A-29: Building Repair, Remodeling, and Construction

Stormwater runoff (rainwater and snow melt) is the largest source of pollution to our lakes, streams and Puget Sound. King County requires businesses to implement measures to protect our shared waters. If the requirements below do not prevent pollution, additional measures are necessary.

The following best management practices (BMPs) apply to the construction of buildings and other structures, remodeling of existing buildings, houses and other structures, general exterior building repair work, and the containment or removal of known or suspected exterior hazardous building materials.

Required BMPs

- Up until 1979 PCBs were added to materials to increase their longevity. PCBs are persistent, bioaccumulative and toxic so removal and disposal of PCB-containing material must be done properly. If working on buildings or structures constructed or renovated between 1950 and 1980, assess the building materials following the guidance provided by the Washington State Department of Ecology's *How to Find and Address PCBs in Building Materials*.
- When removing suspected PCB-containing materials, avoid working in high wind conditions or take extra precautions when working in wind strong enough to move dust and debris. This could include constructing a wind screen of plastic at the edge of the groundcover to keep dust and debris from spreading.
- Contact the local jurisdiction's stormwater program to inform them when PCB-containing materials are, or are likely to be, present. King County Stormwater Services can be reached at (206)477-4811.
- Train employees about the need to prevent stormwater pollution. Employees also include maintenance and landscaping staff working around exterior PCB-containing materials.
- Keep spill cleanup materials in a common location onsite at all times. Train employees on spill prevention and clean up measures.
- 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.
- Use a catch basin cover, filter fabric, or other runoff control mechanism if dust, grit, wash water, or other pollutants may escape the work area.
    - Place the cover or containment device over the catch basin at the beginning of the workday.
    - Collect and properly dispose of accumulated dirty runoff and solids before removing the cover or device at the end of each workday.
    - Check runoff control mechanisms and replace as necessary.

- Do not dump any substance, wash water or liquid waste on the pavement, ground, or into the stormwater drainage system
- Use drop cloths when painting, scraping, and sandblasting and properly dispose of collected material daily. Use drip pans in areas where drips are likely to occur if the area cannot be protected with a drop cloth.
- Cleaning paint brushes and tools:
    - 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. Solvents may not be disposed of to the sanitary sewer.
    - Never dispose of any wash water to a storm drain.
- Refer to activity sheet A-15: Washing of Buildings, Rooftops, and Other Large Surfaces for best management practices associated with pressure washing buildings.
- Control windblown dust and fine materials by applying water or dust suppression products, avoiding excessive application to prevent runoff. Do not use oils for dust control.
- Cover trash bins and dumpsters and ensure they are not leaking.
- Follow Appendix D of the *King County Surface Water Design Manual*, "Erosion and Sediment Control Measures" for dewatering activities.

Required Routine (Daily) Maintenance

- Sweep paved areas to collect loose particles for proper disposal. Consider using filtered vacuuming to collect waste that may be hard to sweep, such as dust on a drop cloth.
- A HEPA vacuum should be used below painted walls, caulking seams, windows, doors, downspouts and any specific exterior features known or suspected of containing PCBs.
- Wipe up spills with rags or other absorbent material immediately. Do not hose down the area to the stormwater drainage system.
- Store materials, such as solvents, indoors or under cover and secures so that unauthorized personnel will not have access to them.

Supplemental BMPs

- Recycle or reuse leftover materials.
- Set up temporary cover in wet weather conditions.
- Install temporary wheel wash facilities if track out occurs.

Additional Information

- Potential pollutants can include but are not limited to hydrocarbons, metals, nutrients, pH, sediment, and other pollutants.
- *Stormwater Pollution Prevention Manual*, Chapter 3: Commercial and Multifamily BMPs
    - A-11: Cleaning or Washing of Tools and Equipment
    - A-15: Washing of Buildings, Rooftops, and Other Large Surfaces
    - A-20: Concrete and Asphalt Application
    - A-41: Wheel Wash and Tire Bath Track Out Control
- *Stormwater Pollution Prevention Manual*, Chapter 5: Information Sheets
    - Catch Basin Insert
- *King County Surface Water Design Manual*, Appendix D: Construction Stormwater Pollution Prevention Standards
- Washington State Department of Ecology, *How to Find and Address PCBs in Building Materials*, https://apps.ecology.wa.gov/publications/documents/2204024.pdf
- Additional regulations regarding PCBs may apply, including but not limited to the federal Toxic Substances Control Act (TSCA). For more information, refer to the U.S. EPA's guidance for PCBs at https://www.epa.gov/pcbs.

For more information or assistance contact the King County Stormwater Services at 206–477–4811 and visit kingcounty.gov/stormwater.