

Demolition of Buildings

This activity applies to the removal of existing buildings by controlled explosions, wrecking balls, or manual methods, and subsequent clearing of the rubble. Demolition of buildings can introduce a variety of pollutants into stormwater runoff, primarily suspended solids, but also toxic organic compounds and metals. Broken concrete can elevate the pH of stormwater. This activity can also produce air borne pollutants that must be controlled to avoid surface water contamination.

MINIMUM REQUIREMENTS

The following BMPs, or equivalent measures, methods, or practices are required if you are engaged in building demolition:

1

Spray water throughout the site to help control fine materials and dust. The amount of water must be actively controlled and monitored to eliminate contaminated runoff from leaving the site. Other approved dust suppressants are available. Avoid excessive and repeated applications of dust suppressant chemicals.

2

Place filter fabric, inlet control measures or a similarly effective device in or around all nearby drains to prevent particles and solids from entering the storm drainage system. Filtering devices shall be placed at the beginning of the workday and the accumulated materials collected and disposed of properly before removing the devices at the end of the workday. Filter fabric and other filter devices are commercially available.

3

Sweep surrounding street gutters, sidewalks, driveways, and other paved surfaces as needed to collect loose debris and garbage. Properly dispose of collected debris and garbage. Do not hose down the area to a storm drain.

ADDITIONAL BMPs

The following BMPs are optional unless the above minimum required BMPs do not provide adequate source control:

A catch basin insert configured for sediment and debris removal may remove some of the pollutants in runoff from this activity. Catch basin inserts require frequent maintenance to be effective. Carefully consider this when evaluating your options.



See BMP Info Sheet 10 in Chapter 5 for information.

For more information or assistance in implementing these best management practices, contact the King County Department of Natural Resources and Parks Water and Land Resources Division at 206-296-1900.

Reader Note: The above requirements are the minimum required BMPs. If these BMPs fail to prevent discharges to the storm drainage system, you will be asked to take additional measures to correct the continued pollution discharges.