

S421 BMPs for Parking and Storage of Vehicles and Equipment

Description of Pollutant Sources: Public and commercial parking lots such as retail store, fleet vehicle (including rent-a-car lots and car dealerships), equipment sale and rental parking lots, and parking lot driveways, can be sources of toxic hydrocarbons and other organic compounds, including oils and greases, metals, and suspended solids.

Pollutant Control Approach: If the parking lot meets the site use thresholds used to determine if the site is expected to generate high concentrations of oil, as defined in [Step 2: Determine if an Oil Control BMP is Required](#) in [III-1.2 Choosing Your Runoff Treatment BMPs](#), provide oil removal equipment for the contaminated stormwater runoff.

Applicable Operational BMPs:

- If a parking lot must be washed, discharge the washwater to a sanitary sewer, if allowed by the local sewer authority, or other approved wastewater treatment system, or collect washwater for off-site disposal.
- Do not hose down the area to a storm sewer or receiving water. Vacuum sweep parking lots, storage areas, and driveways regularly to collect dirt, waste, and debris. Mechanical or hand sweeping may be necessary for areas where a vacuum sweeper cannot reach.
- Clean up vehicle and equipment fluid drips and spills immediately.
- Place drip pans below leaking vehicles (including inoperative vehicles and equipment) in a manner that catches leaks or spills, including employee vehicles. Drip pans must be managed to prevent overfilling and the contents disposed of properly.

Recommended Operational BMPs:

- Encourage employees to repair leaking personal vehicles.
- Encourage employees to carpool or use public transit through incentives.
- Encourage customers to use public transit by rewarding valid transit pass holders with discounts.
- Install catch basin inserts to collect excess sediment and oil if necessary. Inspect and maintain catch basin inserts to ensure they are working correctly.

Applicable Treatment BMPs:

Establishments subject to high-use intensity are significant sources of oil contamination of stormwater. Examples of potential high use areas include customer parking lots at fast food stores, grocery stores, taverns, restaurants, large shopping malls, discount warehouse stores, quick-lube shops, and banks.

Refer to [Step 2: Determine if an Oil Control BMP is Required](#) in [III-1.2 Choosing Your Runoff Treatment BMPs](#) for the site use thresholds that determine if an oil control BMP is required, and for a list of oil control BMPs.

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