## BMP D08: Building Maintenance, Repair, or Remodeling

### Pollutants of Concern:
- Hazardous Materials
- Non-Storm Water Discharges (NSWDs)
- Oil & Grease
- Trash & Debris
- Paint

### Purpose:
To prevent or reduce the discharge of pollutants to storm water from building maintenance and remodeling activities by preventing dry weather flows, cleaning up spills promptly, keeping debris from entering the storm drains, and maintaining the storm water conveyance system.

### Application:
Building maintenance and renovation projects

### Practices:
1. Recycle residual paints, solvents, lumber and other material as much as possible.
2. Do NOT dump waste on the pavement, the ground, or toward a storm drain. Do not discharge non-rain water into a storm drain.
3. Use ground or drop cloths underneath outdoor painting, scraping, and sandblasting work, and properly dispose of collected material daily.
4. Paint brushes and tools covered with water-based paints should be rinsed twice and the rinse water collected in buckets and managed as hazardous waste. Subsequent rinses must be into a sink or drain that goes to the sanitary sewer. Brushes and tools covered with non-water-based paints, finishes, or other materials must be cleaned in a manner that enables collection of used solvents (e.g., paint thinner, turpentine, etc.) for recycling or proper disposal as hazardous waste.
5. Use a storm drain cover, filtering fabric, or similarly effective runoff control mechanism if dust, grit, wash water, or other pollutants may escape the work area and enter a catch basin. The containment device(s) must be in place at the beginning of the work day, and accumulated dirty runoff and solids must be collected and disposed of before removing the containment device(s) at the end of the work day.
6. When de-watering of an excavation site, water is filtered using filter fabric or other sediment filters/traps before discharging to a catch basin or off-site.
7. Keep hazardous materials containers closed and stored under cover (e.g., tarps or other temporary cover material) with secondary containment during precipitation events and when not in use.
8. Keep dirt/soil stockpiles covered during rain or high wind conditions.
9. Clean up spills promptly; refer to BMP A02 for spill response procedures.
**BMP D08: Building Maintenance, Repair, or Remodeling**

<table>
<thead>
<tr>
<th><strong>Frequency &amp; Maintenance:</strong></th>
<th>Inspect the project site daily and keep project area clean, free of trash/litter and loose materials that may be blown offsite or that might get into a storm drain during a rain event.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Training:</strong></td>
<td>Maintenance, shops, trades, and theater staff that perform outdoor work activities that could contribute pollutants to the campus storm water system must take the “Annual Shop &amp; Studio Environmental Compliance &amp; Hazard Awareness Training” which includes storm water pollution prevention; spill prevention, control, and cleanup; SDSs; and hazardous materials and waste management.</td>
</tr>
</tbody>
</table>
| **Additional Information:**   | • UC San Diego’s Storm Water Pollution Prevention Program: [http://stormwater.ucsd.edu](http://stormwater.ucsd.edu)  
  • Refer to BMP-A01 for housekeeping procedures  
  • Refer to BMP-A02 for spill prevention, control, and cleanup procedures  
  • Refer to BMP-C01 for trash management  
  • Refer to BMP-D03 for surface cleaning guidance  
  • Refer to BMP-D05 for outdoor painting and sandblasting guidance  
  • Latex Paint Disposal Information: [http://blink.ucsd.edu/safety/research-lab/hazardous-waste/latex.html](http://blink.ucsd.edu/safety/research-lab/hazardous-waste/latex.html) |