

July 2002



City of Livermore
Water Resource Division
101 W. Jack London Blvd.

Building Maintenance and Remodeling

In response to recent Federal and State water quality regulations and requirements, municipalities in Alameda County have joined to form the Alameda Countywide Clean Water Program (ACCWP).

The ACCWP consists of the Cities of Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, Union City, Alameda County, the Alameda County Flood Control and Water Conservation District, and Zone 7 of the District.

The Goal of the ACCWP is to control discharges of pollutants to municipal storm drain systems (and local creeks and the San Francisco Bay). The ACCWP encourages using Best Management Practices to effectively eliminate illegal discharges and connections.

The Storm Drain System was built to collect and transport rain to prevent flooding in urban areas. Anything that flows or is discharged into the storm drain system goes directly into local creeks or San Francisco Bay without any treatment.

The Sanitary Sewer System collects and transports sanitary wastes from interior building plumbing systems to the wastewater treatment plant where the wastewater is treated.

Best Management Practices (BMPs) are methods and practices such as good housekeeping, spill prevention, or treatment measures to prevent or minimize pollutant discharges to municipal storm drain systems.

Illegal Discharges or Illicit Connections discharge non-storm water to municipal storm drain systems and contribute to water pollution.

Urban Runoff is rain and any other water that passes through and out of developed areas (streets, parking lots, roof tops, etc.) into the storm drain system and eventually to creeks and other waters.

Keeping pollutants out of our storm drain system protects our local creeks, reservoirs, and the San Francisco Bay. Materials swept, blown, or washed into the storm drains end up in these open waters where they degrade water quality and harm aquatic life. In general, wastewater discharged to the storm drains is illegal.

In addition to reviewing their own practices, municipalities participating in the Alameda Countywide Clean Water Program (ACCWP) have instituted a business education campaign and inspection program. Inspectors work with contractors and businesses to identify and control potential discharge of pollutants to the storm drain system. *Property and business owners are responsible for their contractors' practices.*



Construction sites, even small scale projects such as maintenance work or building remodeling, are sources of stormwater pollution.

Materials and wastes that are blown or washed into a storm drain, gutter, or street have a direct impact on local creeks and the Bay. As a contractor, supervisor of a construction site, permittee, owner, or facility operator, you are responsible for any environmental impact caused by the people working on your site.

All construction contractors can apply common sense practices to minimize or eliminate their contribution to stormwater pollution. The table on the reverse side of this page identifies activities to control or eliminate pollutant discharges.

If you need additional information concerning stormwater pollution and its prevention contact Water Resources at **(925) 960-8100**.

Best Management Practices

Follow these BMPs to control pollutant discharges. The objectives are: 1) to keep pollutants from contacting rain, and 2) to keep pollutants from being dumped or poured into the storm drains. The goal is "only rain in the storm drain."

Activities

Best Management Practices

General Practices

- Store materials under cover, protected from rainfall and runoff.
- Use tarps on the ground to collect fallen debris or splatters.
- Secure bags of cement after they are opened. Keep wind-blown cement powder away from gutters, storm drains, and rainfall.
- Pick up litter and other wastes daily from outside areas including storm drain inlet grates.
- Avoid outdoor work during wet or windy weather.

Materials/Waste Handling*

- Order and mix only the amount of materials you will need.
- Use recyclable materials whenever possible.
- Dispose of all wastes properly. Recycle whenever possible. Dispose of small amounts of dry concrete, grout, and mortar in the trash.
- Liquid residues from oil-based paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes*.
- Never bury waste materials. Never leave waste material in the street, gutter, or near a creek or stream bed.

Spills

- Clean up leaks, drips and other spills immediately so that they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up and remove contaminated soil.*

Washing/Cleanup

- Contain, collect, and filter washwater from concrete operations. Discharge washwater to the sanitary sewer (contact the your local wastewater treatment agency). Dispose of filtered particles in trash.
- Wash concrete mixers out in designated wash-out areas in your company's yard, where the water will flow into containment ponds or onto dirt. At the construction site, recycle washout by pumping back into mixers for reuse; recycle or properly dispose of concrete remaining in chute. Never dispose of washout into the street, storm drains, drainage ditches, or streams.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Collect the water for disposal to the sanitary sewer (contact your local wastewater treatment agency).
- For water-based paints, first paint out brushes as much as possible, then rinse in a sink. Empty cans, rags, and brushes used with water-based paints can be disposed of in the trash.
- For oil-based paints, first paint out brushes as much as possible, then filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.*
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.

*Hazardous Materials must comply with hazardous materials storage and disposal requirements.