

BUSINESS STORMWATER POLLUTION PREVENTION

Best Management Practices: Exterior Property Maintenance

Rain that falls on streets and parking lots, also known as stormwater, can carry oils, detergents, pesticides, and other toxic chemicals from the ground and into storm drains that lead straight to lakes, streams, or Puget Sound. This can pose health and safety risks to our community and environment.

As an exterior property maintenance and cleaning business, it's your duty to prevent debris and spills from polluting our waters.

Take action to prevent pollution at its source to keep our waters safe and clean!



Learn more about pollution prevention requirements in [Seattle's Stormwater Code](#).

Best Management Practices (BMPs) for Exterior Property Maint. Businesses

- ✓ Sweep using dry methods and cover storm drain inlets before starting any cleaning/maintenance work.
- ✓ **Washing:** Use filter fabric or berms to capture solids from washwater before directing it into indoor drains or sanitary clean-outs that go to the sanitary sewer system. Paint over graffiti, rather than wash it down. Cleaning equipment with a containment system that captures washwater can make this process easier. (Manual Volume 4, BMP 17)
- ✓ **Chemicals:** Only use water for cleaning. If chemicals, like detergents and soaps, bleach, or other products are used, the washwater must be collected or directed to the sanitary sewer; this is prohibited from entering drains and streets. Avoid applying cleaning chemicals during rain, especially moss killer and other pesticides which are highly toxic to fish.
- ✓ **Pools, spas, hot tubs:** Discharges from pools, spas and hot tubs should be discharged to the sanitary sewer. The discharge can go to storm drains only if it's dechlorinated/debrominated to a total residual of 0.1 ppm or less and pH-adjusted. However, pool cleaning wastewater and filter backwash is never allowed to enter storm drains, other drainage system structures, or receiving waters under any conditions. (BMP 35)
- ✓ **Building washing:** Single family residential homes and buildings built before 1950 and those built after 1980 may be washed down when detergents are not used and water is minimized. All other buildings must be assessed for Polychlorinated Biphenyls (PCBs) in exterior building materials, and cannot be washed down unless sampling has confirmed that they do not contain PCBs. (BMP 17)

See the [next page](#) for general BMPs to prevent stormwater pollution. ►



General Best Management Practices (BMPs)

BMPs are processes that businesses, individuals and responsible parties in Seattle should implement to prevent pollutants from contaminating stormwater runoff and entering receiving waters. General BMPs are required for all real property, and additional BMPs are recommended for specific pollution generating activities.



Find and Protect Onsite Storm Drains

Find where water will flow from your work site and protect your storm drains to prevent pollutants from entering local waterways. Best practice is to move activities that could release oils, chemicals, detergents, or other pollutants away from locations that could lead to a storm drain, and properly contain pollutants.



Train Employees

Ensure your staff are properly trained in the following key practices:

- How to safely store and use chemicals and hazardous materials so they do not pollute the ground, drains, or waterways
- What can be washed and where so that soap, soil, oil, and other chemicals do not enter storm drains
- How to create a spill plan and clean all spills promptly



Order a
FREE
spill kit

Prevent and Clean Up Spills

Create and follow your spill prevention and clean-up plan. A spill can be a one-time event, a continuous leak, or frequent small spills. All types must be addressed.

If you have a spill, call Seattle Public Utilities at (206) 386-1800.



Dispose of Fluids and Wastes

Responsible parties must properly dispose of solid and liquid waste, as well as contaminated stormwater and street waste. Depending on the type of waste, there are a few options for disposal:

1. Permitted centralized waste treatment facilities
2. Municipal solid waste and recycling facilities
3. Hazardous waste treatment, storage, and disposal facilities

CLICK HERE TO READ THE FULL LIST OF POLLUTION PREVENTION BMPs

Language Support

For interpretation services please call 206-684-3000.

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통역 서비스를 원하시면 206-684-3000번으로 전화해 주십시오.

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