

Building Repair, Remodeling, and Construction

This activity applies if you are engaged in common on-site labor activities associated with construction of buildings and other structures, remodeling of existing buildings and houses, painting of building exteriors, and general exterior building repair work. Stormwater runoff from building repair, remodeling, and construction work can be contaminated with toxic hydrocarbons in solvents, other toxic organic compounds, suspended solids, metals, abnormal pH, and oils and greases. Concrete pouring is covered under Activity Sheet A-20, “Concrete and Asphalt Application at Temporary Sites.”

MINIMUM REQUIREMENTS

The following BMPs, or equivalent measures, methods, or practices are required if you are engaged in building repair, remodeling, and construction:

1

Do not dump any substance, wash water or liquid waste on the pavement, the ground, or toward a storm drain or drainage ditch.

2

Use ground or drop cloths underneath outdoor painting, scraping, and sandblasting work and properly dispose of collected material daily.

3

Use a ground cloth or oversized tub for activities such as paint mixing and tool cleaning. Dispose of all wash water from tool cleaning to the sanitary sewer system. Never dispose of wash water to on-site yard drains or street drains.

4

Never dispose of any wash water to a storm drain. Clean paint brushes and tools covered with water-based paints in sinks connected to sanitary sewers or in portable containers that can be dumped into a sanitary sewer. Brushes and tools covered with non-water-based paints, finishes, or other materials must be cleaned in a manner that enables collection of used solvents (e.g., paint thinner, turpentine, etc.) for recycling or proper disposal.



See BMP Info sheet 2 in Chapter 5 for information on disposal options.

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Use a storm drain cover, filter fabric, or similarly effective runoff control mechanism if dust, grit, wash water, or other pollutants may escape the work area and enter a catch basin. This is particularly necessary on rainy days. The containment device(s) must be in place at the beginning of the workday, and accumulated dirty runoff and solids must be collected and disposed of in an appropriate manner before removing the containment device(s) at the end of the workday. For example, a combination of a wet vacuum and brooms and dustpans could be used to collect accumulations of dirty runoff. Drain covers, filter fabric, and other containment devices are commercially available if effective runoff control cannot otherwise be provided.

If you need to dewater an excavation site, you must filter the water before discharging to a catch basin or discharging off-site. You should direct the water through sediment filters or traps or use an equivalent method. The pH of water from dewatering activities must be monitored. If the pH is not neutral (7), discharge must not occur to a drainage system until the water is neutralized through an approved method. Dewatering must also be assessed for other pollutants that may not be removed by simple filtering of stormwater. If other pollutants are present, discharging the water to surface or stormwater systems may not be allowed. See Appendix D of the King County Surface Water Design Manual, “Erosion and Sediment Control Standards.”

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Routine Maintenance:

- Store and maintain appropriate spill cleanup materials in a location known to all. Ensure that employees are familiar with proper spill cleanup procedures.
- Sweep paved areas as needed and collect loose particles for proper disposal. Wipe up spills with rags and other absorbent material immediately. Do not hose down the area to a storm drain.
- Store toxic material under cover during precipitation events and when not in use (such as overnight). A cover would include tarps or other temporary cover materials.



See Activity Sheet 3, “Storage of Liquid Materials Portable Containers.”

ADDITIONAL BMPs

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



Recycle or reuse left over materials.



A catch basin insert configured for debris and sediment 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 more 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.