BMP SC09	BUILDING AND GROUNDS MAINTENANCE

PURPOSE: Prevent or reduce the discharge of pollutants to storm water from building and grounds maintenance by washing and cleaning up with as little water as possible, preventing and cleaning up spills immediately, keeping debris from entering storm drains, and maintaining the storm water collection system.	**TARGETED ACTIVITIES:** ✈ Building Maintenance ✈ Grounds Maintenance

POLLUTION PREVENTION:	**POLLUTANTS of CONCERN:**

Implement the following pollution prevention practices and BMPs to prevent discharges of pollutants from building and grounds maintenance to the storm water collection system:	✈ Pesticides/Herbicides/ Fertilizers ✈ Oil and Grease ✈ Sediment ✈ Landscape Waste ✈ Metals ✈ Cleaning Solutions ✈ Bacteria
☐ Regularly clean paved surfaces that are exposed to industrial activity. Use "dry" cleaning techniques, such as sweeping, whenever possible.	
☐ Clean any catch basins that receive runoff from maintenance areas on a regular basis. Use a vacuum truck to remove accumulated materials. Do not flush wastes into the storm drain system.	
☐ Minimize use of pesticides, herbicides, and fertilizers and use according to directions. Seek less harmful/toxic products to replace ones currently used.	
☐ Reduce the exposure of galvanized metal structures to rainfall. Possible actions to reduce exposure include application of a coating of inert paint to the metal surface, replace uncoated galvanized metal fence with vinyl coated galvanized steel or polyester coated galvanized steel.	
☐ Investigate the use of downspout filters on roof downspouts to minimize pollutants in roof runoff.	
☐ Use safer non-toxic products for the outside painting of buildings and grounds maintenance. Recycle residual paints, solvents, lumber, and other materials (such as landscape waste) as much as possible.	
☐ Reduce the exposure of galvanized metal structures to rainfall, by using coated galvanized structures or coating or painting existing structures with non-toxic paints or coatings.	
☐ Encourage proper xeriscaping management and landscaping, including the use of native vegetation, to reduce irrigation needs.	
☐ When applying pesticides, use the following practices: Do not use pesticides if rain is expected or is occurring, do not mix or prepare pesticides for application near storm drains, and apply pesticides only when wind speed is low.	
☐ Prohibit over-irrigation of landscaped areas	

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| OPERATIONS:	APPLICABLE TENANTS/ DEPARTMENTS:
Sub-BMPs - 01 ☐ Landscape, re-vegetate, or install erosion and sediment controls in areas of exposed soil. - 02 ☐ Use hand weeding when practical. - 03 ☐ Implement integrated pest management methods, minimize the use of pesticides, herbicides, and fertilizers, and use according to directions. - 04 ☐ Use temporary BMPs such as portable booms and vacuum trucks to contain water from outdoor building or structure washdown activities. Use reclaimed water, where possible, and collect and properly dispose of all wastewater through a permitted connection to the sanitary sewer. - 05 ☐ Compost or recycle grass trimmings, leaves, sticks, or other collected vegetation, where possible, or dispose of appropriately. - 06 ☐ Remove temporary stockpiled materials at the end of the day or place away from watercourses and drainage inlets, and berm and cover stockpiles to prevent material releases to the storm drain. - 07 ☐ Clean pavement or sidewalk (using dry methods or reclaimed water) of any residual materials or spills before applying irrigation water, and capture and properly dispose of any wash water. - 08 ☐ Repair damaged asphalt when degradation is observed. - 09 ☐ Reduce the exposure of galvanized or rusty metal structures to rainfall, where possible. - 10 ☐ Regularly inspect roof top conditions for deteriorated roof coating/sealant and accumulated dust. **SEE ALSO BMP SC12**	✈ American ✈ ARFF ✈ Bradford ✈ Cartwright ✈ Conrac ✈ DHL ✈ FedEx ✈ Flagship ✈ Menzies ✈ Menzies Fuel Farm ✈ Port of San Diego ✈ SANCO ✈ SDCRAA ✈ Siemens ✈ Signature ✈ Southwest ✈ UPS
STRUCTURAL TREATMENT BMPs: Refer to BMP TC01 for information on structural treatment BMPs.	
BMP FREQUENCIES/EQUIPMENT/TOOLS: Building and grounds maintenance occurs on a daily basis. Equipment/tools to implement BMPs include portable booms, vacuum trucks, tarps, and fiber rolls.	
AUTHORIZED BUILDING AND GROUNDS MAINTENANCE LOCATIONS:	
☐ To implement BMPs for the prevention of discharges or pollutants from buildings and grounds maintenance, perform maintenance activities within the designated areas as shown in the attached map.	
Date:	Version: 2.0

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Tenants Implementing SC-09 BMP:
Building & Ground Maintenance

2 - Menzies Fuel Farm	6 - ARFF	12 - FedEx	21 - Southwest	24 - UPS	40 - Bradford	77 - Conrac	96 - Cartwright	114 - Port of San Diego
4 - American	7 - Menzies	19 - SDCRAA	22 - FlagShip	38 - DHL	50 - Siemens	78 - Signature	107 - SANCO	

Building/Roofed Structure

SDCRAA   SDIA Boundary
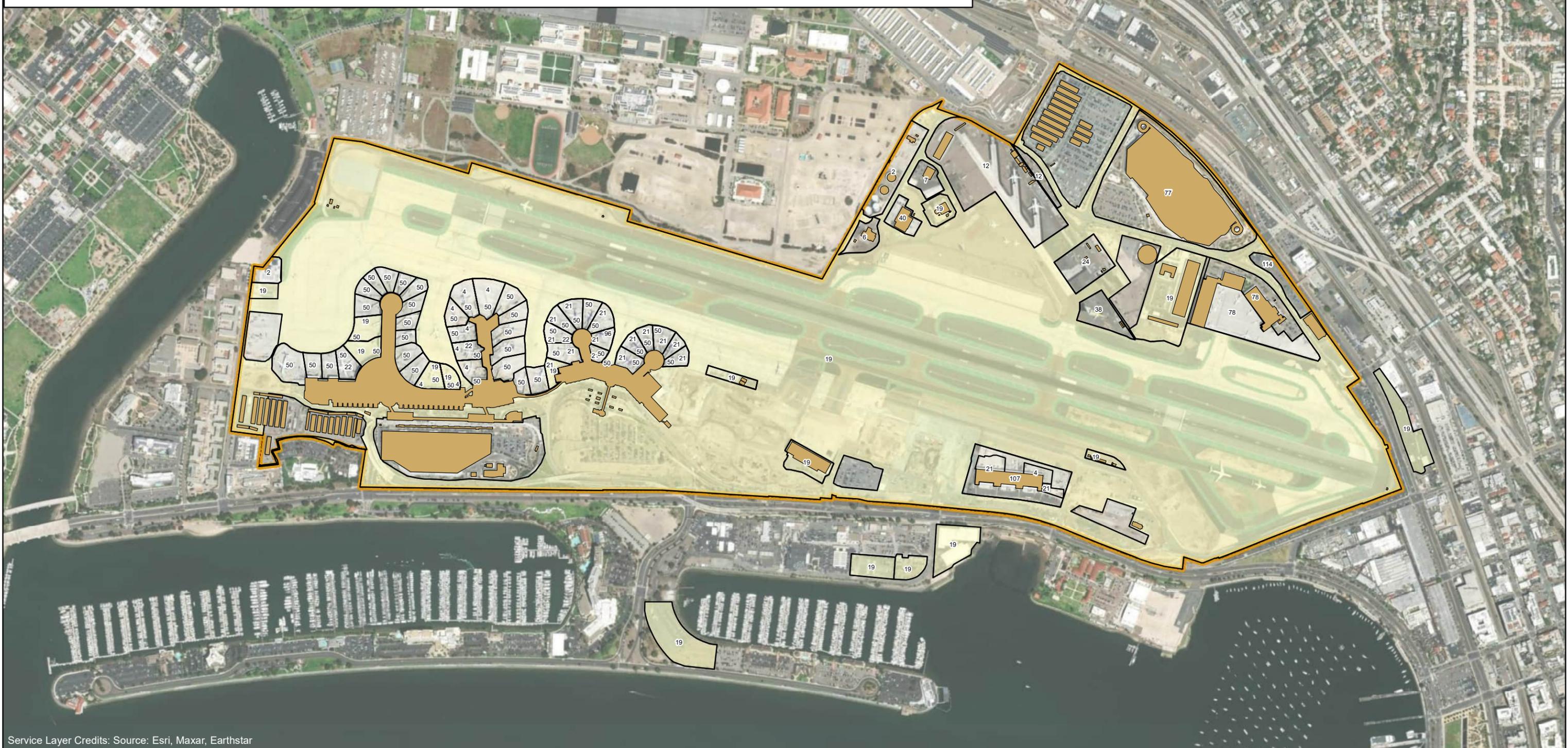
PROJECT NO.: 5025-22-2002
DATE: FEBRUARY 2023
DRAWN BY: PM
CHECKED BY: AA/NP

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0 250 500   1,000   1,500
Feet

wsp
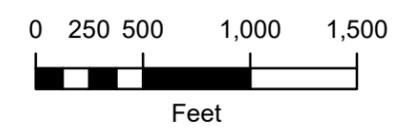
STORM WATER MANAGEMENT PLAN
AT SAN DIEGO INTERNATIONAL AIRPORT
San Diego, California

SC-09 BMP:
Building & Ground Maintenance

FIGURE
SC-09