



City of Long Beach
Department of Development Services
Building and Safety Bureau
**Construction Activity – Industrial / Commercial
Best Management Practices**

Information
Bulletin
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Long Beach has two drainage systems – the sewers and the storm drains. The storm drain system was designed to prevent flooding by carrying excess rainwater away from city streets out to the ocean. Because the system contains no filters, it now serves the *unintended* function of carrying urban pollution straight to the ocean. This Information Bulletin will describe how to prevent ocean pollution from “stormwater” or “urban runoff” for commercial and industrial projects.

Best management practices such as handling, storing and disposing of materials properly prevent construction site pollutants from entering the storm drains.

GENERAL BUSINESS PRACTICES

SC-1 NON-STORMWATER DISCHARGES TO DRAINS

Purpose: To ensure that the storm water system discharge contains only storm water.

Standards:

- Locate discharges to the municipal storm drain system.
- Locate and evaluate all discharges to the industrial storm drain system.
- Develop a plan to eliminate illicit connections.
- Develop proposal options.
- Document that non-storm water discharges have been eliminated by recording tests performed. -

Non-storm water discharges may include process waste waters, cooling waters, wash waters and sanitary waste water. When facilities are subject to this BMP, they must include a certification that the storm water collection system has been tested or evaluated for the presence of non-storm water discharges.

SC-2 VEHICLE AND EQUIPMENT FUELING

Purpose: To prevent fuel spills and leaks and their impacts to storm water.

Standards:

- Design fueling area to prevent run-on of storm water and run-off of spills.
- Discourage "topping off" of fuel tanks.
- Use absorbent materials on small spills.

SC-3 VEHICLE AND EQUIPMENT WASHING AND STEAM CLEANING

Purpose: To prevent or reduce the discharge of pollutants to storm water from vehicle and equipment washing and steam cleaning.

Standards:

- Use designated wash areas designed to prevent runoff.
- Consider filtering and recycling wash water.

SC-4 VEHICLE AND EQUIPMENT MAINTENANCE AND REPAIR

Purpose: To prevent the discharge of pollutants to storm water from vehicle and equipment maintenance and repair including wrecking yards by running a dry shop.

Standards:

- Locate on paved surfaces where practical.
- Use berms to protect maintenance areas.
- Keep equipment clean.
- Inspect equipment for leaks on a regular basis.

SC-5 OUTDOOR LOADING - UNLOADING OF MATERIALS

Purpose: To prevent or reduce the discharge of pollutants to storm water from loading docks.

Standards:

- Limit exposure of material to rainfall.
- Prevent storm water runoff.
- Contain spills during transfer operations.

SC-6 OUTDOOR CONTAINER STORAGE OF LIQUIDS

Purpose: To prevent the discharge of pollutants to storm water from outdoor container storage areas by installing safeguards against accidental release.

Standards:

- Cover storage area with roof.
- Control runoff by enclosing area with a berm.
- A spill prevention control plan.
- Emergency preparedness plan.

SC-7 OUTDOOR PROCESS EQUIPMENT

Purpose: To prevent discharges of pollutants to storm water from outdoor processing equipment by enclosing or covering all or some equipment and installing secondary containment.

Standards:

- Move activity indoors.
- Cover area with permanent roof.
- Use berms to protect area from run-on. Activities such as rock grinding or crushing, painting or coating, grinding or sanding can lead to contamination of storm water runoff.

SC-8 OUTDOOR STORAGE OF RAW MATERIALS

Purpose: To prevent the discharge of pollutant to storm water from outdoor material and product storage areas by enclosing, covering or installing secondary containment.

Standards:

- Store materials indoors.
- Cover storage area with roof.
- Cover the materials with a temporary covering made of polyethylene, polypropylene, or hypalon.

SC-9 WASTE HANDLING AND DISPOSAL

Purpose: To prevent the discharge of pollutants to storm water from waste handling and disposal of recyclable material.

Standards:

- Maintain usage inventory to limit waste generation.
- Raw material substitution or elimination.
- Process or equipment modification.
- Production planning and sequence.

SC-10 CONTAMINATED OR ERODIBLE SURFACE AREAS

Purpose: To prevent the discharge of pollutants to storm water from contaminated or erodible surface areas by leaving as much vegetation on site as possible minimizing soil exposure time, stabilizing exposed soils and preventing storm water run-on and run-off.

Standards:

- Preserve natural vegetation.
- Removal of contaminated soils.
- Chemical stabilization.

SC-11 BUILDING AND GROUNDS MAINTENANCE

Purpose: To prevent the discharge of pollutants to storm water from building and grounds maintenance by washing and cleaning up with as little water as possible.

Standards:

- Leaving or planting native vegetation to reduce water, fertilizer, and pesticide needs.
- Sweeping of paved surfaces.
- Cleaning of storm drainage system at appropriate intervals.
- Proper disposal of wash water, sweepings, and sediments.

SC-12 BUILDING REPAIR, REMODELING AND CONSTRUCTION

Purpose: To prevent the discharge of pollutants to storm water from building repair remodeling and construction by using soil erosion controls, proper storage of building materials and covering building materials. The source of these contaminants may be solvents, paints, paint and varnish removers, finishing residues, spent thinners, soap cleaners, kerosene, asphalt and concrete materials, adhesive residues and old asbestos.

Standards:

- Use soil erosion techniques if bare ground is temporarily exposed.
- Use permanent soil control techniques if the remodeling clears buildings from an area that are not to be replaced. .
- Enclose painting operations
- Properly store materials.
- Properly store disposal waste generated from the activity.

SC-13 OVER-WATER ACTIVITIES

Purpose: To prevent the discharge of pollutants to storm water from over-water activities by minimizing over-water maintenance. Over-water activities occur at boat and ship repair yards, marinas and yacht clubs. Activities of concern include stripping and painting of hulls, on-board maintenance of engines and the disposal of domestic water and ballast water. .

SC-14 EMPLOYEE TRAINING

Purpose: Employee training is a method by which to implement BMPs and their maintenance and to integrate the elements of employee training and individual source controls into a comprehensive training program into the facilities storm water pollution prevention plan.