

# Parking/Storage Area Maintenance SC-43



## Description

Parking lots and storage areas can contribute a number of substances, such as trash, suspended solids, hydrocarbons, oil and grease, and heavy metals that can enter receiving waters through stormwater runoff or non-stormwater discharges. The following protocols are intended to prevent or reduce the discharge of pollutants from parking/storage areas and include using good housekeeping practices, following appropriate cleaning BMPs, and training employees.

## Approach

### *Pollution Prevention*

- Encourage alternative designs and maintenance strategies for impervious parking lots. (See New Development and Redevelopment BMP Handbook).
- Keep accurate maintenance logs to evaluate BMP implementation.

### *Suggested Protocols*

#### *General*

- Keep the parking and storage areas clean and orderly. Remove debris in a timely fashion.
- Allow sheet runoff to flow into biofilters (vegetated strip and swale) and/or infiltration devices.
- Utilize sand filters or oleophilic collectors for oily waste in low concentrations.

## Objectives

- Cover
- Contain
- Educate
- Reduce/Minimize
- Product Substitution

## Targeted Constituents

Sediment	✓
Nutrients	✓
Trash	✓
Metals	✓
Bacteria	✓
Oil and Grease	✓
Organics	✓
Oxygen Demanding	✓



# **SC-43 Parking/Storage Area Maintenance**

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- Arrange rooftop drains to prevent drainage directly onto paved surfaces.
- Design lot to include semi-permeable hardscape.

## *Controlling Litter*

- Post “No Littering” signs and enforce anti-litter laws.
- Provide an adequate number of litter receptacles.
- Clean out and cover litter receptacles frequently to prevent spillage.
- Provide trash receptacles in parking lots to discourage litter.
- Routinely sweep, shovel and dispose of litter in the trash.

## *Surface cleaning*

- Use dry cleaning methods (e.g. sweeping or vacuuming) to prevent the discharge of pollutants into the stormwater conveyance system.
- Establish frequency of public parking lot sweeping based on usage and field observations of waste accumulation.
- Sweep all parking lots at least once before the onset of the wet season.
- If water is used follow the procedures below:
  - Block the storm drain or contain runoff.
  - Wash water should be collected and pumped to the sanitary sewer or discharged to a pervious surface, do not allow wash water to enter storm drains.
  - Dispose of parking lot sweeping debris and dirt at a landfill.
- When cleaning heavy oily deposits:
  - Use absorbent materials on oily spots prior to sweeping or washing.
  - Dispose of used absorbents appropriately.

## *Surface Repair*

- Pre-heat, transfer or load hot bituminous material away from storm drain inlets.
- Apply concrete, asphalt, and seal coat during dry weather to prevent contamination from contacting stormwater runoff.
- Cover and seal nearby storm drain inlets (with waterproof material or mesh) and manholes before applying seal coat, slurry seal, etc., where applicable. Leave covers in place until job is complete and until all water from emulsified oil sealants has drained or evaporated. Clean any debris from these covered manholes and drains for proper disposal.

# **Parking/Storage Area Maintenance SC-43**

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- Use only as much water as necessary for dust control, to avoid runoff.
- Catch drips from paving equipment that is not in use with pans or absorbent material placed under the machines. Dispose of collected material and absorbents properly.

## *Inspection*

- Have designated personnel conduct inspections of the parking facilities and stormwater conveyance systems associated with them on a regular basis.
- Inspect cleaning equipment/sweepers for leaks on a regular basis.

## *Training*

- Provide regular training to field employees and/or contractors regarding cleaning of paved areas and proper operation of equipment.
- Train employees and contractors in proper techniques for spill containment and cleanup.

## *Spill Response and Prevention*

- Refer to SC-11, Spill Prevention, Control & Cleanup.
- Keep your Spill Prevention Control and countermeasure (SPCC) plan up-to-date, and implement accordingly.
- Have spill cleanup materials readily available and in a known location.
- Cleanup spills immediately and use dry methods if possible.
- Properly dispose of spill cleanup material.

## *Other Considerations*

- Limitations related to sweeping activities at large parking facilities may include high equipment costs, the need for sweeper operator training, and the inability of current sweeper technology to remove oil and grease.

## **Requirements**

### **Costs**

Cleaning/sweeping costs can be quite large, construction and maintenance of stormwater structural controls can be quite expensive as well.

### **Maintenance**

- Sweep parking lot to minimize cleaning with water.
- Clean out oil/water/sand separators regularly, especially after heavy storms.
- Clean parking facilities on a regular basis to prevent accumulated wastes and pollutants from being discharged into conveyance systems during rainy conditions.

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## **Supplemental Information**

### ***Further Detail of the BMP***

#### ***Surface Repair***

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## **References and Resources**

<http://www.stormwatercenter.net/>

California's Nonpoint Source Program Plan <http://www.swrcb.ca.gov/nps/index.html>

Model Urban Runoff Program: A How-To Guide for Developing Urban Runoff Programs for Small Municipalities. Prepared by City of Monterey, City of Santa Cruz, California Coastal Commission, Monterey Bay National Marine Sanctuary, Association of Monterey Bay Area Governments, Woodward-Clyde, Central Coast Regional Water Quality Control Board. July 1998 (Revised February 2002 by the California Coastal Commission).

Orange County Stormwater Program

[http://www.ocwatersheds.com/StormWater/swp\\_introduction.asp](http://www.ocwatersheds.com/StormWater/swp_introduction.asp)

Oregon Association of Clean Water Agencies. Oregon Municipal Stormwater Toolbox for Maintenance Practices. June 1998.

Pollution from Surface Cleaning Folder. 1996. Bay Area Stormwater Management Agencies Association (BASMAA) <http://www.basma.org>

San Diego Stormwater Co-permittees Jurisdictional Urban Runoff Management Program (URMP)

<http://www.projectcleanwater.org/pdf/Model%20Program%20Municipal%20Facilities.pdf>