

Keep It Clean Partnership

Standard Operating Procedures (SOPs) for: Pressure Washing and Exterior Surface Cleaning

Revised January 27, 2015



Purpose of SOP:

Stormwater pollution procedures for the cleaning of exterior surfaces such as sidewalks, building exteriors, and graffiti removal.

Location of SOP:

(Indicate where SOP is kept- electronic or hard copy.) _____

Administrator of SOP:

(Indicate who reviews and updates SOP.) _____

Prerequisites

1. Employees should attend KICP general stormwater pollution prevention training.
2. Employees performing the procedures in this SOP should read and refer to the materials in the *References and Related Procedures* section of this SOP.
3. Review Colorado Department of Public Health and Environment's [Discharge of Process Wastewater from Power Washing Operations](#).

Stormwater Protection Equipment and Materials

1. Spill kit and equipment for dry clean up (socks, absorbent pads, kitty litter, broom, and dustpan)
2. Wet vacuum and holding tank
3. Storm drain inlet protection devices (drain covers, wattles, booms, berms)

Standard Operating Procedures

1. General Surface Cleaning and Pressure Washing

- Discharge of any wash water from mobile power washers, directly or via a storm sewer, to state waters is not authorized under any stormwater permit, either industrial or municipal and is a violation of the Colorado Water Quality Control Act.
- Use dry clean up methods prior to any pressure washing. Use absorbents (kitty litter, rags, sand, etc) to clean up spills, sweeping, vacuuming, and scrapping off dried debris. The waste material should be disposed of as solid waste.
- Pressure wash with minimal water.
- If you do not use any chemicals or detergents and are only cleaning surfaces of ambient dust, then you may direct the wastewater to nearby landscaping or vegetated area or contain it onsite and allow it to evaporate.
- When discharging wash water to landscaping, make sure water is absorbed into vegetated or permeable surfaces (gravel, porous pavement) and does not cause erosion or run off into a storm drain or paved area.
- All other wash water must be captured for proper disposal.
- Solids should be removed from the area prior to pressure washing and a filter bag or similar filtration device should be used to remove suspended solids from the wastewater.
- A visible sheen must not be evident in the discharge. Use an absorbent pad or boom to eliminate any oil from the discharge.
- Do not pressure wash an entire building. Spot clean, steam clean, or scrape dirty areas rather than pressure washing the entire structure.

2. Heat Transfer Equipment and HVAC Equipment Cleaning

- HVAC or chiller condenser tube flushing liquid must be captured and disposed of properly.
- Comply with the Colorado Department of Public Health and the Environment's [Industrial Permit Requirements for Commercial Washing of Outdoor Structures](#).

3. Storm Drain Protection

- Prior to pressure washing, identify where all storm drains are located; wash water must not be allowed to flow down

gutters or enter storm drains.

- Block or cover all storm drains with booms and weighted storm drain covers before pressure washing.
- Determine where water will pool for collection. Use a wet vac to vacuum up the wastewater or allow water to evaporate.

4. Disposal of Wash Water

- Use a wet vacuum to collect water for disposal to the sanitary sewer.
- Once water is collected, dispose of it properly. Collected wash water may be disposed of into a sanitary sewer drain at the job site or at the contractor's place of business. (First ask for permission from property owner and the local wastewater treatment plant. A permit may be required prior to disposal to the sanitary sewer. Check with your local wastewater treatment plant for authorization.
- DO NOT dispose wastewater to a septic (on-site wastewater) system.

Contractors

- Contracts should include stormwater pollution prevention language.
- Ensure that contractors implement proper Best Management Practices (BMPs) to prevent stormwater pollution and know whom to contact in case of spill.
- Contractors should fill out the Pressure Washing Service Agreement (attached) to ensure the location of disposal is identified.

Employee Training

- All applicable employees should be trained in general stormwater pollution prevention; including how to recognize and report illegal connections or discharges.

Record Keeping and Documentation

1. Keep a list of all employees trained in the facility's Stormwater Pollution Prevention Binder.
2. If contracting out pressure washing, have the contractor fill out the *Pressure Washing Service Agreement* (page 3) to ensure that the location of disposal is identified.

References and Related Procedures

PACE Municipal Operations website: <http://pacepartners.com/index.php/municipal-stormwater-operations>

1. BMP: *Building Maintenance*
2. BMP: *Contracts and Property Leasing*
3. BMP: *Good Housekeeping & Spill Prevention*
4. SOP: *Spill Prevention, Clean Up and Reporting*
5. CDPHE Low Risk Discharge Guidance: [*Discharges from Surface Cosmetic Power Washing Operations to Land*](#)

Pressure Washing Service Agreement

Non-stormwater discharges to the storm drainage system are illegal. Both property owner and contractor are responsible for complying. This service agreement is a voluntary tool to ensure that contracted cleaning companies use responsible methods in their cleaning and disposal methods in order to comply with all local regulations. This agreement should be filled out prior to commencement of work, and both parties should retain copies.

Contractor: Name of Company	Address	City	Phone	Contact

The above contractor agrees to follow all necessary practices **to ensure compliance with local stormwater regulations** at the following address:

Business: _____ Address: _____ Date of service: _____

Check all boxes that apply

Surfaces to be cleaned:

- Building exterior
- Sidewalk, plaza, patio
- Parking area / drive through
- Dumpster area
- Paint / graffiti removal
- Other (describe): _____

**Note:
The removal of
manhole covers
is prohibited.**

Cleaning Methods to be used:

- Water only
- Water and soap
- Wet sand blast
- Other chemicals: _____
- Other methods: _____

Precautions to be taken:

- Dry cleanup (e.g. absorb spilled oil, sweep, vacuum, etc.)
- Block storm drain
- Collect wash water for disposal
- Other precautions: _____

Wash Water Disposal:

- Dispose of wash water into indoor sanitary sewer drain (e.g. floor drain, utility sink). Use a drain that has a grease trap, if available. Location of drain to be used: _____

When only using water to clean **ambient dust**, the following disposal method may be used:

- Discharge to landscaped area
- Evaporate on-site

Contractor Signature: _____ Date: _____

Go to www.pacepartners.com for more information and an electronic copy of this agreement.

This form was developed by Partners for A Clean Environment (PACE), which has been contracted by the Keep it Clean Partnership (KICP) to provide pollution prevention assistance to local businesses so we can all "keep it clean"!