

S451 BMPs for Building, Repair, Remodeling, Painting, and Construction

Description of Pollutant Sources: This activity refers to:

- The construction of buildings and other structures.
- Remodeling of existing buildings and houses.
- General exterior building repair work.

Pollutants of concern include toxic hydrocarbons, hazardous wastes, toxic organics, suspended solids, heavy metals, pH, oils, and greases.

Pollutant Control Approach: Educate employees about the need to control site activities. Control leaks, spills, and loose material. Utilize good housekeeping practices. Regularly clean up debris that can contaminate stormwater. Protect the drainage system from dirty runoff and loose particles.

Applicable Operational BMPs:

- Identify, remove, and properly dispose of hazardous substances from the building before beginning repairing or remodeling activities that could expose them to stormwater. Such substances could include PCBs, asbestos, lead paint, mercury switches, and electronic waste.
- Educate employees about the need to control site activities to prevent stormwater pollution, and also train them in spill cleanup procedures.
- At all times, have available at the work site spill cleanup materials appropriate to the chemicals used on site.
- Clean up the work site at the end of each work day. Put away materials (such as solvents) indoors or cover and secure them, so that unauthorized personnel will not have access to them.
- Sweep the area daily to collect loose litter, paint chips, grit, and dirt.
- Do not dump any substance on pavement, on the ground, in the storm drain, or toward the storm drain, regardless of its content, unless it is clean water only.
- Place a drop cloth, where space and access permits, before beginning wood treating activities. Use drip pans in areas where drips are likely to occur if the area cannot be protected with a drop cloth.
- Use ground or drop cloths underneath scraping and sandblasting work. Use ground cloths, buckets, or tubs anywhere that work materials are laid down.

- Clean paint brushes and other tools covered with water-based paints in sinks connected to sanitary sewers or in portable containers that can subsequently be dumped into a sanitary sewer drain.
- Clean brushes and tools covered with non-water-based finishes or other materials in a manner that enables collection of used solvents for recycling or proper disposal. Do not discharge non-water-based finishes or paints or used solvents into the sanitary sewer, or any other drain.
- Use storm drain covers, or similarly effective devices, to prevent dust, grit, washwater, or other pollutants from escaping the work area. Place the cover or containment device over the storm drain at the beginning of the work day. Collect and properly dispose of accumulated dirty runoff and solids before removing the cover or device at the end of each work day.
- Refer to [S431 BMPs for Washing and Steam Cleaning Vehicles / Equipment / Building Structures](#) for best management practices associated with power washing buildings.

Suggested Operational BMPs:

- Lightly spray water on the work site to control dust and grit that could blow away. Do not use oils for dust control. Never spray to the point of water runoff from the site.
- Clean tools over a ground cloth or within a containment device such as a tub.
- Consider using filtered vacuuming to collect waste that may be hard to sweep, such as dust on a drop cloth.
- If conducting work in wet weather conditions, consider setting up temporary cover when scraping or pressure-washing lead-based paint.

Washington State Department of Ecology

2019 Stormwater Management Manual for Western Washington (2019 SWMMWW)

Publication No.19-10-021