

Minimum Storm Water BMPs for Residential Areas and Commercial Facilities

Storm Water BMP & Description	Residential BMP Implementation	Commercial BMP Implementation
<p>Eliminate Illegal Discharges Non-storm water discharges (water other than rain) shall not be discharged to the storm water conveyance system. IBMC 8.30.050.A</p>	<p>Non-storm water discharges (any solid or liquid material) other than rain water must be prevented from leaving residential private property and entering the street gutter or any other part of the City’s storm drain conveyance system (limited exemptions apply IBMC 8.30.060). Any illegal discharges should be reported to the City’s storm water hotline 619-424-4095 or reported online.</p>	<p>Commercial businesses must properly dispose of all solids or liquids and prevent the discharge of non-storm water from leaving the commercial property and entering the street gutter or any other part of the City’s storm drain conveyance system. No exemptions apply. Any illegal discharges should be reported to the City’s storm water hotline 619-424-4095 or reported online.</p>
<p>Eliminate Illegal Connections The establishment of illegal connections to the storm water conveyance system is prohibited even if the connection was established pursuant to a valid city permit. IBMC 8.30.050.B</p>	<p>Illegal connections to the storm water conveyance system are man-made connections from a pipe or channel that convey discharges that are not composed entirely of storm water. Examples include grey water (i.e. laundry rinse water), waste water, sump pumps, curb-cuts, or any other non-NPDES permitted storm water connection. Suspected illegal connections should be reported to the City’s storm water hotline 619-424-4095 or reported online.</p>	<p>Illegal connections to the storm water conveyance system from commercial facilities shall be eliminated. Examples include any pipe or channel that conveys non-storm water discharges directly to the street gutter or any other part of the City’s storm drain system from a commercial property. Suspected illegal connections should be reported to the City’s storm water hotline 619-424-4095 or reported online.</p>
<p>Prevent Illegal Discharges Spilling, leaking, or stockpiling any materials or performing any maintenance activities that may result or contribute to the discharge of pollutants is prohibited unless written authorization is provided by the City. IBMC 8.30.050.C</p>	<p>The spilling, leaking, or stockpiling of any material or performing any pollutant generating activity is prohibited unless written authority through an Encroachment Permit is provided by the City. Residential areas (private property) must also be maintained in a manner that prevents the discharge of sediment, trash, green waste, automotive fluids, or other storm water pollutants from leaving the property.</p>	<p>Many commercial businesses have the potential to discharge storm water pollutants through normal business activities and therefore have the obligation to implement BMPs to prevent storm water pollution. Businesses need maintain good housekeeping practices to prevent the release of any material through wind or rain. Any materials discarded by customers or illegally dumped on the commercial property is the responsibility of the business.</p>

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<p>Pollutant Generating Activities in the Public Right-of-Way Any pollutant generating activity in the right-of-way is prohibited without written storm water conditions from the City. IBCM 8.30.050.C</p>	<p>The stockpiling of materials, maintenance of vehicles, or any other pollutant generating activity from residential areas is prohibited unless written permission is provided through an Encroachment Permit.</p>	<p>Commercial business activities in the public right-of-way such as special events, mobile businesses, or any other pollutant generating activity must receive written storm water conditions through either a Conditional Use Permit, Special Event Permit, Encroachment Permit, or similar.</p>
<p>Vehicle and Equipment Washing The discharge of vehicle, boat, or equipment wash water to the storm water conveyance system should be contained, captured, reused, or properly disposed.</p>	<p>Residential vehicle washing is conditionally allowed according to IBMC 8.30.060.E.2 if minimum BMPs are implemented, which include use of shutoff nozzle, directing wash water to permeable areas, and minimizing the use of cleaning agents.</p>	<p>Not permitted.</p>
<p>Fire Sprinkler Maintenance Properly dispose of water from fire sprinkler maintenance activities. IBCM 8.30.060.E.4</p>	<p>Building fire suppression systems maintenance water shall be directed to the sanitary sewer where feasible or receive filtration before discharging to the storm water conveyance system.</p>	<p>Building fire suppression systems maintenance water shall be directed to the sanitary sewer where feasible or receive filtration before discharging to the storm water conveyance system.</p>
<p>Irrigation Runoff Irrigation runoff is considered a non-storm water discharge and is prohibited. IBMC 8.30.050.A</p>	<p>Any irrigation runoff, regardless of cause, is prohibited. Residential areas must maintain sprinkler systems to prevent dry weather runoff.</p>	<p>Not permitted.</p>
<p>Swimming Pool Water Properly dispose of swimming pool water. IBMC 8.30.060.E.3</p>	<p>Swimming pool water must be directed to the sanitary sewer where feasible. Discharging to the storm water conveyance system is permitted if residual chlorine, algaecide, filter backwash, or other pollutants are eliminated prior to discharge. Saline pool water may also be discharged via a pipe or concrete channel directly to a naturally saline waterbody.</p>	<p>Swimming pool water must be directed to the sanitary sewer where feasible. Discharging to the storm water conveyance system is permitted if residual chlorine, algaecide, filter backwash, or other pollutants are eliminated prior to discharge. Saline pool water may also be discharged via a pipe or concrete channel directly to a naturally saline waterbody.</p>

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<p>Air Conditioning Condensation Properly dispose of air conditioning condensation. IBMC 8.30.060.E.1</p>	<p>Air conditioning condensation must be directed to landscaped areas, pervious surfaces, or the sanitary sewer. If the above BMPs are not feasible then the discharger must demonstrate that the discharge does not contain pollutants exceeding the California Toxics Rule through monitoring.</p>	<p>Air conditioning condensation must be directed to landscaped areas, pervious surfaces, or the sanitary sewer. If the above BMPs are not feasible then the discharger must demonstrate that the discharge does not contain pollutants exceeding the California Toxics Rule through monitoring.</p>
<p>Floor Mat Cleaning Must be cleaned in a manner that prevents the discharge to the storm water conveyance system. IBMC 8.30.050.A</p>	<p>The discharge of any wash water into the storm water conveyance system is not permitted.</p>	<p>Kitchen floor mats or door mats must be washed in designated cleaning areas such as mop sinks or above indoor floor drains. If no acceptable indoor wash area exists then washing should occur over landscaped or pervious areas.</p>
<p>Fats, Oils, and Grease Management Proper management of cooking oils helps prevent sanitary sewer overflows. IBCM 13.14</p>	<p>Residents shall not dispose waste cooking oil into the sanitary sewer and are encouraged to “dry wipe” cookware to remove grease before washing. Cooking oil may be collected in a container and disposed in the trash.</p>	<p>Food service establishments must implement BMPs to prevent the discharge of fats, oils, and grease into the sanitary sewer. Businesses with grease capture devices must provide regular maintenance and cleaning of such systems in accordance with IBMC 13.14.070. Outside grease storage containers must be covered and maintained free of spills or accumulation of grease on the outside of the container.</p>
<p>Storm Water BMP and LID Maintenance BMPs installed, including low impact development (LID) and structural BMPs, must be inspected and maintained. IBMC 8.30.120</p>	<p>All installed storm water BMPs and LIDs must be inspected and cleaned at a minimum of once annually and maintained for proper function to serve the purpose for which it was intended.</p>	<p>All installed storm water BMPs and LIDs must be inspected and cleaned at a minimum of once annually and maintained for proper function to serve the purpose for which it was intended.</p>
<p>Erosion and Sediment Control Vegetated soil, hill slopes, or any exposed dirt must be protected to prevent the illegal discharge of sediment. IBMC 8.30.070.A</p>	<p>Erosion and sediment control BMPs must be provided for residential areas that have exposed soils. The tracking or wind dispersion of sediment into the public right-of-way must also be controlled through implementation of BMPs.</p>	<p>Erosion and sediment control BMPs must be provided for commercial areas that have exposed soils. The tracking or wind dispersion of sediment into the public right-of-way must also be controlled through implementation of BMPs.</p>

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<p>Parking Area Maintenance Regular cleaning of parking areas is required to prevent the discharge of metals, sediment, and auto fluids. IBMC 8.30.070.A</p>	<p>Parking lots, street curbs, private roads, and driveways in residential areas must receive regular cleaning by sweeping equipment or by other dry methods to prevent the illegal discharge of pollutants from the property. Cleaning using wet methods such as power washing must fully capture and properly dispose of wash water.</p>	<p>Parking lots, street curbs, and driveways adjacent to commercial businesses must receive regular cleaning by sweeping equipment or by other dry methods to prevent the illegal discharge of pollutants from the property. Cleaning using wet methods such as power washing must fully capture and properly dispose of wash water.</p>
<p>Landscape Maintenance Landscape areas and maintenance activities must prevent the discharge of materials into the storm drain conveyance system. IBMC 8.30.070.A</p>	<p>Green waste from maintenance activities or vegetation debris must be prevented from entering the street or storm drain conveyance system. Good housekeeping BMPs for residential areas shall be implemented to prevent the discharge of organic material and fertilizers.</p>	<p>Green waste from maintenance activities or vegetation debris must be prevented from entering the street or storm drain conveyance system. Good housekeeping BMPs for commercial areas shall be implemented to prevent the discharge of organic material and fertilizers.</p>
<p>Drainage System Maintenance Keep drain inlets, under drains, and curb gutter free of debris to help prevent storm water pollution and flooding. IBMC 8.30.070.A</p>	<p>Accumulation of materials in drainage systems on private property must be cleaned and maintained using dry methods of sweeping or vacuum. The street gutter shall also be cleaned by the property owner in addition to the regular street sweeping provided by the City.</p>	<p>Accumulation of materials in drainage systems on private property must be cleaned and maintained using dry methods of sweeping or vacuum. The street gutter shall also be cleaned by the property owner in addition to the regular street sweeping provided by the City.</p>
<p>Good Housekeeping Implementation of storm water BMPs through regular maintenance activities. 8.30.070.A</p>	<p>Good housekeeping is the simplest and least costly BMP that includes regular maintenance practices of residential areas that result in the proper handling, storage, and disposal of materials to prevent the unintended release of pollutants. It is considered an effective source control measure.</p>	<p>Good housekeeping is the simplest and least costly BMP that includes regular maintenance practices of commercial facilities that result in the proper handling, storage, and disposal of materials to prevent the unintended release of pollutants. It is considered an effective source control measure.</p>
<p>Waste Handling and Disposal The implementation of proper waste handling and disposal helps prevent the release of pollutants. 8.30.070.A</p>	<p>Proper waste handling includes the storage, use and ultimate disposal of the various materials around residential areas. These include waste fluids, hazardous materials, trash and other items that require special consideration in order to prevent storm water pollution.</p>	<p>Commercial facilities often have specific waste handling needs depending on the type of business. Proper waste handling, use, and disposal is important to prevent the unintended release of storm water pollutants.</p>

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<p>Hazardous Material Storage and Disposal Hazardous materials require proper labeling, storage, use, and disposal to prevent storm water pollution and in accordance with applicable regulations. 8.30.070.A</p>	<p>Hazardous materials must be elevated and stored under covered areas. The City provides convenient options for residential household hazardous waste disposal which is managed by the Environmental Division at 619-424-4095.</p>	<p>Commercial facilities that generate hazardous materials are regulated locally by the County of San Diego Department of Environmental Health. Hazardous materials shall be labeled and disposed of properly.</p>
<p>Trash Storage Area Trash storage areas need to be properly sized, designed, and maintained to prevent storm water pollution. 8.30.070.A</p>	<p>Residents are required to maintain trash and recycling containers in a designated area and ensure that container lids are closed, free of crack or holes that allow liquid or solid waste to spill out, and the area is free of loose trash, litter, debris, liquids, or other pollutants that may get mobilized from wind or storm events.</p>	<p>Commercial facilities must maintain trash storage and recycling areas and ensure that container lids are closed, free of crack or holes that allow liquid or solid waste to spill out, and the area is free of loose trash, litter, debris, liquids, or other pollutants that may get mobilized from wind or storm events.</p>
<p>Outdoor Equipment, Liquid, and Material Storage Areas The storage of any material outside needs to be protected to prevent the unintended release of pollutants. 8.30.070.A</p>	<p>Outdoor storage areas must be elevated, covered, or otherwise fully protected with the appropriate level of BMPs to prevent the unintended release of pollutants. Prevent or capture leaks from vehicles or other equipment.</p>	<p>Commercial facilities must have properly designed outdoor storage areas to prevent the unintended release of pollutants. Covering, containing, and elevating materials off the ground prevents pollutants from contaminating storm water by preventing run-on from directly contacting materials, and by preventing materials from being transported by water or wind.</p>
<p>Outdoor Work Areas Outdoor work areas and activities may generate pollutants and must be protected under covered areas or protected by BMPs that prevents the unintended release of pollutants. 8.30.070.A</p>	<p>Outdoor work areas and activities such as loading/unloading areas, waste disposal, construction, and O&M often generate debris or waste liquids that increase the risk of outdoor spills. Storm water BMPs must be implemented to protect the area of work and protect from the unintended release of pollutants.</p>	<p>Storm water BMPs apply to all commercial areas that perform work outside and may generate pollutants. Commercial facilities must implement source control BMPs to contain the potential release of any pollutants including trash, oil and grease, liquids, and construction debris. Structural treatment devices may be necessary to remove pollutants if source controls BMPs are not effective.</p>

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<p>Pesticide and Fertilizer Management The use of pesticide and fertilizers must be applied in strict accordance with the manufacture’s label. The City encourages the practice of integrated pest management principles (IPM). 8.30.070.A</p>	<p>Residents are encouraged to minimize the use of chemical applications use through the implementation of integrated pest management principles (www.ipm.ucdavis.edu). The storage, use, and disposal of fertilizers or pesticides must follow in strict accordance with the manufacture’s label. Carefully use only the needed amount and clean up afterwards to prevent runoff and over irrigation from carrying chemicals to storm drains.</p>	<p>Businesses are encouraged to minimize the use of chemical applications use through the implementation of integrated pest management principles (www.ipm.ucdavis.edu). The storage, use, and disposal of fertilizers or pesticides must follow in strict accordance with the manufacture’s label. Carefully use only the needed amount and clean up afterwards to prevent runoff and over irrigation from carrying chemicals to storm drains.</p>
<p>Spill Response Plan A site specific plan that provides clear instructions on how to prevent and respond to the release from pollutants that may impact the storm water system. 8.30.070.A</p>	<p>Residents performing any activity with the potential to generate storm water pollution must be able to prevent and/or respond to the unintentional release of pollutants into the storm water conveyance system through the use of BMPs.</p>	<p>Commercial facilities are required to have a written plan that identifies the BMPs that will be implemented to prevent storm water pollution from leaving their property. Commercial facilities with Hazardous materials may also need a Spill Prevention, Control, and Countermeasures (SPCC) Plan or Hazardous Materials Business Plan per County, State, and Federal regulations. Facilities must maintain materials on site to respond and clean up spills.</p>
<p>Training Training is important to ensure that any person undertaking any activity or use of a premise is fully aware of how to prevent storm water pollution. 8.30.070.A</p>	<p>The City responds to reports of illegal discharges and provides education and outreach to residents to prevent storm water pollution. The Storm Water hotline is available to provide information or training at 619-424-4095.</p>	<p>Commercial facilities must include storm water pollution prevention measures in routine employee training programs. Training programs should also review the facility’s spill response plan and minimum storm water BMPs. The Storm Water hotline is available to provide information or training at 619-424-4095.</p>
<p>Animal Waste Management Animals and animal waste must be managed and stored in a manner that prevents any material or wash water from reaching the storm drain. 8.30.070.A</p>	<p>Residents must clean up pet waste because it is a source of bacteria, viruses, and other pollutants. Any water used to clean animals or animal housing must be disposed in the sanitary sewer or allowed to infiltrate into landscaped areas.</p>	<p>Commercial businesses that allow animals or provide animal services must provide proper disposal for animal waste and wash water. Outdoor storage areas must be fully covered and protected to prevent the release of storm water pollutants.</p>

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<p>Temporary Storm Drain Protection The use of temporary storm drain protection such as drain covers and check dams may be required when performing pollutant generating activities. 8.30.070.A</p>	<p>The use of storm drain filter covers or check dams along the curb gutters should be utilized when performing pollutant generating activities from residential areas such as construction activity, vehicle washing, or any other activity that presents a reasonable potential to release pollutants.</p>	<p>The use of storm drain filter covers or check dams along the curb gutters should be utilized when performing pollutant generating activities from commercial areas such as construction activity, special events, or any other activity that presents a reasonable potential to release pollutants.</p>
<p>Mobile Cleaning Services The discharge of any wash water to the street or storm drain conveyance system is prohibited.</p>	<p>Cleaning services such as carpet cleaning, vehicle washing, and power washing must fully capture and properly dispose all wash water in the sanitary sewer or recycle and reuse the water.</p>	<p>Cleaning services such as carpet cleaning, vehicle washing, and power washing must fully capture and properly dispose all wash water in the sanitary sewer or recycle and reuse the water.</p>