



Building Maintenance

IN INDUSTRIAL & COMMERCIAL DISTRICTS

Many routine practices used to maintain the walls, floors, and rooftops of buildings can cause stormwater pollution such as washing, power washing, sanding, sandblasting, painting, graffiti removal, and roof maintenance. Some building maintenance practices produce polluted wash water that can directly enter

the storm drain system during dry weather, whereas others deposit fine particles or liquids that can wash off during wet weather (e.g., cleaners, paint, solvents or sealers). In either case, maintenance practices can cause sediment, metals, hydrocarbons, or other potentially toxic pollutants to enter the storm drain system.



Pollution prevention opportunities include:

- Enclose painting and sanding operations, where possible.
- Lay tarps below outside work areas to collect fine particles and splatters.
- Sweep up paved surfaces immediately after scraping, stripping, sanding or sandblasting operations are completed. Do not use blowers or hoses.
- Block adjacent storm drains when stripping or cleaning buildings with high-pressure water, and contain and collect wash water for disposal in the sanitary sewer or other appropriate disposal method. Filtering wash water at the storm drain inlet may be acceptable if no soaps or other cleaning agents are used.
- Direct runoff from pressure washing operations over grassy areas or to a bermed area where it can be collected for disposal in the sanitary sewer.
- Never clean paintbrushes, sprayers or containers in a manner where rinse water can reach a curb, gutter, storm drain or stream.
- When cleaning up after using water-based paints, first paint out the brushes as much as possible, then rinse in a sink. Empty cans, brushes and rags should be disposed in the trash.
- When cleaning up after using oil-based paints, paint out the brushes as much as possible, then filter and reuse thinners and solvents. Treat excess liquids as a hazardous waste and dispose of accordingly.
- Purchase paints, sealants and finishes that have low environmental risk.
- Prevent discharge of wash water to the storm drain system or ground.
- Label storm drains with “No Dumping” signs to deter disposal of waste and wash water.
- If you use a service provider, add language to protect water quality in the maintenance contract.

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.