

City of Fullerton Water Pollution Control Program

Guidelines for Single Family Residential Buildings Requiring Grading, Pool or Building Permit



I. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

The NPDES permitting program was established as a result of the 1972 Federal Water Pollution Control Act (CWA). In compliance with the NPDES program and the County of Orange Drainage Area Management Plan (DAMP), the City has adopted a Water Quality Ordinance (FMC Chapter 12.18) requiring all construction projects to incorporate Best Management Practices (BMPs). This is being done in an attempt to reduce the amount of pollutants introduced into the storm water drainage system, which connects to local streams, rivers and eventually the ocean.

II. APPLICABILITY

All construction projects are required to implement BMPs to prevent discharges into the storm drain system or watercourses during the construction phase. The BMP's are based on simple, no-cost or low-cost steps you can take to ensure potential pollutants are kept out of our storm drain system and the environment.

Here are some construction practices you can adopt during the construction or remodeling of your home to ensure that pollution is kept out of the storm drain system.

Construction Housekeeping

Good housekeeping involves the proper use, storage, clean up and disposal of the various materials used during construction activities. Materials may include concrete, paint products, cement, solvents, fertilizers, etc.

- Keep materials out of the rain. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs.
- Never hose down pavement of surfaces where materials or chemicals have spilled. Use dry cleanup methods whenever possible.
- Prevent erosion by planting fast-growing annual and perennial grasses. These will shield and bind the soil.
- Clean up leaks, drips and other spills immediately. This will prevent contaminated soil or residue on paved surfaces.
- Control surface runoff to reduce erosion, especially during excavation.
- Do not remove trees or shrubs unnecessarily. They help decrease erosion.

Concrete and Masonry

- Never dispose or dump concrete or washout from the mixing of concrete onto driveways, street, gutters, or storm drains.
- Do not order or mix up more concrete or cement than you will use.
- Store bags of cement and plaster in a dry place, protected from rainfall, sprinklers, wind and away from gutters and storm drains.

Trash

- Keep all construction debris away from street, gutter and storm drain.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site. Check frequently for leaks.

- Cover and maintain dumpsters. Store all trash and construction debris in enclosures, or cover with tarps or plastic sheeting.
- Never clean a dumpster by hosing it down on site.
- Look for and clean up material that may have traveled away from your property after each days work.

Paint

- All paints and solvents contain chemicals. Paint should be treated like any other hazardous material.
- Never clean brushes or rinse paint containers into a street, gutter or storm drain.
Store paint in a spill containment area.
- When thoroughly dry, paint brushes, empty paint cans (lids off), and rags may be disposed of in the trash.
- Chemical paint stripping residue is hazardous waste and should be taken to a household hazardous waste facility call (714) 834-6752 for a facility near you.

Handling Materials & Wastes

- Practice Source Reduction - minimize waste when ordering materials. Order only the amounts needed to complete the job.
- Use recycled and recyclable materials whenever possible.
- Never bury waste materials or leave them in the street.
- Dispose of all waste properly. Many construction materials, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. Non-recyclable materials must be taken to an appropriate landfill or disposed of as hazardous waste. For disposal information, call MG Disposal at (714) 871-1434.

III. REQUIREMENTS

Provide a site plan showing the location of the construction area, the storage area for construction materials, trash receptacles, cement mixing area, and other BMPs or steps you will take to prevent potential pollutants from leaving your property and entering the storm drain system.

Attach to the plans a copy of the enclosed General Notes for all Development Construction Projects.

IV. NPDES - RESOURCES

1. http://www.swrcb.ca.gov/stormwtr/gen_const.html
Regional Board website for information on NOI, SWPPP and Notice of Termination
2. <http://www.cabmphandbooks.com/Construction.asp>
California Stormwater Quality Association – SWPPP Template
3. http://www.ocwatersheds.com/StormWater/documents_damp.asp
County of Orange – WQMP Template