

Building Maintenance and Repair



Issue Date: August 2018

BUILDING REPAIR AND REMODELING

SCM-PP/GH-31



Description

Building repair and remodeling can potentially introduce floatables, sediments, and metals to stormwater runoff. Employing appropriate control measures can help minimize the introduction of pollutants to the stormwater system and waterways.

NYC MS4 SPDES Permit Requirement(s)	IV.A Public Outreach/Education IV.E Construction Site Controls IV.G Pollution Prevention/Good Housekeeping for Municipal Operations IV.H Industrial/Commercial Sources
KEY SELECTION CRITERIA	
Targeted Activities	<ul style="list-style-type: none"> • Building repair and remodeling • Waste management
Performance Goals	<ul style="list-style-type: none"> • Minimize pollutants entering storm sewers and waterways • Implement good housekeeping practices
Most Effective Controls <small>(more detail on page 2)</small>	<ul style="list-style-type: none"> • Store construction materials and trash under cover • Inspect the site at the end of the day and pick up debris • Develop/implement a spill prevention and control plan
RELATED CONTROL MEASURES AND REGULATIONS	
Related SCMs	<ul style="list-style-type: none"> • SCM-PP/GH-19 • SCM-PP/GH-26 • SCM-PP/GH-27 • SCM-PP/GH-32 • SCM-PP/GH-33 • SCM-PP/GH-38
Other Regulatory Requirements*	<ul style="list-style-type: none"> • 1 RCNY 103-04 and 3314-01 • 19 NYCRR part 1204

EFFECTIVENESS FOR TARGETED POLLUTANTS / IMPAIRMENTS

✓✓	Floatables
✓✓	Sediments
	Nitrogen
	Phosphorus
	Pathogens
	Oxygen Demand
	PCBs
✓✓	Metals
	Petroleum Products/PAHs

✓✓ = Good ✓ = Fair = Poor

CONTROL STRATEGIES

✓	Cover/Contain
✓	Clean Up
✓	Reduce/Minimize
	Product Substitutions
✓	Manage Runoff
✓	Capture/Treat/Dispose

✓ = Yes

*Note: RCNY: Rules of the City of New York; NYCRR: New York Codes, Rules and Regulations; CFR: Code of Federal Regulations

Listed regulatory requirements are not inclusive of all legal requirements applicable to NYC facilities. Local, state, and/or federal regulations should be consulted to ensure full regulatory compliance.

Control Strategies/Suggested Practices

COVER/CONTAIN

- Secure materials and opened containers from exposure to wind and rain.
- Lay tarps or drip pans on outside of buildings to collect fallen debris and splatters.

CLEAN UP

- Inspect the site at the end of each day to pick up debris and make sure construction materials are properly stored.
- Provide adequate dumpster capacity on-site to store rubble and construction debris.
- Use dry cleaning methods such as sweeping or vacuuming surfaces immediately after scraping, stripping, sanding or abrasive blasting operations are completed.
- Dry sweep surfaces and properly dispose of collected material prior to pressure washing activities.

REDUCE/MINIMIZE

- Store materials away from storm drains and inlets.
- Regularly inspect inlet protection devices for damage.
- Label storm drains with “No Dumping” signs to deter disposal of waste and washwater in the drain.
- Recycle and reuse products such as paints, solvents, and building materials.
- Clearly define pollution prevention activity responsibility between all involved parties on-site.
- Train construction personnel in proper handling, spill response, spill kit location, and emergency actions to be taken.
- Develop/implement a spill prevention and control plan incorporating NYSDEC’s spill reporting/notification requirements.

PRODUCT SUBSTITUTION

N/A

MANAGE RUNOFF

- Temporarily block off any adjacent storm water inlets when stripping or cleaning buildings with high-pressure water.

CAPTURE/TREAT/DISPOSE

- Concrete wash water must be contained onsite and not disposed in sewers or into waterways.
- Recycle wash water and solids if possible.

References

1. USEPA, *Urban Subwatershed Restoration Manual Series Municipal Pollution Prevention/Good Housekeeping Practices Manual 8*, February 2005
2. NYSDEC, *Standards and Specifications for Erosion and Sediment Control*, July 2016