervious surface, do not allow wash water to enter storm drains. **DO NOT** discharge wash water to sanitary sewer until contacting the local sewer authority to find out if pretreatment is required.
- Dispose of parking lot sweeping debris and dirt at a landfill.

3. Consider use of source treatment BMPs to treat runoff.

- Allow sheet runoff to flow into biofilters (vegetated strip and swale) and/or infiltration devices.
- Utilize sand filters or oleophilic collectors for oily waste in low quantities.

4. Keep the parking and storage areas clean and orderly.

- Clean out and cover litter receptacles frequently to prevent spillage.
- Remove debris in a timely fashion.

OPTIONAL:

- Post "No Littering" signs.

5. When cleaning heavy oily deposits:

- If possible, clean oily spots with absorbent materials.
- Do not allow discharges to the storm drain.
- Appropriately dispose of spilled materials and absorbents.

6. When conducting surface repair work:

- Pre-heat, transfer or load hot bituminous material away from storm drain inlets.

- Conduct surface repair work during dry weather to prevent contamination from contacting stormwater runoff.
 - Cover and seal nearby storm drain inlets (with waterproof material or mesh) and manholes before applying seal coat, slurry seal, etc. Leave covers in place until job is complete and clean any debris for proper disposal.
 - To avoid runoff, use only as much water as necessary for dust control.
 - Use drip pans or absorbent material to catch drips from paving equipment that is not in use. Dispose of collected material and absorbents properly.
7. **Conduct inspections on a regular basis.**
 - Designate personnel to conduct inspections of the parking facilities and stormwater conveyance systems associated with them.
 - Inspect cleaning equipment/sweepers for leaks on a regular basis.
 8. **Keep accurate maintenance logs to evaluate materials removed/stored and improvements made.**
 9. **Arrange rooftop drains to prevent drainage directly onto paved surfaces.**

10. 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. **Provide regular training to field employees and/or contractors regarding cleaning of paved areas and proper operation of equipment.**
4. **Establish a regular training schedule, train all new employees, and conduct annual refresher training.**
5. **Use a training log or similar method to document training.**

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>

Model Urban Runoff Program: A How-To Guide for Developing Urban Runoff Programs for Small Municipalities. Prepared by City of Monterey, City of Santa Cruz, California Coastal Commission, Monterey Bay National Marine Sanctuary, Association of Monterey Bay Area Governments, Woodward-Clyde, Central Coast Regional Water Quality Control Board. July 1998 (Revised February 2002 by the California Coastal Commission).

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.