

## S102 BMPs for Preventive Maintenance and Good Housekeeping

Preventive maintenance and good housekeeping practices reduce the potential for stormwater to come into contact with pollutants and can reduce maintenance intervals for the drainage system and sewer system.

### Applicable BMPs:

- Prevent the discharge of unpermitted liquid or solid wastes, process wastewater, and sewage to groundwater or surface water, or to storm drains that discharge to surface water, or to the ground. Conduct all oily parts cleaning, steam cleaning, or pressure washing of equipment or containers inside a building, or on an impervious contained area, such as a concrete pad. Direct contaminated stormwater from such an area to a sanitary sewer where allowed by local sewer authority, or to other approved treatment.
- Promptly contain and clean up solid and liquid pollutant leaks and spills including oils, solvents, fuels, and dust from manufacturing operations on any exposed soil, vegetation, or paved area.
- If a contaminated surface must be pressure washed, collect the resulting washwater for proper disposal (usually involves plugging storm drains or otherwise preventing discharge, and pumping or vactoring up washwater for discharge to sanitary sewer or for vactor truck transport to a wastewater treatment plant for disposal).
- Do not hose down pollutants from any area to the ground, storm drains, conveyance ditches, or receiving water. Convey pollutants before discharge to a treatment system approved by the local jurisdiction.
- Sweep all appropriate surfaces with vacuum sweepers quarterly, or more frequently as needed, for the collection and disposal of dust and debris that could contaminate stormwater. Use mechanical sweepers, and manual sweeping as necessary to access areas that a vacuum sweeper can't reach to ensure that all surface contaminants are routinely removed.
- Do not pave over contaminated soil unless it has been determined that groundwater has not been and will not be contaminated by the soil. Call Ecology for assistance.
- Construct impervious areas that are compatible with the materials handled. Portland cement concrete, asphalt, or equivalent material may be considered.
- Use drip pans to collect leaks and spills from industrial/commercial equipment such as cranes at ship/boat building and repair facilities, log stackers, industrial parts, and trucks and other vehicles stored outside.
- At industrial and commercial facilities, drain oil and fuel filters before disposal. Discard empty oil and fuel filters, oily rags, and other oily solid waste into appropriately closed and properly labeled containers, and in compliance with the Uniform Fire Code or International Building Code.

- For the storage of liquids, use containers such as steel and plastic drums, that are rigid and durable, corrosion resistant to the weather and fluid content, non-absorbent, water tight, rodent-proof, and equipped with a close fitting cover.
- For the temporary storage of solid wastes contaminated with liquids or other potential polluted materials use dumpsters, garbage cans, drums, and comparable containers, which are durable, corrosion resistant, non-absorbent, non-leaking, and equipped with either a solid cover or screen cover to prevent littering. If covered with a screen, the container must be stored under a roof or other form of adequate cover.
- Where exposed to stormwater, use containers, piping, tubing, pumps, fittings, and valves that are appropriate for their intended use and for the contained liquid.
- Clean oils, debris, sludge, etc. from all stormwater BMPs regularly, including catch basins, settling/detention basins, oil/water separators, boomed areas, and conveyance systems, to prevent the contamination of stormwater. Refer to [Ecology Requirements for Generators of Dangerous Wastes](#) in [I-2.17 Other Regulations and Programs](#) for references to assist in handling potentially dangerous waste.
- Promptly repair or replace all substantially cracked or otherwise damaged paved secondary containment, high-intensity parking, and any other contributing drainage areas, subjected to pollutant material leaks or spills. Promptly repair or replace all leaking connections, pipes, hoses, valves, etc., that can contaminate stormwater.
- Do not connect floor drains in potential pollutant source areas to storm drains, receiving waters, or to the ground.

## Recommended BMPs:

- Where feasible, store potential stormwater pollutant materials inside a building or under a cover and/or containment.
- Minimize use of toxic cleaning solvents, such as chlorinated solvents, and other toxic chemicals.
- Use environmentally safe raw materials, products, additives, etc., such as substitutes for zinc used in rubber production.
- Recycle waste materials such as solvents, coolants, oils, degreasers, and batteries to the maximum extent feasible. Contact Ecology's *Hazardous Waste & Toxics Reduction Program* at the following web address, or your local jurisdiction, for recommendations on recycling or disposal of vehicle waste liquids and other waste materials:

<https://ecology.wa.gov/About-us/Get-to-know-us/Our-Programs/Hazardous-Waste-Toxics-Reduction>

- Empty drip pans immediately after a spill or leak is collected in an uncovered area.
- Stencil warning signs at catch basins and drains, e.g., “Dump no waste – Drains to stream”. See [S442 BMPs for Labeling Storm Drain Inlets On Your Property](#).

- Use solid absorbents, e.g., clay and peat absorbents and rags for cleanup of liquid spills/leaks, where practicable.
- Promptly repair/replace/reseal damaged paved areas at industrial facilities.
- Recycle materials, such as oils, solvents, and wood waste, to the maximum extent practicable.

Note: Evidence of stormwater contamination can include the presence of visible sheen, color, or turbidity in the runoff, or present or historical operational problems at the facility. Operators can use simple pH tests, for example with litmus or pH paper. These tests can screen for high or low pH levels (anything outside the 6.5 to 8.5 range) due to contamination of stormwater.

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**Washington State Department of Ecology**

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