

THE CONSTRUCTION INDUSTRY'S GUIDE BEST MANAGEMENT PRACTICES (BMPs)



ABOUT THIS GUIDE

Many people in the construction trades don't realize their practices can pollute our local streams, creeks, lakes, rivers, and the ocean. Pollutants from construction activities can come into contact with irrigation and stormwater runoff and flow to a storm drain inlet and into our waterways.

This guide provides general BMPs that are typically used by the Construction Industry. You can help reduce water pollution year-round by implementing BMPs. If your project requires an Erosion and Sediment Control Plan (E&SCP) and/or Stormwater Pollution Prevention Plan (SWPPP), the BMPs within these plans should be followed and the BMPs in this guide should be supplemental BMPs to be considered.

In many cases, the installation of post-construction stormwater control measures (SCMs) is required for retaining and treating stormwater runoff from completed projects to prevent long-term impacts to water bodies. SCMs are different than active construction BMPs because their function is to capture and lessen pollutants in runoff from the completed project long into the future. It's important to implement BMPs to protect post-construction features described in this guide.



COMMON POLLUTANTS

Construction Industry

- Dirt and sediment
- Trash and debris
- Concrete, stucco, and mortar
- Metal
- Oil, grease, gasoline, and diesel
- Paint
- Sewage
- Fertilizer

Be Sure to Always:

- Understand on-site drainage
- Identify all on-site storm drain inlets, catch basins, and/or the nearest off-site drain location
- Ensure all on-site storm drain inlets are protected to capture pollutants
- Routinely inspect and clean on-site storm drain inlets or catch basins

TIP: If you coordinate the implementation of BMPs with each phase of construction, it will help prevent sediment from leaving the site.

PROJECT SIZE	STORMWATER REQUIREMENTS
Any land disturbing activities that may generate pollutants but do not require a grading/building permit <i>Refer to city or county code for Grading/ Building Permit Exemptions</i>	<ul style="list-style-type: none"> • No Site Plan is required • Discharges of pollutants are prohibited under city and county code • Implement construction BMPs as appropriate to prevent pollutant discharges and violation of city and county code
All projects requiring a Grading/Building Permit <i>Refer to city or county code for Grading/ Building Permit Requirements</i>	<ul style="list-style-type: none"> • Site Plan required • Implement construction BMPs per city or county code • Prepare and get approval for E&SCP by city or county
All large projects ≥ 1 acre soil disturbance OR < 1 acre but part of a larger common plan of development (≥ 1 total acres of disturbance) <i>Refer to Construction General Permit Requirements</i>	<ul style="list-style-type: none"> • Large projects must be permitted before starting any soil disturbances • Implement construction BMPs specified within an approved SWPPP <p><i>SWPPPs developed pursuant to the Construction General Permit may substitute for the E&SCP for those projects where a SWPPP is required if it contains the requirements of the E&SCP</i></p>

Projects that create or replace $\geq 2,500$ SF or more of impervious surface collectively over the entire project site are Regulated Projects and must comply with the Central Coast Regional Water Quality Control Board's Post Construction Requirements (R3-2013-0032). Regulated Projects must submit a Stormwater Control Plan. Applicants should follow the County of Santa Barbara's Stormwater Technical Guide for Low Impact Development (LID) to assist with the Stormwater Control Plan.

CONSTRUCTION BMPs

EROSION CONTROL BMPs

- Conduct grading activities during the dry months to avoid soil disturbance during the rainy season (October–May).
- Schedule earth moving and construction activities in phases to minimize soil disturbance at any one time.
- Mark areas of vegetation to be preserved, install tree protection fencing and/or riparian area barrier where needed.
- Apply temporary mulch, hydroseed, and/or soil binders to protect soil from wind or water (rain or irrigation) exposure until permanent stabilization is established. Make sure to follow manufacturer's application instructions, avoid overspray, and reapply as needed.

FOR ADDITIONAL INFORMATION CONTACT OUR PARTNERING AGENCIES






WANT TO KNOW MORE?

The Cities of Buellton, Carpinteria, Goleta, Santa Maria, and Solvang and the County of Santa Barbara have extensive Stormwater Management Programs, with a great selection of information and useful tools to help protect the environment.

Training

- Provide BMP training to all new construction personnel and offer existing construction personnel an annual refresher on stormwater pollution prevention
- Post BMPs within the construction trailer or employee break areas
- Keep all training records on-site and available for inspection

Spill Prevention and Cleanup

- Keep a spill kit on-site and available for use
- Clean spills or drips immediately
- Designate a key employee to monitor the management and clean up of oil or vehicle fluids
- Use dry methods for cleaning up spills (absorbent, sweep) rather than rinsing down areas

ONLY RAIN DOWN THE STORM DRAIN

SEDIMENT CONTROL BMPs

- Fiber rolls and silt fences must be trenched into the soil and staked to function properly. Refer to the manufacturer's instructions for proper techniques and spacing.
- Inspect the construction site daily. Remove any sediment accumulation on roadways, driveways, sidewalks, gutters, and such by sweeping (manual or street sweeper). Do not use hoses to rinse down impervious surfaces!
- Regularly inspect, repair, and/or replace storm drain inlet protection (screens, filter fabric, and gravel bag berms).
- Install appropriately sized sediment/detention basin(s) to allow fine sediment to settle for up to 48 hours before the runoff is released if appropriate for a project.

TRACKING CONTROL BMPs

- Stabilize all construction entrance(s)/exit(s) by installing rumble plates and/or 3-inch rock to eliminate off-site tracking of dirt and sediment.
- Regularly inspect all stabilized construction entrance(s)/exit(s) and remove sediment accumulation within rumble plates or rock base when 1/3 full.

RUN-ON AND RUN-OFF CONTROL BMPs

- Establish run-on controls (earth dikes or drainage swales) to redirect rainwater away from loose soil in disturbed areas.
- Properly grade the site to contain run-off on site where it can be managed.

GOOD HOUSEKEEPING BMPs

- Routinely inspect temporary concrete/paint/drywall/plaster/stucco washout areas (WAs) for leaks and coverage at the end of each day and prior to rain. Maintain WAs with a minimum freeboard of 4 inches for above grade and 12 inches for below grade facilities. Don't forget to change out or empty the WA when 75% full and clean up spills when they happen.
- Inspect and remove trash/debris accumulation regularly throughout your site and dispose of properly.
- Cover trash cans, dumpsters and/or roll-offs at the end of each day and/or prior to rain. Empty regularly so trash/debris are not dispersed on or off-site.
- Locate portable toilets a minimum of 50 feet away from drainage facilities (concrete swales, etc.) and high-traffic areas, when possible. Install secondary containment trays when needed.
- Protect stockpiles (soil, landscaping materials or other loose materials) from wind and water (rain or irrigation) erosion and if non-active 14 days or more.
- Store hazardous materials/wastes within watertight containers, secondary containment, under a tarp or storage shed, to prevent exposure during the rainy season.

NON-STORMWATER MANAGEMENT

- Maintain vehicles to prevent leaks and spills. Keep drip pans and spill kits readily available.
- Designate a vehicle and equipment cleaning/fueling/maintenance area that cannot discharge to street or storm drain.
- Periodically inspect potable water/irrigation sources (water truck or hoses) to ensure no leaks and no excess water irrigation and/or water line discharges.
- Use approved dewatering operations to manage accumulated stormwater and authorized non-stormwater discharges at construction sites (please check local and/or state permit/plan requirements).

STABILIZE DISTURBED AREAS

- Use wet suppression frequently (water truck or hoses) for dust control to stabilize disturbed areas until establishment of permanent vegetation, pavers or completion of asphalt, concrete or chip and seal.

POST-CONSTRUCTION BMPs

- Protect SCMs such as underground chambers or bioretention basins from sedimentation during construction activities or until site is stabilized.
- Keep SCMs off-line and do not allow construction-related runoff to flow to them until you've stabilized the surrounding drainage areas.
- Minimize compaction of soils in area of the SCMs to ensure infiltration rates are not reduced by construction activities.
- Don't forget to protect SCMs from wastewater (concrete, stucco, paint, etc.), construction debris or other materials during construction activities that can cause the SCM to clog.



City of Buellton
www.CityofBuellton.com



City of Carpinteria
www.CarpinteriaCa.gov



City of Goleta
www.CityofGoleta.org



City of Santa Maria
www.CityofSantaMaria.org



City of Solvang
www.CityofSolvang.com



Santa Barbara County
www.SBProjectCleanWater.org