



Parking Lot Maintenance

IN INDUSTRIAL & COMMERCIAL DISTRICTS

Parking lots typically require annual maintenance, including litter pickup, sweeping, pothole repair, power washing, steam cleaning, de-greasing, re-striping, and re-surfacing. Several maintenance operations have the potential to pollute stormwater runoff if sensible pollution prevention practices are not employed. This is particularly true for power washing, which can deliver sediment, nutrients, hydrocarbons, and other pollutants to the storm drain system.

Less is known about the stormwater impacts of parking lot re-sealing and resurfacing operations, but anecdotal data suggests that they could be a significant source of polycyclic aromatic hydrocarbons under certain conditions.



Industrial parking lots typically accumulate litter and sediment, particularly over the winter.

The intent of this factsheet is to provide guidance only and if there is any discrepancy between the factsheet and current versions of applicable Federal and Provincial Acts and Regulations and/or Municipal By-laws, the Acts, Regulations and/or By-laws take precedence. Since this document is only meant to be a guidance document, site specific analysis of each facility is required to identify the most effective pollution prevention measures. CVC accepts no responsibility for any loss, damage, or injury whatsoever to any person or property using the factsheet.

Pollution prevention opportunities include:

- Use dry methods such as absorbents, brooms, or wire brushes to clean pavement surfaces where possible.
- Mechanically remove loose debris before washing or power washing the lot.
- Pressure wash pavement only when needed, and avoid using acids, soaps, solvents and other cleaning agents. Also, block adjacent storm drains, contain and collect wash water for disposal in the sanitary sewer or other appropriate disposal methods.
- Inspect and clean out catch basins routinely to remove sediment and pollutants.
- Post signs in parking areas to control litter and prohibit automobile maintenance or washing in the parking lot.
- Filtering of wash water at the storm drain inlet may be acceptable if no soaps are used. Direct runoff from pressure washing operations over a grassy area or to a bermed area where it can be collected for disposal in the sanitary sewer system.
- Cover and seal nearby storm drain inlets and manholes before applying sealant to parking lot surfaces, and only apply sealants when no precipitation is forecast.
- Conduct surface repair work during dry weather, where possible.
- If you use a service provider, add language to protect water quality in the maintenance contract.
- Require maintenance contractor to prevent discharges to storm in contract.