



Building Maintenance and Cleaning Businesses

Make Clean Water a Part of Your Business

Many pollutants such as paint, concrete, dry wall scraps and cleaning products associated with building maintenance activities can be carried by surface water runoff into streams and rivers, or filter into groundwater. The impact to water quality from these activities can easily be avoided if they are done in an environmentally sensitive way. When performed thoughtfully, building maintenance and cleaning activities have the potential to protect water quality by limiting pollutants that may otherwise enter the storm drain system.

What's the Problem

In urban environments, hard surfaces such as roofs, paved streets and sidewalks collect and hold surface pollutants. When it rains, or when these surfaces are hosed or washed off, the pollutants are carried into storm drains and the stormwater collection system. From there, they flow directly into waterways where they can harm fish, plants and wildlife, degrade recreational opportunities and taint downstream drinking water sources. In Medford; these waterways include Bear Creek and other smaller waterways that empty into the Rogue River.

Typical Building Maintenance Activities May Cause Pollution From:

Cleaning brushes, paint rollers, buckets and paint sprayers into the storm drain or gutter.

Depositing excess concrete and/or washing the concrete chute into the gutter or storm drain.

Rinsing dry wall equipment into the storm drain.

Hosing off paved areas using detergents, degreasers or other chemicals.

Emptying wastewater from carpet and upholstery cleaning into the storm drain.

Building Maintenance Activities That May Harm Water Quality

Activity:

Handling chemicals including cleaners, preservatives, sealers, solvents and oils.

Pollution Prevention Measures:

- Place a pan to catch spills below areas where materials are transferred.
- Prepare for and clean up spills immediately.
- Use the least toxic materials available for the job.
- Dispose of according to local regulations.

Activity:

Painting and paint disposal.

Pollution Preventative Measures:

- To eliminate waste, buy only what you need.
- Give leftover paint to the customer for touch up.
- Find ways to use up leftovers:
 - Give a wall an extra coat of paint.
 - Mix leftover latex paint together to use as a base coat.
 - Donate to theatre groups or community organizations to use for stage sets and props.
- Dispose of all paints and paint thinners according to local regulations.

Activity:

Sealing driveways.

Pollution Preventative Measures:

- Sweep paved surfaces before rinsing and direct rinse water and driveway debris to lawns or planted areas, not toward the street or storm drain.
- Follow label directions.
- Use the least toxic materials available.

Activity:

Washing equipment, vehicles, building exteriors roofs and paved surfaces.

Pollution Preventative Measures:

- Use the minimum volume of cleaning product necessary. Never use degreasers or detergents on paved areas that drain to the storm drain system.
- Recycle materials and dispose of non-recyclables properly.
- Establish an off-site wash area that drains to a sanitary sewer (permit needed).
- Sweep or vacuum rather than pressure wash.

Activity:

Storing waste and Materials.

Pollution Preventative Measures:

- Keep dumpsters and other waste containers covered, in good repair and free of leaks.
- Storage areas should be kept clean and free of unnecessary items.
- Storage containers should be kept in a covered area.
- Use secondary containment to prevent leaking material from draining to the stormwater system.

Activity:

Preserving Wood Roofs.

Pollution Preventative Measures:

- Debris such as moss, twigs, leaves or roof preservatives should not be allowed to enter storm drains. Divert debris to a settling area.
- Save leftover preservatives for future use.
- Triple-rinse containers (in an inside sink).
- Use the least toxic materials available for the job.

Activity:

Educate customers.

Pollution Preventative Measures:

- Educate customers about using alternative non-toxic products.
- Take time to tell customers about your efforts to prevent water pollution and protect water quality.

Activity:

Educating employees.

Pollution Preventative Measures:

- Inform employees about water quality impacts of their work activities and conduct trainings to prevent pollution.
- Post a spill control plan and procedure for preventing pollution.
- Offer employees incentives to protect water quality and properly manage and reduce the use of hazardous materials.
- Make sure workers who apply pesticides are state certified.

How You Can Help Protect Medford's Water Quality

- Maintain your private drainage system with yearly catch basin inspections.
- Keep your worksite neat and pick up.
- Keep possible pollutants covered.
- Use a dumpster to dispose of scraps and empty containers.
- Wash parts and equipment in designated areas that drain nontoxic or nonflammable material to the wastewater collection system.
- Prepare for and clean up spills.
- Dispose of wastes properly according to label directions.
- Reduce, reuse and recycle.
- Use the least toxic products available.
- If the work site or your business is near a stream or open drainage channel, preserve and protect streamside vegetation.

Clean Up Procedures:**Protects Water Quality**

- Use the least toxic solvent or other cleaning materials available.
- Allow paint solids in used solvents to settle so the clear portion can be poured off and reused.
- Dispose of spent solvents according to local regulations.
- Wash concrete aggregate fines to the side, to straw bales, or to a sediment basin.
- After separating solids, pour latex paint rinse water down a drain or a cleanout that is connected to the wastewater collection system (indoor plumbing).
- Allow rags to dry thoroughly and dispose of in the garbage.

Harms Water Quality

- Don't pour waste paint or cleanup materials onto the ground where they can enter groundwater.
- Don't pour any oil-based paint, solvents or cleanup materials into storm drains, ditches, gutters, catch basins, dry wells, creeks or any surface water drainage facilities or any inside drain. Store and dispose of as hazardous material.
- Don't put *liquid* paint, solvents or cleanup waste in garbage cans or dumpsters or down any drain. Instead, remove lids from empty latex containers and allow the contents to dry out or add kitty litter to absorb the liquid. Dispose of lids and dry containers in the garbage or recycle.
- Never wash concrete or mortar into a storm drain or stream.

Pick Up The Phone

City of Medford Resources

→	Business License	774-2025
→	Stormwater Information	774-2600
→	Stormwater Rate/Billing Information	774-2100
→	Pollution Complaints/Stormwater Discharge Violations	774-2600
→	Stormwater System Maintenance	774-2600
→	Disposal to the Wastewater Collection System	774-2750

Hazardous Waste/Disposal Alternatives

- *Emergency Spills:*
City of Medford 9-1-1
- *Hazardous Waste:*
See the Telephone Yellow Pages
- *Recycling Services:*
See the Telephone Yellow Pages
- *Discharge Permits:*
Oregon State Department of Environmental Quality 776-6010/X246
Regional Wastewater Treatment Plant 774-2750
- *Storage Considerations:*
City of Medford Fire Marshall's Office 774-2318
- *Technical Assistance:*
Oregon Department of Environmental Quality 776-6010X246