



Maintaining Building Facades

Why be concerned?

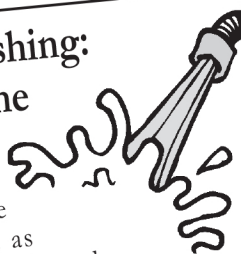
A variety of pollutants accumulate on building facades including organic materials and heavy metals. These and other pollutants, like paint chips, can be dislodged by maintenance activities and carried into storm drains and streams.

In addition, cleaning and resurfacing products such as abrasives, acids, paints, sealants and solvents can enter storm drains and streams with rain or wash water.



Pressure washing: turn down the volume

Avoid pressure washing, as well as the use of acids, caustics and other harsh cleaners. If you must pressure wash, follow the recommendations in Series #4, Fact Sheet 4.1.



Protecting Storm Drains from Dust and Debris

Keep dust and debris off the pavement and out of storm drains:



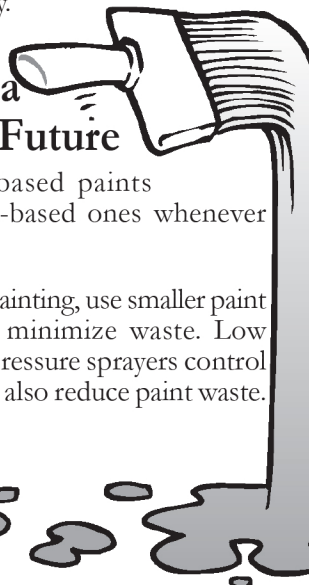
- Place a tarp on the ground during remodeling, painting prep work, sandblasting or other operations that can create dust or debris so that these wastes can be collected and disposed of properly.
- When sandblasting or spray painting, hang tarps or drop cloths to enclose the area (use temporary scaffolding if necessary). Arrange the drapes to protect the area from wind and to capture airborne particles.

Before sandblasting, determine whether the size and type of blasting medium are regulated by local building and construction codes.

- Clean up frequently. Collect debris from tarps and drop cloths in amounts that are easily bundled. Be sure to properly dispose of the collected materials. To determine proper disposal, contact your trash hauler or disposal facility.

Painting a Brighter Future

- Use water-based paints instead of oil-based ones whenever possible.
- When spray painting, use smaller paint containers to minimize waste. Low volume, high pressure sprayers control over-spray and also reduce paint waste.



- Mix paint indoors prior to starting work to reduce the opportunity for spills to enter the stormwater management system.

- Use impermeable ground cloths while painting. Place paint cans in larger pans to contain drips and spills.

- For large jobs, provide additional spill containment by surrounding the work area with a temporary berm; portable, inflatable berms can be purchased.

- Immediately clean up any spills that occur. Try to capture spills before they enter storm drains and clean them up using absorbents or other dry methods. For more information about spill prevention and clean-up, see Series #1, Fact Sheet 1.2.

- *Never* pour paint, solvent, clean-up water or any other wastes into a storm drain or onto the ground. Recycle solvents, use excess paints elsewhere on-site or donate them to a community group who has need for them.

- Completely empty paint cans and let them air dry prior to disposal. Once they are empty and dry, latex paint cans can be disposed of with regular solid waste. Other paint containers may need to be disposed of as hazardous waste.

- If you're using water-based paint, clean brushes and equipment in a sink connected to the sanitary sewer. If you're using oil-based paint, contain waste paint and solvents for reuse, recycling or disposal as hazardous waste.

- Use water-based thinners instead of petroleum-based ones whenever possible. Filter and reuse paint thinners until they're no longer effective and recycle them through a commercial or local recycling service.

Managing Runoff from Rooftops

- Screen drain inlets at the lower end of each downspout to filter solids from stormwater runoff.
- Use dry methods such as sweeping and absorbents to clean roofs. If you must wash with water, sweep the surface first using dry methods.
- Regularly inspect air compressors, air conditioners and other rooftop equipment for leaking oil and other fluids. Immediately repair equipment and clean up any leaks that are found.
- If treating a roof with a preservative or sealant, precisely follow the label directions. Use absorbent booms to contain and soak up waste. Stuff rags into gutters and storm drain openings to prevent product escape or migration. If the substance used is hazardous, dispose of used booms, rags and applicators with other hazardous waste.

Encouraging Contractors to Protect Water Quality

If contractors are hired to perform occasional maintenance work, encourage them to implement practices recommended by Community Partners for Healthy Streams whenever possible.

GETTING HELP

Cobb County
Stormwater Management.. (770) 419-6435
Water Quality Section (770) 419-6441

Community Partners for
Healthy Streams (770) 419-6303