Activity: Building and Grounds Maintenance

EMP No. O-2

Description:
Prevent or reduce the discharge of pollutants to surface and ground water and the air from building and grounds maintenance.

Targeted Activities:
- Grounds Maintenance
- Herbicide/Pesticide Use
- Building Maintenance

Development EMPs:
- Incorporate landscaped areas into project design. Landscaped areas are pervious and will result in less runoff discharged from a site.
- Incorporate design considerations such as leaving or planting native vegetation to reduce irrigation, fertilizer, and pesticide needs.
- Select landscaping plants which require little maintenance and/or pest control.
- Incorporate storm water detention/retention to reduce peak runoff flows and to improve water quality.
- Provide adequate storage space for pesticides and herbicides.
  - Ensure storage space has adequate ventilation.
  - Large-quantity storage may require reporting under TSCA.
- Provide secondary containment, as needed.
- See EMP O-5 for recommendations on chemical storage and handling.
- Storm drains should be labeled “Storm Drain - No Dumping”.

Potential Pollutants:
- Pesticides/Herbicides/Fertilizers
- Oil and Grease
- Sediments
- Landscape Wastes

Target Environmental Media:
- Ground Water
- Surface Water
- Air
- Soil

US Regulatory Requirements & Guidance:
- 40 CFR 117.3 Determination of Reportable Quantities for a Hazardous Substance
- 40 CFR 122-124 NPDES Regulations for Storm Water Discharges
- 40 CFR 260-262, 268, and 270-272 Hazardous Waste Management State and Local Regulations as appropriate to the Port.
Environmental Management Practices

EMP No. O-2

Operational EMPs:

■ Collect outdoor washdown water where soaps or detergents are used and properly dispose of it through a permitted connection to the sanitary sewer. Approval from treatment facility required for discharge.
■ Collect outdoor washdown water from equipment or storage container cleaning activities, and properly dispose of material through a permitted connection to the sanitary sewer. Approval from the local POTW will be required for discharge.
■ Clean any catch basins that receive runoff from maintenance areas.
  ● Use a vacuum truck to remove accumulated materials
  ● Do not flush wastes into storm drain.
■ Minimize use of pesticides, herbicides, and fertilizers. Use according to directions. Seek less harmful/toxic products to replace ones currently used.
■ Licenses may be required for people applying pesticides.
■ Exercise proper precautions when applying materials near water bodies or stormwater conveyance systems
■ Utilize integrated pest management where appropriate
■ Properly dispose of landscape waste, wash water, sweepings, and sediments.
■ Regularly clean paved surfaces that are exposed to industrial activity. Use “dry” cleaning techniques, such as sweeping, whenever possible.
■ Provide secondary containment for chemical storage areas including cleaners.
■ Conduct fluorescent light ballast recycling program
■ Carefully manage asbestos according to federal, state, and local regulations.
■ Carefully manage lead paint according to federal, state, and local regulations
■ Do not flush used cleaners into storm drains
  ● Cleaners should be discharged into sanitary sewer system
■ Boiler blow down materials should be discharged into sanitary sewer system
■ Underground storage tanks used for fuel or emergency generation should be tested regularly
■ Electrical equipment should be inspected to determine if PCBs are present.
  ● If PCB-containing equipment is in use, it should be inspected regularly for leaks.
  ● Worn or leaking equipment should be replaced immediately.
  ● Proper disposal of PCBs in accordance with federal, state, and local regulations is required.
■ Maintain adequate supplies of spill response equipment and materials in accessible locations near areas where spills may occur

Considerations:

■ Provide the appropriate level of employee training in the following areas: spill response and prevention, storm water pollution prevention education (see O-10 for storm water pollution education approaches), right-to-know awareness training, and hazardous materials management.
■ Conduct routine inspections of storage and maintenance areas including stormwater control devices, planting, and maintenance areas.