

Stormwater: Category 12 BMPs – Building and Grounds Maintenance (Housekeeping)

Department: Environmental Protection

Program: Stormwater

Owner: Program Manager, Darrin Gambelin

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Category 12 best management practices (BMPs) apply to outdoor maintenance, which includes cleaning walkways, parking lots, and streets (street sweeping); maintaining landscaping (plants, trees, vegetation, lawns, and shrubbery); clearing weeds; and maintaining drainage channels and unoccupied open areas.

BMPs

General

- 12.1 Do not allow wash or mop water to enter the storm drain or to percolate into the ground.
- 12.2 Help prevent litter by providing and routinely emptying outdoor waste and cigarette butt containers. Keep such containers covered.
- 12.3 Manage chemical wastes by recycling, reusing, or disposing of as hazardous waste, as appropriate.
- 12.4 Clean debris or spills without water whenever possible by wiping or sweeping. If water is necessary, wash with as little water as possible. Do not allow debris, spills, or wash water to reach the storm drain.

Paved Areas and Buildings

- 12.5 Routinely clean and sweep areas that collect potentially polluting debris. This includes paved areas, building entry and exit ways, and areas where paint may be peeling, such as near bulk tanks, sea trains, sheds, and building exteriors.
- 12.6 Sweep roads and parking lots at least annually in August or September before the wet season begins.
- 12.7 Characterize and properly dispose of piled sweepings as soon as possible.
- 12.8 Report and repair peeling paint on tanks, equipment or buildings. Characterize paint to determine proper disposal.
- 12.9 Dispose of water from pressure washing outdoor surfaces properly: Storm drains should be temporarily blocked and the resulting wash water should be recovered for discharge to the sanitary sewer. Note that it may be legal to discharge to a landscaped area providing the discharge is not hazardous, does not overflow the area, and does not result in nuisance conditions.

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- 12.10 If possible, arrange rooftop drains or downspouts so they do not drain directly onto paved surfaces or across bare soil. Connect them directly to a storm drain, infiltration trenches, or allow flow onto a grassy surface.

Landscaping

- 12.11 Preserve existing native pest-resistant trees, shrubs and plants to reduce water, fertilizer, and pesticide needs.
- 12.12 Select pest-resistant plants adapted to the area.
- 12.13 Employ integrated pest management (IPM) methods before using chemical pesticides to treat a pest problem. Examples of IPM are biological or physical controls. If pesticides are necessary, only use EPA-approved pesticides, and choose the least toxic one available. Avoid organophosphates such as diazinon and chlorpyrifos (Dursban) as well as copper-based pesticides. Use only EPA-approved fertilizers. Only use certified applicators for fertilizer and pesticides.
- 12.14 Follow the manufacturer's instructions for mixing and applying materials, do not apply excess pesticide, and spray only where the infestation exists.
- 12.15 Properly sweep up spilled fertilizers or pesticides. Do not wash away or bury such spills.
- 12.16 Mulch or plant bare exposed soil. Apply 2-4 inches of mulch or geo-textiles to exposed soils to stabilize soil and prevent weed growth.
- 12.17 Design the landscape to promote efficient irrigation and drainage.
- 12.18 Design the landscape to conform to natural drainage patterns.
- 12.19 Prevent run-off from irrigation by applying only the required amount of water. Routinely field check the irrigation system to ensure that water is directed as designed and is not overspraying.
- 12.20 Apply pesticides at the appropriate time to maximize their effectiveness and minimize the likelihood of discharging un-degraded pesticides into runoff. With the exception of pre-emergent pesticides, avoid application if rain is expected.

Open Space and Drainage Channels

- 12.21 Regularly inspect, clean, and maintain drainage channels.
- 12.22 Report unauthorized dumping to security.

Note For a complete list of all BMP categories, see Stormwater: Best Management Practices Index.¹

1 Stormwater: Best Management Practices Index (SLAC-I-750-0A16V-001), <http://www-group.slac.stanford.edu/esh/eshmanual/references/stormIndexBMP.pdf>