



Storm Water Pollution Prevention

Best Management Practices (BMPs) for Managers of Apartments and Condos

Multi-family Complexes

Storm Water Is Important To All Of Us

Throughout Charlotte and Mecklenburg County, storm drains flow directly into our creeks and lakes. That means anything dumped down a storm drain goes directly to our creeks and lakes and can negatively impact water quality.

Storm Water Services has many programs to protect water quality. They include enhancement and restoration of waterways, maintenance of the storm drainage system, enforcement of pollution control regulations and education.



Multi-family Residential Management



Apartments, condominiums and other multi-family residential complexes can be significant sources of polluted discharges that are harmful to the environment, hazardous to public health and against the law. Common pollution sources include sewage overflows, swimming pools, landscaping, car washing, waste dumpsters, pet waste, parking lot cleaning and various maintenance activities from painting to roof repair. You may already be implementing many of the best management practices (BMPs) described in this flyer. However, if you discover any potential problem areas, please consider using one or more of the recommended BMPs.

Solutions

Since preventing pollution is much easier than cleaning up after the fact, the City of Charlotte and Mecklenburg County have adopted ordinances for storm water management. These local ordinances prohibit the discharge of any pollutants into the storm drainage system, streams, lakes, or other surface waters.

Following the best management practices for multi-family complexes that include the proper handling, storage and disposal of materials can prevent water pollution from your business and prevent fines.



VIOLATIONS OF THESE ORDINANCES COULD RESULT IN LOCAL FINES OF UP TO \$10,000 PER DAY, PER EVENT.

For More Information



To get more information on storm water rules and regulations regarding multi-family complexes call 311 or visit <http://stormwater.charmeck.org> and click on Pollution Prevention.

Following the tips in this flyer can help stop storm water pollution.

Sewer System Maintenance



- NC State law (15A NCAC 02T .0403) requires proper operation and maintenance of private sewer systems in order to prevent backups and overflows.
- An Operation & Maintenance Plan and map of the sewer system must be developed.
- Key components of the system must be inspected regularly.
- All inspection and maintenance records must be kept on site for at least 3 years.
- Residents must be educated about proper use of the sewer system, including proper grease disposal.

Landscaping

- Yard waste including leaves and grass clippings must not be dumped into storm drains or blown into drainage gutters or paved areas where they can wash into storm drains.
- Do not apply pesticides or fertilizers before a predicted rain or anywhere near streams, lakes or ponds.
- Sweep or vacuum up fertilizer that settles on paved areas.
- Do not hose spills of fertilizer or pesticides into the storm drain. Rather, clean up spilled materials with absorbents, brooms and other dry methods.



Pools and Spas



Pool and spa water can only be discharged to the ground or storm drain system if the following conditions are met:

- Total chlorine level is below 0.1 ppm (mg/L). Chlorine naturally declines over time (about 5 days) or additives can be used to lower the level.
 - The water is free of other chemicals like hydrogen peroxide, algaecides, copper, bromine and acids.
 - pH of the water is 6.5 – 8.5.
 - Discharge water to a landscaped area to promote infiltration and do so slowly to minimize soil erosion.
- Saltwater pools and spas should never be discharged into the storm drain system. High salt levels are toxic to aquatic life.
 - Backwash water from pool filters should not be discharged to a storm drain. Backwash filter water must be discharged to the sanitary sewer or septic tank.

Trash & Recycling Storage

- To prevent rain from contacting trash and recycling items, ensure that dumpster and storage bin lids are kept closed.
- To prevent drainage of liquids from dumpsters, ensure that a drain plug is in place and there are no holes near the bottom.
- Ask the waste contractor to replace dumpsters that have holes from damage or corrosion. Also ask them to replace missing lids and drain plugs.



Car Wash Stations

- Drains from these stations must not discharge to the ground, storm drain system or onsite ponds or streams.
- Contact Charlotte-Mecklenburg Utilities at (704) 336-4407 to inquire about requirements for connecting wash stations to the sanitary sewer system.

Visit stormwater.charmeck.org and click on Pollution Prevention for more information.