

## Stormwater Protection

# Property Maintenance

Stormwater is rainwater and snowmelt. When stormwater flows across parking lots and streets, it can pick up pollutants that empty directly into our rivers and streams through the storm drains on streets and in parking lots. Pollutants entering these drains flow untreated to the water bodies that we use for drinking water, swimming, and fishing.

Best management practices (BMPs) are specific steps to prevent stormwater pollution as a result of day-to-day activities. All employees must make every effort to keep pollutants from going down the storm drain by putting the following BMPs into practice.

### Spills & Leaks

- Keep outdoor areas free from spills and leaks. Keep spill kits available for cleaning up spills.
- Sweep and inspect parking areas regularly.
- Protect storm drains when cleaning or painting outside.
- Use dry cleanup practices, and dispose of dirty absorbent properly.
- If a spill occurs, control, contain, and clean up immediately using dry cleanup practices. Clean up and dispose of dirty absorbent properly. If a spill reaches the storm drain system notify the municipality that you're working in by calling 303.441.4444.

### Outdoor Material Storage & Handling

- Cover and provide secondary containment for materials and containers stored outside.
- Do not store mulch, soil, or other landscaping materials in the street or on other impervious surfaces. If these materials must be stored on impervious surfaces, make sure they are covered and contained.

### Good Housekeeping

- Keep outdoor areas free from trash, dirt, litter, and debris.
- Keep lids closed on dumpsters and recycle containers.
- Maintain storm drainage systems and permanent stormwater BMPs (visit [www.KeepItCleanPartnership.org](http://www.KeepItCleanPartnership.org) for information about maintenance and training).
- Protect storm drains during maintenance work or construction projects.
- Discharge all wastewater to a sanitary sewer.

### Outdoor Washing & Cleaning

- Collect and contain wastewater from pressure-washing activities. If using a contracted service provider, make sure they are implementing proper BMPs.
- Discharge fire suppression system water to the sanitary sewer or to landscaping or comply with Colorado Department of Public Health and Environment (CDPHE) requirements.
- Discharge wastewater from cooling towers and blow down from boilers to the sanitary sewer.
- Comply with CDPHE's requirements for washing of outdoor heat transfer equipment (HTE).

### Additional Behaviors

- Limit the application of sand/salt, deicer, fertilizer, pesticides, paints, and other chemicals by employees, tenants, and contractors.
- Make sure all contractors, including landscapers, pressure washers, hood cleaners, painters, and carpet cleaners, are aware of their responsibility to protect stormwater.
- Request that contractors use asphalt-based sealant on parking lots, driveways, etc. Ensure that contractors and distributors provide a material safety data sheet (MSDS) that lists product ingredients and components. Avoid products with ingredients that include the words "coal," "tar," "refined coal tar pitch," or "RT-12."
- Dispose of wastewater, including chlorinated water, fire suppression water, HVAC or boiler cleaning water, pool water, street sweeping water, and storm drain cleaning water, to a sanitary sewer, or use BMPs outlined in permits and guidance.

