

Environmental Management Practices



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

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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.