

Storm Water Pollution Prevention

Best Management Practices (BMPs) for the Commercial Property Management Industry



Commercial Property Management

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.



Commercial Property Pollution Sources

Commercial properties 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 pressure washing, parking lots, trash dumpsters, sanitary sewer overflows, and landscaping and building maintenance activities.

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 the commercial property management industry 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 commercial property management 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.

Pressure Washing



- Follow all rules related to pressure washing discussed in publications found on our web site: <http://charmeck.org/stormwater/DoingBusinessWithUs/Pages/PressureWashersMobileDetailers.aspx>
- Pressure wash water containing detergents or chemicals, even ones labeled with words such as "biodegradable" or "green", may not be discharged to the storm drain system.
- Use dry cleanup methods (e.g., sweeping) as much as possible to keep your property clean.

Parking Lots

- For seal coating of parking lots, follow the Best Management Practices found on our web site: <http://charmeck.org/stormwater/DoingBusinessWithUs/Documents/asphaltsealantcomp.pdf>
- Conduct regular sweeping of parking lots to remove sediment, debris and trash.
- Wash water generated from pressure washing parking lots is never allowed to enter the storm drain system, whether detergents or chemicals are used or not.



Detention Basin Maintenance



- To prevent basin failure, inlet pipes, outlet structures, and embankments must be inspected and kept clear of debris and woody vegetation.
- Over time, sediment builds up in basins and should be removed when it exceeds 25% of the basin's capacity.
- Storm water detention basins should be inspected and maintained on a regular basis. Checklists are available to assist owners in inspecting and maintaining detention ponds (ftp://ftp1.co.mecklenburg.nc.us/WaterQuality/PCO%20Forms/BMP_Maintenance_Inspection_Checklists_PCO21/).

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.
- Tenants 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.



Employee Training

- Train all employees upon hiring and each year thereafter.
- Post these Best Management Practices where employees can see them.
- Report illegal dumping by calling 311.

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