

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 day's 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

Job Address: _____

City of Fullerton
General Notes for all Development Construction Projects 1

The following notes shall be either incorporated or attached to the approved construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

1. Sediments and pollutants from areas disturbed by construction shall be retained on site using structural controls to the maximum extent practicable.
2. Dust shall be controlled by watering.
3. No, paint, plaster, cement, soil, mortar or other construction related materials shall be allowed to enter streets, gutters or storm drains. All materials and waste shall be removed from the site.
4. Stockpiles of soil shall be properly contained to reduce or eliminate sediment transport from the site to streets or adjacent properties via runoff, vehicle tracking, or wind.
5. Appropriate BMPs for construction-related materials, wastes, spills, or residues, shall be implemented to reduce or eliminate transport from the site to streets or adjacent properties via runoff, vehicle, tracking, or wind.
6. Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
7. All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
8. At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
9. Debris and waste material from construction sites may only be collected by the City's contractor, State and City-licensed contractors using their own equipment. No subcontracting is permitted. The occupant of any dwelling or establishment may remove any garbage or rubbish accumulated on the premises occupied by him and dispose of the same in a lawful manner. F.M.C. 5.14.096. For disposal information, call MG Disposal at (714) 238-3301.

As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and certify that I will comply with these requirements.

Print Name: _____
(Owner or Authorized Agent of the Owner)

Signature: _____
(Owner or Authorized Agent of the Owner)

Date: _____

¹ These requirements are based on Water Quality Ordinance (Fullerton Municipal Code Section 12.18) in compliance with the National Pollution Discharge Elimination System (NPDES) and the County of Orange Drainage Area Management Plan (DAMP). Non-compliance sites may be subject to CRIMINAL SANCTIONS per Fullerton Municipal Code 12.18.060.
REV 12/2015.