



MUNICIPAL TENANT STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

TENANT	_____
LOCATION/FACILITY	_____
SWPPP UPDATED	_____
SWPPP TEMPLATE VERSION:	OCTOBER 2018

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1 Introduction

This document presents the SWPPP for

_____ (“tenant”)

located at _____ (“facility”).

This SWPPP was completed by the facility using a template provided by the Port of Seattle to comply with Special Condition S6.E.7 of the Port of Seattle’s [Phase I Municipal Stormwater NPDES Permit](#).

1.1 SWPPP Objective

The objective of this SWPPP, as described in Special Condition S6.E.7 is “to implement measures to prevent and control the contamination of discharges of stormwater to surface or ground water.”

1.2 Recordkeeping

All records related to this SWPPP shall be maintained by the tenant for at least **five years**. All records related to this SWPPP shall be stored electronically or in hard copy by the tenant, and provided to the Port to maintain a copy at Pier 69. Records to be retained include: the SWPPP, prior versions of the SWPPP, related correspondence with the Port or Washington Department of Ecology (Ecology), and operation and maintenance (O&M) inspections.

1.3 SWPPP Availability

All records related to this SWPPP shall be made available to the public at reasonable times during business hours. Members of the public who request SWPPP records in person shall be allowed to view documents at the Port of Seattle’s offices at Pier 69.

Members of the public who request copies of SWPPP and related records need to submit a public disclosure request. The Port of Seattle operates under the State of Washington’s Public Disclosure Act. Public disclosure requests may be submitted in the following ways:

1. Online at <https://www.portseattle.org/form/webform-online-contact>
2. By email to public-disclosure@portseattle.org
3. By fax to (206) 787-4141
4. Or by mail to: Public Records Officer
Port of Seattle
Post Office Box 1209
Seattle, Washington 98111

Questions about public records disclosure should be directed to the Public Records Officer. All records related to the SWPPP shall be made available to Ecology upon request.

1.4 SWPPP Updates

The SWPPP should be updated whenever changes occur that have the potential to affect how stormwater is managed on the site. Updates to the SWPPP may be handwritten. An updated copy of the SWPPP must be provided to the Port within 30 days of the SWPPP being updated. Examples of changes that may require an update to the SWPPP are:

- A change in facility operations (leased area increases or decreases, new operations, new materials, paving, etc.)
- New BMPs are implemented.
- Change in O&M procedures.
- Modification of the stormwater system.
- Pollution prevention team changes.
- Permit requirements change.

1.5 Cooperation with Port of Seattle Municipal NPDES Permit

The Port of Seattle is required by Ecology to be covered by the [Phase I Municipal Stormwater NPDES Permit](#). The Phase I permit requires that all Port lands be covered by SWPPPs.

The NPDES permit also requires the Port to develop an educational program, map stormwater conveyances, develop a program to detect and eliminate illicit discharges, and develop a Port-wide O&M Plan. Port staff may need your cooperation to comply with these and other requirements. Cooperation may mean reviewing educational materials or attending an educational meeting, allowing access to your site, or providing information about stormwater management.

1.6 SWPPP Approval

This SWPPP is approved by a representative of the tenant company, certifying the accuracy and completeness of the SWPPP and the commitment of necessary resources to implement the measures described in this plan.

Name:	
Title:	
Tenant/Company:	
Signature:	Date:

2 Facility Assessment

This section presents a facility assessment, including a site plan, identification of pollutant sources, and description of the drainage system, as required by Special Condition S6.E.7.b of the [Phase I Municipal Stormwater NPDES Permit](#).

2.1 Facility Description

Facility Name _____

Facility Location/Address _____

Tenant Name _____

Lease Number _____

Contact Name/Title _____

Mailing Address _____

Contact Phone/Email _____

Emergency Contact
Name/Title _____

Emergency Phone/Email _____

Business Description _____

NAICS Code/Description _____

SIC Code/Description _____

Description of Onsite
Activities

Area of Facility in Acres _____

Surface Types: Permanent Buildings: # _____ number of buildings
_____ square feet

(Check all that apply and
enter approximate area) Temporary Buildings: # _____ number of buildings
_____ square feet

Pavement: _____ acres

Gravel: _____ acres

Bare Ground: _____ acres

Vegetation: _____ acres

2.2 Potential Pollutant Sources

This section identifies and describes the activities conducted on site that have the potential to contaminate stormwater. Please complete the following sections:

2.2.1 Waste Management

Waste management activities have the potential to contaminate stormwater through improper storage of wastes, or spills, leaks or drips from containers.

- No waste management activities are performed on site.
- Wastes are managed as follows:
 - Dumpsters, located: _____
 - Trash compactors, located: _____
 - Recycling Containers, located: _____
 - Used Oil Containers, located: _____
 - Other, describe: _____

2.2.2 Cleaning and Washing

If not conducted properly, cleaning and washing of vehicles, equipment, buildings, tools, or paved surfaces can contaminate stormwater by washing contaminants such as oil and grease, soap, dirt or food scraps into the storm sewer or onto areas exposed to rain.

- No cleaning or washing activities are performed on site.
- Cleaning and washing is performed as follows:
 - Location of cleaning or washing activity: _____
 - Type(s) of materials cleaned or washed:
 - Vehicles, describe: _____
 - Equipment, describe: _____
 - Buildings
 - Paved areas
 - Other: _____
 - Chemical(s) used in washing:
 - Soaps or detergents: _____
 - Abrasives: _____
 - Acids: _____
 - Solvents: _____
 - Other: _____

2.2.3 Transfer of Liquids or Solids

Loading, unloading, or other transfer of liquid or solid materials has the potential to contaminate stormwater through spills, leaks, or drips of the transferred material or from the equipment performing the transfer.

Transfer of Liquids

- No transfer of liquids is performed onsite.
- Transfer of liquids is performed as follows:

Location(s) where transfer occurs:

- Direct connection to aboveground storage tank
- Direct connection to underground storage tank
- Railroad yard
- Loading dock
- Permanent fueling station
- Open area
- Indoors
- Other: _____

Type(s) of liquids transferred:

- Fuels, oils, or greases: _____
- Paints: _____
- Acids: _____
- Pesticides, Herbicides, Fertilizers: _____
- Cleaning products: soaps, detergents, solvents, etc.: _____
- Other: _____
- Other: _____

Type of transfer:

- Bulk liquid
- Mobile fueling
- Liquid filled container: Small Containers Drums Totes Bunker AST
- Other, describe: _____
- Quantity, describe: _____

Transfer of Solids

- No transfer of solids is performed onsite.
- Transfer of solids is performed as follows:

Location(s) where transfer occurs:

- Loading dock
- Open area
- Indoors
- Other: _____

Type(s) of solids transferred:

- Shipping Containers: _____
- Equipment: _____
- Packaged goods: _____
- Bulk materials (aggregate, debris, etc.): _____
- Other: _____
- Other: _____

Equipment involved in transfer:

- Top pick
- Forklift
- Crane
- Dump truck (end, side, bottom, etc.): _____
- Other: _____

2.2.4 Production and Application Activities

Outdoor production or application activities have the potential to contaminate stormwater from debris left behind during production, spills, leaks, or drips from products or equipment used during production, or leaching or erosion from materials involved. Application activities involve the application of product to an object such as painting, coating, spraying, or other treatment.

- No outdoor production or application activities are performed onsite.
- Outdoor production and/or application is performed as follows:

Location(s) of production and/or application activities: _____

Description of production and/or application activities: _____

2.2.5 Storage and Stockpiling

Vehicle and Equipment Storage and Parking

Vehicles and heavy equipment contain hazardous liquids (fuel, hydraulic oils, antifreeze, etc.) or have other parts (tires, brake pads) that can contaminate stormwater. If vehicles or heavy equipment are stored, or parked outdoors on site, please complete the following:

- No vehicle or equipment storage or parking is performed on site.
- Vehicle and/or equipment storage and/or parking is performed as follows:

Type and number of vehicles and equipment used, parked, or stored on site

- Passenger vehicles: _____
- Utility trucks: _____
- Dump truck: _____
- Tractor trailer: _____
- Top pick: _____
- Crane: _____
- Forklift: _____
- Earthmoving equipment (loader, excavator, etc.): _____
- Other: _____
- Other: _____

Location of parking or storage area: _____

Equipment stored onsite contains:

- Galvanized metal components Fluid filled reservoirs Greased joints/moving parts

List potential stormwater contaminants used in the operation or maintenance of heavy equipment:

- Petroleum products (fuel, oils, greases) – source of oil & grease and metals
- Acids – source of low pH
- Batteries – source of low pH, and heavy metals (lead, nickel, cadmium, etc.)
- Antifreeze
- Solvents
- Soaps or detergents – source of phosphorus
- Brake pads – source of suspended solids, metals (copper)
- Rubber tires – source of suspended solids, metals (zinc)
- Other: _____

Outdoor Material Storage

Materials stored outside have the potential to contaminate stormwater through erosion of granular materials, spills or leaks from liquids or equipment containing liquids, dissolution of soluble materials. If materials are stored outside on site, please complete the following section:

No outdoor material storage is performed onsite.

Outdoor material storage is performed as follows:

Location(s) of where materials are stored outdoors: _____

Surface of Storage Area: Paved Compacted Gravel Soil

Type(s) of Liquids Stored:

Not applicable

Fuels, oils, or greases

Paints

Acids

Pesticides, Herbicides, Fertilizers

Cleaning products: Soaps, detergents, solvents, etc.

Other: _____

Liquids are stored in Small Containers Drums Totes Aboveground Tanks Other

Describe: _____

Type(s) of Solid Materials Stored:

Not applicable

Aggregates (sand, gravel, rock, broken concrete, broken asphalt, etc.)

Soil and compost

Wood Products (untreated lumber, logs, wood chips, wood waste, etc.)

Scrap metals

Building Materials (masonry products, metal framing, rebar, etc.)

Treated lumber

Other: _____

Other: _____

2.2.6 Dust Control and Soil/Sediment Erosion Control

Stormwater can be contaminated from dusts deposited on surfaces exposed to rain, or from erosion of exposed soils from precipitation or wind.

No dust generating activities are performed on site and no exposed soils are present.

Exposed soils are present on site as follows:

Location of exposed soils: _____

Slope: _____

Reason soils remain exposed: _____

Dust generating activities are performed on site as follows:

Location of dust-generating activity: _____

Type(s) of dust-generating activity:

Storage of materials (aggregate, sawdust, ash, etc.), describe: _____

Manufacturing process, describe: _____

Vehicle traffic

Soil disturbance/grading

Other: _____

Use dust control and soil/sediment erosion control measures as needed:

- Application of local and/or state government approved dust suppressant.
- Avoid excessive and repeated application of dust suppression chemicals.
- Time the application of dust suppressants to avoid or minimize their wash off by rainfall or human activity (such as irrigation).
- Sweep nearby paved surfaces regularly and properly dispose of loose debris and garbage.
- Where feasible, wash surfaces and properly dispose of washwater.
- Stabilize or cover erodible soil to prevent erosion.
- Stabilize entrances/exits to prevent track-out.
- Install cover practices: vegetative cover (e.g. grass), mats (e.g. clear plastic), or natural vegetation (e.g. shrubs).

Description of dust control and soil/sediment erosion control measures implemented at the site:

2.2.7 Pesticide, Herbicide and Fertilizer Application

Landscape management (including control of weeds) has the potential to introduce chemical pollutants into stormwater. To reduce the potential for contaminating stormwater, this site uses the following landscape management practices: *Check one:*

- There are no vegetated areas on site. No pesticides, herbicides or fertilizers are used.
- Vegetated areas are present on site. The Port of Seattle’s organic landscaping approach has been adopted. No pesticides, herbicides or synthetic fertilizers are used on site.
- Vegetated areas are present on site. A site-specific landscape management approach has been developed using City of Seattle BMP 18.

2.2.8 Other Potential Pollution-Generating Activities

This document does not capture all potential sources of stormwater pollution. Evaluate your site and describe other site activities that could potentially impact stormwater quality, that are not already identified in this SWPPP.

- Not Applicable.

2.3 Stormwater Drainage System

The stormwater drainage system is shown on Figure 1 and consists of the following components:

Check all that apply

- No stormwater system onsite
- Catch basins
- Floor drains
- Deck drains
- Roof drains
- Trench drains
- Culverts
- Subsurface pipes
- Ditches
- French drains
- Pump station
- Stormwater treatment:
 - Oil/water separator
 - Catch basin inserts
 - Bioswale
 - Pond
 - Filtration system
 - Other: _____

Comments: _____

Stormwater from the site discharges to: *Check all that apply*

- East Waterway
- Duwamish River/West Waterway
- Elliott Bay
- Shilshole Bay
- Lake Washington Ship Canal
- Port of Seattle Municipal Separate Storm Sewer System (MS4)
- City of Seattle MS4
- Combined Sewer
- Sanitary Sewer
- Ground

Comments: _____

3 Pollution Prevention Team

The Pollution Prevention Team is responsible for implementing BMPs to control stormwater pollution at the site. Team members are responsible for inspections, operation and maintenance, operational source controls, employee and tenant training, emergency response and other activities necessary to implement the SWPPP. The Pollution Prevention Team consists of:

Role	Responsibility
Supervisor: Name: Title:	<ul style="list-style-type: none"> • Supervising SWPPP Implementation • Planning Structural BMPs • Updating the SWPPP as necessary • Coordinating activities with Port of Seattle staff • Recordkeeping
Maintenance: Name: Title:	<ul style="list-style-type: none"> • Inspecting stormwater system and BMPs • Coordinating maintenance with outside contractor (if used) • Maintaining stormwater system • Implementing BMPs as necessary
All Employees:	<ul style="list-style-type: none"> • Good housekeeping • Promptly reporting spills, drips and leaks • Appropriately storing materials and wastes • Implementing operational BMPs
Other Role: Name: Title:	
Other Role: Name: Title:	

4 Best Management Practices (BMPs)

Best Management Practices (BMPs) for managing stormwater quality are “a series of actions that are designed to prevent and reduce stormwater pollution.” Volume 4, Chapter 2 of the [City of Seattle’s Source Control Stormwater Manual](#) (2017) identifies BMPs applicable to all operators and occupants of real property within the City of Seattle to minimize pollutants from leaving a site or property. All Port of Seattle Maritime tenants must implement BMPs required by the City of Seattle. This section of the SWPPP identifies the BMPs required for the site. It also presents a plan and schedule for implementing the BMPs.

4.1 Required Citywide BMPs

Volume 4, Chapter 2 of the [City of Seattle’s Source Control Technical Manual](#) (2017) identifies BMPs required by all operators and occupants of real property within the City of Seattle to minimize pollutants from leaving a site or property. BMPs 1 – 7, shown in Table 1, must be followed. Sections 4.3.1 – 4.3.7 describe the citywide BMPs; for further detail see Appendix C.

4.1.1 *Eliminate Illicit Connections (BMP 1)*

The Port of Seattle has adopted a policy prohibiting illicit connections, illicit discharges and illegal dumping. This site is required to comply with these prohibitions as follows.

Illicit connections are defined as “any man-made conveyance that is connected to a municipal separate storm sewer without a permit, excluding roof drains and other similar type connections. Examples include sanitary sewer connections, floor drains, channels, pipelines, conduits, inlets, or outlets that are connected directly to the municipal separate storm sewer system.” The City of Seattle’s BMP 1 – Eliminate Illicit Connections, included in Appendix C, provides additional guidance on procedures for identifying and eliminating illicit connections.

If an illicit connection is detected, the Pollution Prevention Team shall take appropriate steps to redirect the connection to an appropriate discharge location.

Illicit discharges are “any discharge to a municipal separate storm sewer that is not composed entirely of storm water, except discharges pursuant to a NPDES permit (other than the NPDES permit for discharges from the municipal separate storm sewer) and discharges resulting from firefighting activities.” Specifically, the Port has fully prohibited the following discharges:

- Acids and Alkalis;
- Animal carcasses;
- Antifreeze, oil, gasoline, grease and all other automotive and petroleum products;
- Chemicals not normally found in uncontaminated water;
- Chlorinated swimming pool or hot tub water;
- Chlorine
- Commercial and household cleaning materials;
- Domestic or sanitary sewage;
- Drain cleaners;
- Filter backwash or process wastewater;
- Flammable or explosive materials;
- Food and food waste;

- Human and animal waste;
- Ink;
- Liquid and powdered dyes;
- Metals in excess of naturally occurring amounts, whether in liquid or solid form;
- Painting products;
- Pesticides, Herbicides and Fertilizers;
- Solid waste;
- Solvents and degreasers;
- Steam-cleaning waste, laundry waste, soap, detergent; ammonia;
- Yard waste, dirt, sand and gravel.

In addition, the following discharges are prohibited, unless the stated conditions are met:

- Discharges from potable water sources, including water line flushing, hyper chlorinated water line flushing, fire hydrant system flushing, pipeline hydrostatic test water, and washing of potable water storage reservoirs, unless planned discharges are de-chlorinated to a concentration of 0.1 ppm or less, pH-adjusted if necessary, and volumetrically and velocity controlled to prevent resuspension of sediments in the MS4.
- Discharges from lawn watering and other irrigation runoff, unless minimized to the maximum extent practicable.
- Swimming pool discharges, unless the discharges are dechlorinated to a concentration of 0.1 ppm or less, pH-adjusted and re-oxygenated if necessary, and volumetrically and velocity controlled to prevent re-suspension of sediments in the MS4. Swimming pool cleaning wastewater and filter backwash shall not be discharged to the MS4.
- Street and sidewalk wash water, water used to control dust, and routine external building wash down, unless they do not contain detergents and are minimized to the maximum extent practicable. At active construction sites, street sweeping shall be performed prior to washing the street.

If a prohibited discharge is observed, the Pollution Prevention Team shall take immediate action to stop the discharge. Depending on the nature of the illicit discharge, it may be necessary to report it as a spill, according to the Spill Plan (Appendix A). If facility staff identify or suspect a potential illicit discharge or illicit connection, they will notify Marine Maintenance who will follow the protocols in the IDDE Guidance Manual to confirm and follow up on the suspected illicit discharge or illicit connection. This notification is required by the Port's IDDE Program.

Illegal dumping - According to Port policy, "it is prohibited to spill, dump, release, throw, deposit or place solid waste, litter, pet waste, yard waste, or hazardous materials on Port property, without permission from the Port." If illegal dumping is observed, the Pollution Prevention Team shall take immediate action to identify the responsible party and cleanup the dumped material.

4.1.2 Perform Routine Maintenance (BMP 2)

Regular operation and maintenance of stormwater facilities is key to controlling stormwater pollution. Generally, individual **tenants are responsible for maintenance of the stormwater system** for tenant-controlled areas (i.e., not common areas) within their leases. Please refer to your lease for specifics about who is responsible for maintaining the stormwater system.

The City of Seattle requires that at a minimum all businesses perform the routine maintenance of the stormwater system. The City's requirements are documented in BMP 2 from the [City of Seattle's Source Control Technical Manual](#) (included in Appendix C). The tenant is responsible for keeping the SWPPP up to date with City of Seattle requirements.

Proper operation and maintenance of the stormwater system and BMPs requires regular inspection. Inspections at this facility will be performed at least:

- Annually
- Quarterly
- Monthly
- Weekly
- Other: _____

Inspections will be documented on the form provided in Appendix B. Completed inspection forms will be maintained with this SWPPP.

4.1.3 Dispose of Fluids and Wastes Properly (BMP 3)

The City of Seattle requires that responsible parties properly dispose of solid and liquid wastes, contaminated stormwater and sediment. The City's requirements are documented in BMP 3 from the [City of Seattle's Source Control Technical Manual](#) and can be found in Appendix C. There are generally four options for disposal, depending on the type of waste:

- Recycling facilities
- Municipal solid waste disposal facilities
- Hazardous waste treatment, storage, and disposal facilities
- Sanitary sewer

All waste must be disposed in accordance with applicable solid waste, dangerous waste, industrial waste, and other regulations.

4.1.4 Proper Storage of Solid Wastes (BMP 4)

This BMP applies to properties that store solid wastes, including garbage, recyclables, compostable materials and cooking grease containers outdoors. The City's requirements are documented in BMP 4 from the [City of Seattle's Source Control Technical Manual](#) (included in Appendix C). Proper storage practices are as follows:

- Store all solid wastes in suitable containers. Check storage containers for damage and replace them if they are leaking, corroded, or otherwise deteriorating.
- Ensure that storage containers have leak proof lids or are covered by some other means, and that lids are closed at all times.
- Sweep the waste storage area or clean frequently to collect all loose solids for proper disposal in a storage container. When washing the area, contain and properly dispose of washwater.
- Drain dumpsters, dumpster pads, and trash compactors to the sanitary sewer.
- Clean up leaks and spills as they occur. Keep the area around grease storage containers clean and free of debris.
- Do not allow accumulated waste to exceed the capacity of the storage container. If this occurs, obtain and use another storage container. Do not overfill containers.
- For containers stored in the right-of-way, label with owner information and contents.

4.1.5 Spill Prevention and Cleanup (BMP 5)

The Port of Seattle has developed an Environmental Spill Plan and Procedures for guiding response to spills on all Seaport properties under Port control (i.e., not tenant-controlled areas). This Spill Plan and Procedures is provided in Appendix A for reference. In addition, the City's requirements are documented in BMP 5 from the [City of Seattle's Source Control Technical Manual](#) (included in Appendix C).

Appendix A also includes a one-page summary of basic spill response procedures for the facility covered under this SWPPP.

4.1.6 Provide Oversight and Training for Staff (BMP 6)

BMP 6 in the Source Control Technical Requirements Manual (see Appendix C) requires that staff are properly trained in their purpose and maintenance requirements as follows:

- Assign source control maintenance as a job responsibility for staff.
- Train all team members annually in the operation, maintenance, and inspection of BMPs. Keep training records on file.
- Train all team members annually in spill cleanup.
- Assign an employee to oversee implementation and management of stormwater source control best management practices.

To support this training effort and in accordance with Special Condition S6.E.1 of the [Phase I Municipal Stormwater NPDES Permit](#), the Port of Seattle has developed an Education Program aimed at tenants and Port employees. The goal of the program is to reduce or eliminate behaviors

and practices that cause or contribute to adverse stormwater impacts. The Education Program includes specific training activities and educational materials oriented toward prevention of stormwater pollution and implementation of the SWPPP.

For additional information on employee and tenant training and education, please see the Port of Seattle Seaport stormwater website. Training and education materials are available through the Seaport Stormwater and Seaport Stormwater Tenant Information links at the following site:

<http://www.portseattle.org/Environmental/Water-Wetlands-Wildlife/Stormwater/Pages/Seaport-Stormwater-Tenant-Information.aspx>

4.1.7 Site Maintenance (BMP 7)

Good site maintenance reduces the potential for stormwater to come into contact with pollutants and can reduce maintenance intervals for the drainage system and combined sewer. The City's requirements are documented in BMP 7 from the [City of Seattle's Source Control Technical Manual](#) (included in Appendix C) and are as follows:

- Where feasible, locate pollution generating activities away from stormwater pathways, such as inlets/catch basins, conveyance pipes, and ditches.
- Sweep paved areas used for loading and unloading of materials, outdoor production and manufacturing, and storage as needed to prevent pollutant transport off site or to the drainage system.
- Promptly contain and clean up solid and liquid leaks and spills (refer to Section 4.7 and BMP 5 for specific information on spill prevention and cleanup).
- Inspect areas used for loading and unloading, material/waste storage, and vehicle parking as needed to prevent pollutant transport off site or to the drainage system.
- Do not hose down or otherwise transport pollutants from any area to the ground, drainage system, combined sewer, or receiving water.

Table 1. Required Citywide BMPs

Activity	Required BMP
<p><i>Eliminate Illicit Connections</i> Illicit connections include sanitary or process wastewater connections that are improperly discharging to a drainage system or receiving water. These improper connections allow a variety of pollutants to flow directly to receiving waters instead of the sanitary sewer or septic system. Frequently, such connections are not intentional, but can be very harmful to the environment and must be eliminated (See Section 4.1.3).</p>	<p>BMP 1</p>
<p><i>Perform Routine Maintenance</i> Sediment and pollutants can accumulate over time in various components of drainage collection, conveyance, and treatment systems, such as catch basins, ditches, storm drains, and oil/water separators. When a storm event occurs, the excessive sediment and pollutants can become mobilized and carried into receiving waters. Performing routine maintenance is required and helps prevent sediment and pollutants from discharging downstream (See Section 4.1.2).</p>	<p>BMP 2</p>
<p><i>Dispose of Fluids and Wastes Properly</i> For all real properties, responsible parties must properly dispose of solid and liquid wastes and contaminated stormwater and sediment. There are generally four options for disposal, depending on the type of waste (See Section 4.1.3):</p> <ul style="list-style-type: none"> • Recycling facilities • Municipal solid waste disposal facilities • Hazardous waste treatment, storage, and disposal facilities • Sanitary sewer 	<p>BMP 3</p>
<p><i>Proper Storage of Solid Wastes</i> This BMP applies to properties that store solid wastes, including garbage, recyclables, compostable materials, and cooking grease containers outdoors. If improperly stored, these wastes can contribute a variety of pollutants to stormwater (See Section 4.1.4).</p>	<p>BMP 4</p>
<p><i>Spill Prevention and Cleanup</i> A spill can be a one-time event, a continuous leak, or frequent small spills. All types must be addressed (See Section 4.1.5). Businesses and real properties that load, unload, store, and manage liquids or other erodible materials must implement the following:</p> <ul style="list-style-type: none"> • Spill Prevention • Spill Plan • Spill Cleanup Kits • Spill Cleanup and Proper Disposal of Material 	<p>BMP 5</p>
<p><i>Provide Oversight and Training for Staff</i> The key to sustaining BMPs is to ensure that staff are properly trained in their purpose and maintenance requirements. Assign source control maintenance as a job responsibility for staff. (See Section 4.1.6)</p>	<p>BMP 6</p>
<p><i>Site Maintenance</i> Good site maintenance reduces the potential for stormwater to come into contact with pollutants and can reduce maintenance intervals for the drainage system and combined sewer (See Section 4.1.7).</p>	<p>BMP 7</p>

Note: If your site only drains to the public combined sewer then only the above BMPs are required.

4.4 Activity-specific BMPs

The BMPs listed in Table 2 are applicable to the specific pollution generating activities performed on site. BMP descriptions were drawn from Volume 4, Chapter 3 of the [City of Seattle's Source Control Technical Manual](#) (2017) and are included in Appendix C. It is important to note that Activity Specific BMPs 8-39 **do not** apply to areas draining to combined sewer.

Some heavy industrial activities that are not typical for Port properties (e.g., mining, logging, storage of contaminated soils, etc.) have been removed from Table 2 to streamline BMP selection. Generally, these activities are not permitted on Port property unless specifically authorized in the lease. If you are engaged in heavy industrial activities that are not covered by the BMP Selection Worksheet please contact your Port Property Manager. These activities may require coverage under an Individual or General NPDES permit.

Complete the Activity Specific BMP Selection Worksheet (Table 2) on the following pages to identify BMPs required for the site.

4.5 BMP Implementation Plan

The plan for implementing the Required Citywide BMPs and applicable Activity-specific BMPs is shown in Table 3, BMP Implementation Plan.

BMPs shall be implemented according to the following schedule:

- Non-structural BMPs shall be implemented **immediately**.
- Structural BMPs shall be implemented:
 - Within 6 months, if operational BMPs are not sufficient to prevent pollution from leaving site, or
 - As part of development or redevelopment of that portion of the site.

To complete Table 3, assign responsibilities for selected BMPs and enter notes regarding when and how the BMP is implemented. For Activity-specific BMPs, mark "Not Applicable" for any BMPs that were not selected on Table 2, or delete the page with the BMP.

Table 2. Activity-specific BMP Selection Worksheet

Activity	Required BMP
CLEANING OR WASHING	
<input type="checkbox"/> Applies to all outdoor washing activities, including the following: <ul style="list-style-type: none"> • Cleaning or washing of tools, engines, manufacturing equipment, vents, filters, pots and pans, grills, and floor mats. • Fleet vehicle yards, car dealerships, car washes, and maintenance facilities. • Mobile washing, including carpet cleaning, pressure washing, truck washing, etc. 	BMP 8
TRANSFER OF LIQUID OR SOLID MATERIALS	
<input type="checkbox"/> Loading and Unloading of Liquid or Solid Material <ul style="list-style-type: none"> • Applies to loading and unloading of liquid or solid materials. 	BMP 9
<input type="checkbox"/> Fueling at Dedicated Stations <ul style="list-style-type: none"> • Applies to gas stations, pumps at fleet vehicle yards or shops, and other privately owned pumps, including construction sites. 	BMP 10
<input type="checkbox"/> Maintenance and Repair of Vehicles and Equipment <ul style="list-style-type: none"> • Applies to removing and replacing oil, fuel, engine oil, and other fluids such as battery acid, coolants, and transmission and brake fluids in vehicles and equipment. It also applies to mobile vehicle maintenance operations. 	BMP 11
<input type="checkbox"/> Mobile Fueling of Vehicles and Heavy Equipment <ul style="list-style-type: none"> • Applies to filling fuel tanks of vehicles and equipment by means of tank trucks driven to sites where the vehicles are located (also known as mobile fueling, fleet fueling, wet fueling, or wet hosing). 	BMP 12
PRODUCTION AND APPLICATION ACTIVITIES	
<input type="checkbox"/> Manufacturing and post-processing of metal products <ul style="list-style-type: none"> • Applies to mills, foundries, and fabricators that manufacture or process metal products. Activities may include machining, grinding, soldering, cutting, welding, quenching, etching, bending, coating, cooling, and rinsing. 	BMP 15
<input type="checkbox"/> Processing and Storage of Treated Wood <ul style="list-style-type: none"> • Applies to chemical preservative treatment of wood, as well as outdoor storage. 	BMP 16
<input type="checkbox"/> Landscaping and Vegetation Management <ul style="list-style-type: none"> • Applies to grading, storage of landscape materials, soil transfer, vegetation removal, pesticide and fertilizer applications, and watering. 	BMP 18
<input type="checkbox"/> Painting, Finishing, and Coating Activities <ul style="list-style-type: none"> • Applies to surface preparation and the applications of paints, finishes, and/or coatings to vehicles, boats, buildings and equipment. 	BMP 19
<input type="checkbox"/> Manufacturing Activities <ul style="list-style-type: none"> • Applies to manufacturing activities outdoor processing, fabrication, mixing, milling, or refining. 	BMP 21

Table 2. Activity-specific BMP Selection Worksheet (Continued)

Activity	Required BMP
STORAGE AND STOCKPILING	
<input type="checkbox"/> Storage or Transfer of Leachable or Erodible Materials <ul style="list-style-type: none"> Applies to storage and transfer of leachable and erodible materials, including, but not limited to: gravel, sand, salts, topsoil, compost, logs, sawdust, wood chips, lumber and other building materials, concrete, and non-coated galvanized metal or other leachable metal. 	BMP 22
<input type="checkbox"/> Temporary storage or processing of fruits, vegetables or grains <ul style="list-style-type: none"> Applies to storage of fruits, vegetables, and grains outdoors before processing or sale, or that crush, cut, or shred for wines, beer, frozen juices, or other food and beverage products. 	BMP 23
<input type="checkbox"/> Portable Container Storage <ul style="list-style-type: none"> Applies to all portable containers. 	BMP 25
<input type="checkbox"/> Storage of Liquids in Aboveground Tanks <ul style="list-style-type: none"> Applies to all liquids in aboveground tanks (excluding uncontaminated water). 	BMP 26
<input type="checkbox"/> Lot Maintenance and Storage <ul style="list-style-type: none"> Applies to public and commercial parking areas Applies to storage of automobile parts, vehicles, or equipment 	BMP 27
DUST, SOIL EROSION, AND SEDIMENT CONTROL	
<input type="checkbox"/> Dust Control in Disturbed Land Areas and on Unpaved Roadways and Parking Lots <ul style="list-style-type: none"> Applies to dust control measures in disturbed land areas or on unpaved roadways and parking lots. 	BMP 28
<input type="checkbox"/> Dust Control at Manufacturing Sites <ul style="list-style-type: none"> Applies to grain dust, sawdust, coal, gravel, crushed rock, cement, boiler fly ash and other airborne polluting materials. 	BMP 29
<input type="checkbox"/> Soil Erosion and Sediment Control at Industrial Sites <ul style="list-style-type: none"> Applies to industrial activities that take place on soil. 	BMP 30
OTHER ACTIVITIES	
<input type="checkbox"/> Boat Building, Mooring, Maintenance, and Repair <ul style="list-style-type: none"> Applies to all types of maintenance, repair, and building operations at shipyards, ports, and marinas. 	BMP 33
<input type="checkbox"/> Maintenance and Management of Roof and Building Drains at Manufacturing and Commercial Buildings <ul style="list-style-type: none"> Applies to maintenance and management of roofs and sides of manufacturing and commercial buildings. 	BMP 36
<input type="checkbox"/> Maintenance of Public and Private Utility Corridors and Facilities <ul style="list-style-type: none"> Applies to maintenance activities related to public and private utilities, including pipelines, pump stations, rights-of-way, and transmission corridors 	BMP 38
<input type="checkbox"/> Maintenance of Roadside Ditches <ul style="list-style-type: none"> Applies to activities related to the maintenance of roadside ditches 	BMP 39

Table 3. BMP Implementation Plan

1. Enter name or title of person responsible for implementing and maintaining the BMP in the "Responsibility" column.
2. Enter notes regarding when and how the BMP was implemented.
3. Mark activity-specific BMPs not selected in Table 2 as "Not Applicable".

Table 3: BMP	Action	Responsibility	Schedule / Notes
BMPs Required for All Tenants			
Pollution Prevention Team	Fulfill Pollution Prevention Team responsibilities		
BMP 1 - Eliminate Illicit Connections	Perform dry season inspection - examine plumbing systems to identify any potential illicit connections.		
	Contact the Port of Seattle Stormwater Program Manager if illicit connections are identified.		
BMP 2 – Perform Routine Maintenance <input type="checkbox"/> Not Applicable	Inspect all conveyance, detention and treatment systems at least annually and clean or repair structures.		
	Clean catch basins when they are more than half full or when sediment is within 6 inches of the bottom of the lowest pipe, or there are obvious signs of pollution visible.		
	All catch basins are required to have outlet traps. When unable to install an outlet trap, evaluate installing one in appropriate downstream location.		
	Properly dispose of all solids, polluted material, and stagnant water collected through system cleaning.		
	Consider posting "Dump No Waste" or other warning signs adjacent to inlets/catch basins where possible.		
BMP 3 - Dispose of Fluids and Wastes Properly	Dispose of wastes in accordance with applicable regulations by: <ul style="list-style-type: none"> • recycling, • disposing in a municipal solid waste facility, • disposing in a hazardous waste facility, or • discharging to sanitary sewer. 		

Table 3: BMP	Action	Responsibility	Schedule / Notes
BMP 4 - Proper Storage of Solid Wastes	Store wastes in suitable containers.		
	Storage containers must have leak proof lids and be kept closed.		
	Check storage containers for damage and replace them if they are leaking, corroded, or otherwise deteriorating.		
	Sweep waste area. When washing the area, contain and properly dispose of washwater.		
	Drain dumpsters, dumpster pads, and trash compactors to the sanitary sewer.		
	Clean up leaks and spills as they occur.		
	Keep the area around grease storage containers clean and free of debris.		
	Do not overfill containers.		
BMP 5 - Spill Prevention and Cleanup	Clearly label all containers that contain potential pollutants.		
	Store and transport liquid materials in appropriate containers with tight-fitting lids.		
	Place drip pans underneath all containers, fittings, valves, and where materials are likely to spill or leak.		
	Use tarpaulins, ground cloths, or drip pans in areas where materials are mixed, carried, and applied.		
	Train employees on the safe techniques for handling materials and to check for leaks and spills.		
	Develop and implement a spill plan and update it annually or whenever there is a change in activities or staff responsible for spill cleanup.		

Table 3: BMP	Action	Responsibility	Schedule / Notes
BMP 5 - Spill Prevention and Cleanup	Store spill cleanup kits near areas with a high potential for spills.		
	In the event of a spill, implement the spill plan immediately.		
BMP 6 - Provide Oversight and Training for Staff	Train all team members annually in the operation, maintenance, and inspection of BMPs. Keep training records on file.		
	Train all team members annually in spill cleanup.		
	Assign an employee to oversee implementation and management of stormwater source control BMPs.		
BMP 7 - Site Maintenance	Where feasible, locate pollution generating activities away from inlets/catch basins, conveyance pipes, and ditches.		
	Sweep paved areas as needed.		
	Promptly contain and clean up solid and liquid leaks and spills.		
	Inspect areas used for loading and unloading, material/waste storage, and vehicle parking as needed to prevent pollutant transport off site or to the drainage system.		
	Do not hose down or otherwise transport pollutants from any area to the ground, drainage system, combined sewer, or receiving water.		

Table 3: BMP	Action	Responsibility	Schedule / Notes
Activity-specific BMPs (Not required for facilities discharging to combined sewer)			
BMP 8 - Cleaning or Washing <input type="checkbox"/> Not Applicable	Provide and document training to employees regarding proper disposal of wastewater.		
	Do not allow washwater to drain to the stormwater system.		
	Wipe food service equipment, before cleaning/washing to remove excess pollutants.		
	Sweep surfaces before cleaning/washing to remove excess sediment and other pollutants.		
	Discharge wastewater from cleaning or washing activities into the sanitary or combined sewer, into a process treatment system, or into a holding tank.		
	Cover and/or contain the activity or conduct the activity inside a building having a floor drain that discharges to the sanitary sewer.		
	Label all mobile cleaning equipment as follows: "Properly dispose of all wastewater. Do not discharge to an inlet/catch basin, ditch, stream, or on the ground."		
	The uncovered portion of the wash pad discharging directly to the sanitary sewer must be no larger than 200 square feet or must have an overhanging roof.		
	If the uncovered wash pad cannot be less than 200 square feet, a shut off valve should be installed.		
	Obtain all necessary permits for installing, altering or repairing onsite drainage and side sewers.		

BMP	Action	Responsibility	Schedule / Notes
BMP 9 - Loading and Unloading of Liquid or Solid Material <input type="checkbox"/> Not Applicable	Frequently sweep surfaces in loading and unloading areas.		
	Use drip pans where spills may occur and when making or breaking connections.		
	Check loading and unloading equipment as needed.		
	If possible, prevent stormwater from entering loading area.		
	Place curbs at edge of loading area to direct stormwater to treatment system.		
	Pave and slope loading area to prevent the pooling of water.		

BMP	Action	Responsibility	Schedule / Notes
BMP 10 - Fueling at Dedicated Stations <input type="checkbox"/> Not Applicable	Train employees on proper use of fuel dispensers.		
	Do not use dispersants to clean up spills or sheens.		
	Post signs related to the operation of fuel dispensers in accordance with Seattle Fire Code.		
	Ensure that the person fueling stays at the pump.		
	Ensure that the automatic shutoff is functioning properly.		
	Ensure at least one designated, trained person is available on site or on-call to respond to spills. If fueling station is unattended, spill plan and spill kit must be visible to all customers.		
	Keep suitable spill cleanup materials on site.		
	For fueling over water: <ul style="list-style-type: none"> • Have an employee supervise the fuel dock. • Use automatic shut-off nozzles and promote use of "whistles" and fuel/air separators on air vents. • Visually monitor liquid level during fueling. • Do not fill beyond 95% of tank capacity. • Spilled fuel should be conveyed to oil treatment facility, or sanitary sewer (if approved). 		

BMP	Action	Responsibility	Schedule / Notes
BMP 11 - Maintenance and Repair of Vehicles and Equipment <input type="checkbox"/> Not Applicable	Inspect all incoming vehicles and equipment for leaks and spills. Drain all fluids from wrecked vehicles and from equipment when they arrive.		
	Clean up all leaks and spills as they occur.		
	Store and dispose of fluids properly. Soiled rags and other cleanup material must be properly disposed of or professionally cleaned and reused.		
	Ensure that spill control materials that are appropriate to the type and quantity of materials being stored are kept readily accessible.		
	Maintenance and repair activities must be conducted inside a building or other covered impervious containment area that is sloped. If an emergency requires repair outside, containment must be used.		
	Do not use dispersants to clean up spills or sheens.		
	Use drip pans or other containment devices to capture all spills and drips.		
	All outside materials that can leach or spill should be covered, contained, or moved to an indoor location.		
	Maintenance and repair areas cannot be hosed down. Instead, they must be swept weekly or more often as needed. If pressure washing is necessary, the wastewater must be collected and disposed of properly.		
	Do not pour nor convey washwater, liquid waste, or other pollutants into the drainage system.		
If extensive staining and oily sheen is present, absorbent pillows or booms must be used in or around catch basins and properly maintained.			

BMP	Action	Responsibility	Schedule / Notes
BMP 12 - Mobile Fueling of Vehicles and Heavy Equipment <input type="checkbox"/> Not Applicable	Ensure that all mobile fueling operations are approved by Seattle Fire Department and comply with fire codes.		
	Train operator annually in spill prevention and cleanup.		
	Develop written fueling plan.		
	Ensure operator is present during fueling.		
	To the extent practical, fuel at least 25 feet away from storm drain or cover drain.		
	Regularly inspect, maintain, and replace equipment on fueling vehicles. Document inspections.		
	Use automatic shutoff nozzles for dispensing the fuel.		
	Use drip pan.		
	Carefully handle hoses and nozzles to prevent drips.		
	Do not allow vehicles to drive over hoses.		
	Use adequate lighting.		
	Do not "top off" fuel tanks.		
	Have a spill kit on fueling vehicle.		
	Immediately remove and dispose of contaminated soils.		
	Ensure compliance with all 49 CFR 178.346 requirements for Department of Transportation (DOT) 406 cargo tankers. Documentation is required.		

BMP	Action	Responsibility	Schedule / Notes
BMP 15 - Manufacturing and post-processing of metal products <input type="checkbox"/> Not Applicable	Discharge process wastewater and stormwater runoff to sanitary sewer.		
	Perform the activity under cover.		
	Sweep activity area daily or more often as needed, do not allow metal fragments, residues, or dust to accumulate in areas exposed to stormwater.		
	Educate employees about controlling their work to minimize stormwater pollution. Document training.		
	Asses the need for an Industrial NPDES Permit.		
BMP- 16 Storage of Treated Wood <input type="checkbox"/> Not Applicable	Cover and/ or enclose storage areas for treated wood with impervious surface.		
	Immediately remove and properly dispose of soils with visible surface contamination.		

BMP	Action	Responsibility	Schedule / Notes
BMP 18 - Landscaping and Vegetation Management <input type="checkbox"/> Not Applicable	Do not dispose of collected vegetation in drainage systems, waterways, receiving waters, or greenbelt areas.		
	Use mulch or other erosion control measures when needed for exposed soils or erodible materials.		
	Develop/implement an Integrated Pest Management plan.		
	Choose the least toxic pesticide.		
	Conduct any pest control during the life stage when the pest is most vulnerable.		
	Apply pesticides according to the directions on the label.		
	Do not apply pesticides if it is raining or immediately before expected rain.		
	Ensure that the pesticide application equipment is capable of immediate shutoff.		
	Do not apply pesticides within 100 feet of receiving waters. All critical areas must be flagged prior to spraying.		
	Mix pesticides and clean the application equipment under cover in an area where accidental spills will not enter groundwater or contaminate the soil.		
	For roof moss control, ensure that runoff does not enter downspouts.		
	Store pesticides in enclosed or covered impervious containment areas.		
	Do not hose down paved areas to an inlet/catch basin or ditch.		
	Reuse rinsate generated from equipment cleaning or recycle.		
	Apply all fertilizers using properly trained personnel. Document and keep all training records.		
Do not apply fertilizers to grass swales, filter strips, or buffer areas that drain to receiving waters.			

BMP	Action	Responsibility	Schedule / Notes
BMP 19 - Painting, Finishing, and Coating Activities <input type="checkbox"/> Not Applicable	Train employees in application and cleanup of paints and finishes. Keep records of training.		
	Use ground cloths or drop cloths underneath outdoor painting.		
	Use a storm drain cover, catch basin filter, or another similar device.		
	Do not conduct spraying, blasting or sanding over open water, or if wind may blow particles into water. Use curtain on windy days.		
	Enclose or contain spray gun and sandblasting work.		
	Wipe up spills with rags and absorbent materials.		
	Sweep rather than hose down debris.		
	Clean paintbrushes and tools covered with water-based paints in sink or portable containers. Discharge to sanitary sewer.		
	Collect solvents used to clean brushes and tools. Recycle or dispose of used solvent appropriately.		
	Store paints, finishes and solvents inside or in covered secondary containment.		
All containers must have tight fitting lids.			

BMP	Action	Responsibility	Schedule / Notes
BMP 21 - Manufacturing Activities <input type="checkbox"/> Not Applicable	Move all or parts of the manufacturing activity into a building or cover, contain the activity, and connect floor drains to the sanitary sewer. Construct a berm or a sloped floor as needed to prevent drainage of pollutants to outside areas and to prevent run-on of uncontaminated stormwater.		
	Make sure all outside materials that have the potential to leach or spill are covered, contained, or moved to an indoor location.		
	Sweep paved areas daily or more often as needed.		
	Consider modifying the activity to eliminate or minimize the contamination of stormwater.		
	Isolate and segregate pollutants where feasible. Convey the segregated pollutants to a sanitary sewer, process treatment, or dead-end sump.		
	If operational BMPs are not sufficient to prevent stormwater contamination, structural controls must be implemented, including treatment or structural containment.		

BMP	Action	Responsibility	Schedule / Notes
BMP 22 - Storage or Transfer of Leachable or Erodible Materials <input type="checkbox"/> Not Applicable	Store materials inside or cover and contain. The cover must fully prevent wind and weather contact		
	Do not hose down the contained stockpile area to an inlet/catch basin, ditch, or to receiving waters. Sweep paved storage areas daily or more often as necessary to collect and dispose of loose solid materials.		
	Convey stormwater to a wet pond, wet vault, settling basin, media filter, catch basin filter sock, etc. Maintain all settling systems weekly, or as needed, to prevent plugging.		
	For stockpiles larger than 5 cubic yards: <ul style="list-style-type: none"> • Store in a covered, paved area, preferably surrounded by a berm. • Place temporary plastic sheeting over the material and anchor sheeting. • Place curbs or berms along the perimeter. • Slope the paved area. 		
	For large stockpiles that cannot be covered: <ul style="list-style-type: none"> • Install containment devices such as a berm or a low wall around the perimeter and at any catch basins. • Ensure that contaminated stormwater must be conveyed through a treatment BMP. 		
	Inspect and maintain catch basins weekly, or more often as needed. Use catch basin filter socks to catch solids.		

BMP	Action	Responsibility	Schedule / Notes
BMP 23 - Temporary storage or processing of fruits, vegetables or grains <input type="checkbox"/> Not Applicable	Do not allow water used to clean produce to enter the drainage system.		
	Sweep paved storage areas daily or more often as needed. Inspect storage areas often and maintain good housekeeping.		
	Enclose the processing area or, pave and slope the area to drain to the sanitary sewer, holding tank, or process treatment system collection drain. Provide stormwater run-on protection for the processing area.		
	Make sure all outside materials that have the potential to leach or spill are covered, contained, or moved to indoors.		

BMP	Action	Responsibility	Schedule / Notes
BMP 25 - Portable Container Storage <input type="checkbox"/> Not Applicable	Wherever possible, store containers on a paved surface, under cover or in a building.		
	Store materials in leak-proof containers with tight-fitting lids.		
	Properly label all containers to identify their contents. Position containers so labels are clearly visible.		
	Ensure that spill kits are located near container storage areas.		
	Place drip pans beneath all taps on mounted containers and at all potential drip and spill locations during the filling and unloading of containers.		
	Inspect container storage areas regularly for corrosion, structural failure, spills, leaks, overfills, and failure of piping systems.		
	Check containers daily for leaks and spills. Replace containers and replace and tighten bungs in drums as needed.		
	Secure drums in a manner that prevents accidental spillage, or any unauthorized use.		
	Store hazardous or dangerous material or waste containers in a designated area. Provide covered secondary containment, or cover and pave the storage area with an impervious surface and install a berm or dike to surround the area. Slope the area to drain into a dead-end sump for the collection of leaks and small spills.		
	Store hazardous or dangerous material or waste containers that do not contain free liquids in a designated sloped area with the containers elevated or otherwise protected from stormwater run-on.		
	Elevate hazardous or dangerous material or waste containers metal drums to prevent corrosion and leakage.		
	Ensure that the storage of reactive, ignitable, or flammable liquids complies with the Seattle Fire Code and Washington State Fire Code.		

BMP	Action	Responsibility	Schedule / Notes
BMP 26 - Storage of Liquids in Aboveground Tanks <input type="checkbox"/> Not Applicable	Provide secondary containment or use double-walled tanks.		
	Do not discharge contaminated stormwater within the secondary containment area to the drainage system.		
	Inspect tank containment areas regularly.		
	Sweep and clean the tank storage area regularly.		
	Locate and design tanks to prevent contamination (See BMP 26 in Appendix C). Tanks must be in impervious secondary containment.		
	Replace or repair tanks that are leaking, corroded, or otherwise deteriorating. Document and keep all inspection records.		

BMP	Action	Responsibility	Schedule / Notes
BMP 27 - Lot Maintenance and Storage <input type="checkbox"/> Not Applicable	Sweep or vacuum parking lots, storage areas, sidewalks, and driveways regularly.		
	When washing a parking lot, follow guidelines for washing found in BMP 8.		
	When storing materials other than vehicles, refer to applicable BMPs in this volume.		
	An oil removal system such as an oil/water separator, catch basin filter sock, or equivalent BMP that is approved by SPU is required for parking lots that are classified as high-use sites. If a catch basin filter sock is used, maintain the filter regularly to prevent plugging.		
	Inspect the lot routinely for leaks and spills. Employ spill cleanup procedures (refer to BMP 5) when necessary. Properly dispose absorbents after use.		

BMP	Action	Responsibility	Schedule / Notes
BMP 28 - Dust Control in Disturbed Land Areas and on Unpaved Roadways and Parking Lots <input type="checkbox"/> Not Applicable	Protect inlets/catch basins during application of dust suppressants.		
	Sprinkle or wet down soil or dust with water.		
	Only use local and/or state government approved dust suppressant chemicals,		
	Avoid excessive and repeated application of dust suppression chemicals.		
	Street gutters, sidewalks, driveways, and other paved surfaces in the immediate area of the activity must be swept regularly.		
	Install catch basin filter socks. Maintain the filters regularly to prevent plugging.		
BMP 29 - Dust Control at Manufacturing Sites <input type="checkbox"/> Not Applicable	Clean accumulated dust and residue from powdered material handling equipment and vehicles as needed.		
	Maintain onsite controls so that no vehicle track-out occurs.		
	Regularly sweep areas of accumulated dust.		
	Maintain dust collection devices on a regular basis.		
	If operational BMPs are not sufficient to prevent stormwater contamination, structural controls must be implemented, including treatment or structural containment.		
	Where feasible, periodically wash surfaces, such as roofs and yards to prevent buildup. Discharge washwater to the sanitary sewer or recover for proper off-site disposal.		

BMP	Action	Responsibility	Schedule / Notes
BMP 30 - Soil Erosion and Sediment Control at Industrial Sites <input type="checkbox"/> Not Applicable	Limit the exposure of erodible soil.		
	Stabilize or cover erodible soil to prevent erosion.		
	Stabilize entrances/exits to prevent track-out.		
	Install one or more of the following cover practices: <ul style="list-style-type: none"> • Vegetative cover, • Covering with mats, or preservation of natural vegetation 		
	If operational BMPs are not sufficient to prevent stormwater contamination, structural controls must be implemented.		

BMP	Action	Responsibility	Schedule / Notes
BMP 33 - Boat Building, Mooring, Maintenance, and Repair <input type="checkbox"/> Not Applicable	In addition to the citywide spill control requirement, include a marine containment boom in spill kits for shipyards, boatyards, and marinas.		
	See BMP 19 in Appendix C for procedures for blasting and spray painting activities.		
	Locate spill kits on all piers or docks.		
	Immediately clean up any spills on dock, boat, or ship deck areas and dispose of the wastes properly.		
	Immediately repair or replace leaking connections, valves, pipes, hoses, and equipment.		
	Relocate maintenance and repair activities onshore if feasible.		
	Perform paint and solvent mixing, fuel mixing, and similar handling of liquids onshore or in containment.		
	All liquids stored over water or on docks must have covered secondary containment.		
	Store all batteries and oily parts in a covered container with a tight-fitting lid.		
	Store materials such as paints, tools, and ground cloths indoors or in a covered area when not in use.		
	Collect spent abrasives regularly and contain or store them under cover until they can be disposed of properly.		
	Sweep and clean yard areas, docks, and boat ramps at least once each week or more often as needed. Do not hose them down. Properly dispose of the collected materials. Sweep dry docks before flooding.		
	When washing, do not allow any pollutants, including soap, to enter the drainage system or receiving water.		

BMP	Action	Responsibility	Schedule / Notes
BMP 36 - Maintenance and Management of Roof and Building Drains at Manufacturing and Commercial Buildings <input type="checkbox"/> Not Applicable	If leachates or emissions from buildings are suspected sources of stormwater pollutants, sample and analyze the stormwater draining from the building or sediment from nearby catch basins.		
	If a roof or building is identified as a source of stormwater pollutants, implement appropriate source control measures.		
	Sweep areas routinely to remove pollutant residues.		
	If operational BMPs do not prevent or reduce pollution, paint/coat the galvanized surfaces or treat the stormwater runoff.		
	If operational BMPs are not sufficient to prevent stormwater contamination, structural controls must be implemented.		

BMP	Action	Responsibility	Schedule / Notes
BMP 38- Maintenance of Public and Private Utility Corridors and Facilities <input type="checkbox"/> Not Applicable	Implement BMPs for Landscaping and Vegetation Management (BMP 18), including integrated pest management.		
	When water or sediments are removed from electric transformer vaults, determine whether contaminants are present before disposing of the water and sediments.		
	Provide maintenance practices to prevent stormwater from accumulating and draining across and/or onto roadways.		
	Maintain ditches and culverts.		
	Apply the appropriate BMPs in this volume for the storage of waste materials that can contaminate stormwater.		
	Within utility corridors, prepare maintenance procedures to minimize soil erosion.		

BMP	Action	Responsibility	Schedule / Notes
BMP 39 - Maintenance of Roadside Ditches <input type="checkbox"/> Not Applicable	Implement BMPs for Landscaping and Vegetation Management (BMP 18), including integrated pest management.		
	Inspect roadside ditches regularly, at a time when most effective. Clean ditches on a regular basis. Keep ditches free of rubbish and debris.		
	Do not apply fertilizer unless needed to maintain vegetative growth.		
	Do not leave material from the ditch cleaning on roadway surfaces.		
	Sweep at the completion of ditch cleaning operations.		
	Segregate clean materials from suspect or contaminated materials.		
	Remove vegetation only when flow is blocked or excess sediments have accumulated.		
	Use grass vegetation, unless specified otherwise by SPU.		
	Establish vegetation from the edge of the pavement if possible or at least from the top of the slope of the ditch.		
	Use temporary erosion and sediment control measures during ditch reshaping.		
	Diversion ditches on top of cut slopes must be maintained to retain their diversion shape and capability.		
	Inspect culverts on a regular basis at the inlet and outlet, and repair as necessary.		

FIGURE 1

Stormwater Site Plan

TENANT: _____
STORMWATER POLLUTION PREVENTION PLAN

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APPENDIX A

Spill Plan Summary

Create and insert facility specific plan.

Template from Port of Seattle attached.

EXAMPLE: Facility-Specific Basic Spill Response Procedures

FACILITY NAME:

FACILITY ADDRESS:

COMPANY CONTACT:

COMPANY PHONE:

EMERGENCY CONTACT:

EMERGENCY PHONE:

If facility staff identify or suspect a potential illicit discharge or illicit connection, they will notify Port of Seattle Marine Maintenance who will follow Port protocols to confirm and follow up on the suspected illicit discharge or illicit connection. This notification is required by the Port's IDDE Program. Marine Maintenance Dispatch: (206) 787-3350

SPILL RESPONSE PROCEDURES:

Port of Seattle Maritime Division Incident/Illicit Discharge Notification

In the event of a spill or release to water, soil, or air, call:

24-hour On-Call Environmental Spill Response Pager: (206) 295-7912

(If there is no immediate answer please leave a voice message)

In the event of a non-stormwater discharge to surface water or stormwater infrastructure (catch basin, drainage ditch, pipe, etc.), proper agencies must be notified following the steps below.

1. Be prepared to provide the following information:
 - Where is the discharge?
 - What was released?
 - How much was discharged?
 - Who is responsible?
 - Is anyone cleaning up the discharge?

 2. Make notification calls to:
 - SPU Operations Response Center (206) 386-1800
 - National Response Center (800) 424-8802
 - Washington State Emergency Management Division: (800) 258-5990

 3. If necessary, also notify:
 - US Coast Guard Seattle Office: (206) 217-6918
 - Washington State Department of Ecology: (425) 649-7000
 - Puget Sound Clean Air Agency: (206) 343-8800
 - Port of Seattle Marine Maintenance Dispatch (24-hour): (206) 787-3350
- Back-up Maritime Division Cell Phones:
- Environmental Compliance Manager (*Mike DeSota*): (206) 787-3344
 - Environmental Program Manager (*George Blomberg*): (206) 484-5074

In the event of a hazardous material or waste release, fire, or emergency that is a danger to personnel health & safety, immediately call:

Seattle Fire Department & Police: **911** (9-911 from Port phone)

Port of Seattle Police: **(206) 787-3490**, or if at a Port office: **911**

24 hour On-Call Environmental Spill Response Pager: **(206) 295-7912**

EXAMPLE: Port of Seattle Maritime Division Environmental Incident Notification Documentation

In the event of a spill or release to water, soil, or air, collect the following information:

Section 1: Reporting Party	
Name:	Organization:
Phone Number:	

Section 2: Responsible Party	
Name:	Organization:
Phone Number:	

Section 3: Incident Information			
NRC Report Number:			
WA Report Number:			
Incident Description:			
Incident Date:	Time of Discovery:	Cause:	
Location/Facility:		City:	County:
Drainage Structure Impacted (Yes <input type="checkbox"/> No <input type="checkbox"/>) If yes, email Scott Silcox (Silcox.S@PortSeattle.org)			
Material Involved:		Amount Released: Estimated Amount	
Water Body Affected:		Sheen Length:	
Sheen Width:		Sheen Color: (Rainbow, silver, grey, etc.)	
Odor Description:		Weather Conditions:	

Section 4: Other
Actions Taken:

TENANT: _____
STORMWATER POLLUTION PREVENTION PLAN

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APPENDIX B

Operation & Maintenance Templates:

Inspection Form, Spill Log, & Training

Attendance Roster

Municipal Tenant SWPPP Inspection Form

General Information	
Facility Name:	
Inspection Date/Time:	Weather:
Inspector Name:	Inspector Title:
Inspector Signature:	

General Inspection Observations	
Are outdoor work areas and storage areas organized, clean, and free of debris?	<input type="checkbox"/> YES <input type="checkbox"/> NO
Is there any evidence of contaminants (e.g., trash, debris, sheen/staining) on the ground, in stormwater catch basins/ditches, or in surface waters adjacent to the site?	<input type="checkbox"/> YES <input type="checkbox"/> NO
Do any catch basins, manholes or stormwater structures require cleaning? See City of Seattle BMP 2.	<input type="checkbox"/> YES <input type="checkbox"/> NO
Are materials/products/waste stored indoors or under cover?	<input type="checkbox"/> YES <input type="checkbox"/> NO
Are outdoor waste receptacles in good condition (e.g., no holes or leaks) with lids closed?	<input type="checkbox"/> YES <input type="checkbox"/> NO
Are vehicles/equipment in good condition (e.g., not leaking)?	<input type="checkbox"/> YES <input type="checkbox"/> NO
Is there evidence of vehicle/equipment maintenance, fueling, or washing (e.g. fuel, tools, lubricant containers, soap, brushes, etc.) onsite?	<input type="checkbox"/> YES <input type="checkbox"/> NO
If any question answered yes, describe corrective action in Issues Resolution table on next page.	

Area Inspection Observations		
<i>Each of the identified areas should be inspected for potential stormwater pollutant sources such as improperly stored materials or containers exposed to stormwater, unidentified potential pollutant sources, stormwater infrastructure requiring cleaning or maintenance, best management practices (BMPs) requiring maintenance or repair, or other conditions of concern.</i>		
Area	Observations	Follow-up Needed? ¹
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO

Area	Observations	Follow-up Needed? ¹
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO

¹ If yes, enter items into the Issues Resolution table and follow-up with appropriate parties.

Issues Resolution				
Item No:	Description / Location:	Action Needed to Resolve	Assigned To	Complete? (Date)
1				
2				
3				

Inspection Notes

Municipal Tenant SWPPP Spill Log

General Information	
Facility Name:	
Completed by:	Title:

Spill Information

List all chemical and petroleum spills and leaks.

#	Date/Time	Amount	Material Type	Source, if Known	Reason for Spill/Leak	Catch Basins or Surface Waters Impacted? (Y/N)
1						<input type="checkbox"/> Yes <input type="checkbox"/> No
2						<input type="checkbox"/> Yes <input type="checkbox"/> No
3						<input type="checkbox"/> Yes <input type="checkbox"/> No
4						<input type="checkbox"/> Yes <input type="checkbox"/> No

Spill Response	
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#	Notifications Made	Staff Involved
1	<input type="checkbox"/> SPU Operations Center <input type="checkbox"/> National Response Center <input type="checkbox"/> Port of Seattle Env. Pager <input type="checkbox"/> WA State Emergency Mgmt. Div. <input type="checkbox"/> Other Persons/Agencies: _____	
2	<input type="checkbox"/> SPU Operations Center <input type="checkbox"/> National Response Center <input type="checkbox"/> Port of Seattle Env. Pager <input type="checkbox"/> WA State Emergency Mgmt. Div. <input type="checkbox"/> Other Persons/Agencies: _____	
3	<input type="checkbox"/> SPU Operations Center <input type="checkbox"/> National Response Center <input type="checkbox"/> Port of Seattle Env. Pager <input type="checkbox"/> WA State Emergency Mgmt. Div. <input type="checkbox"/> Other Persons/Agencies: _____	
4	<input type="checkbox"/> SPU Operations Center <input type="checkbox"/> National Response Center <input type="checkbox"/> Port of Seattle Env. Pager <input type="checkbox"/> WA State Emergency Mgmt. Div. <input type="checkbox"/> Other Persons/Agencies: _____	

Additional Information

Training Attendance Roster

Facility Name:				
Training Topics:	Instructor:	Date of Training:		
<input type="checkbox"/> City of Seattle Stormwater Source Control BMPs				
<input type="checkbox"/> Illicit Discharge Reporting				
<input type="checkbox"/> Site-specific SWPPP and Stormwater			Training Location:	Start/Stop Times:
<input type="checkbox"/> Spill Response				
<input type="checkbox"/> Other: _____				

Print Items Clearly. Unreadable or incomplete forms will be returned.

	Attendee Name	Department	Employee Number	Signature
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				
20.				

TENANT: _____
STORMWATER POLLUTION PREVENTION PLAN

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APPENDIX C

Relevant Best Management Practices:

**Extracted from the City of Seattle Source Control Stormwater Manual Volume 4,
Chapter 2 --- 3**