



BEST MANAGEMENT PRACTICES FOR SURFACE CLEANING

Washwater generated from your operations is prohibited from being discharged to the storm drain. As an alternative, you may be considering discharging this water to the sewer. Making use of the following Best Management Practices (BMPs) for surface cleaning activities will improve your ability to meet the requirements of the Encina Wastewater Authority (EWA). If you have any questions regarding these BMPs, please contact EWA's Source Control Program at (760) 438-3941.

1. Sidewalks and Plazas
Sweep, collect, and dispose of debris in solid waste containers. If you must use water and detergents, do so sparingly, using only biodegradable detergents. Seal the storm drains in the vicinity and collect the washwater. Washwater may be discharged to the sewer with the property owner's permission, via a sink or floor drain.
2. Drive-throughs, Driveways, Parking Garages, and Service Stations
Sweep, collect, and dispose of debris in solid waste containers. Dry clean oil spots with absorbent and dispose of absorbent in a legal manner. If you must use water and detergents, do so sparingly, using only biodegradable detergents. Seal storm drains in the vicinity and collect the washwater. This washwater may contain elevated levels of oil & grease and/or metals, which will require treatment prior to discharge to the sewer. This is typically accomplished by discharging the washwater through an oil/water separator. Oil/water separators must receive routine maintenance to ensure effective operation.
3. Building Exteriors
Seal storm drains in the vicinity and collect the washwater. Washwater from cleaning glass and steel buildings may be discharged to the sewer with the property owner's permission, via a sink or floor drain. Buildings painted prior to 1978, must be tested for the presence of lead. If the paint does not contain lead, the washwater may be discharged to the sewer. If the paint does contain lead, the washwater must be tested to determine if it meets EWA's local limit for lead of 1.8 mg/L. Washwater in excess of this limit may not be discharged to the sewer.
4. Graffiti Removal
Use water sparingly. Seal storm drains in the vicinity and collect the washwater. If sand blasting is conducted, solids must be removed prior to disposal of the washwater to the sewer. If a cleaning compound is used, contact EWA to determine if pretreatment of the washwater is required prior to discharge to the sewer.
5. Acid Washing of Masonry
Washwater from acid cleaning must be collected and neutralized to a pH between 5.5 and 11.0 prior to discharge. Contact EWA for further information.