

PARKING, PARKS, OFFICE, STORAGE, AND MOORAGE FACILITIES



9/30/2022

Stormwater Pollution Prevention Plan

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RECORD OF SWPPP AMENDMENTS

Document updates to the Stormwater Pollution Prevention Plan (SWPPP) are listed in the table below. This record is not intended to capture minor updates (e.g., typos, corrections) or routine additions for recordkeeping.

Date	Individual Performing Update	Summary of SWPPP Amendment
March 2009	Marilyn Guthrie, Port of Seattle	SWPPP published.
May 2009	Owen Reese, Aspect Consulting	Added portion of T25.
April 2010	Owen Reese, Aspect Consulting	Switched to November 2009 version of City of Seattle (City) best management practices (BMPs).
November 2012	Tom Atkins, Aspect Consulting	Added park areas and updated all figures.
June 2014	Tom Atkins, Aspect Consulting	Updated figures and text revisions.
January 2015	Tom Atkins, Aspect Consulting	Incorporated Vacant Lands SWPPP into this SWPPP.
May 2015	Tom Atkins, Aspect Consulting	Minor edits and updated figures.
November 2016	Tom Atkins, Aspect Consulting	Incorporated updates associated with the 2016 City Stormwater Manual BMPs and minor edits and updated figures.
September 2017	Jane Dewell, Port of Seattle	Updated tables and figures.
February 2018	Tom Atkins, Aspect Consulting	Updated Table 2 and all figures.
December 2018	Tom Atkins, Aspect Consulting	Section 2 - Facility Assessment, Section 3 – Illicit Non-Stormwater Discharges, Section 4 – Best Management Practices, Figure 1 – Site Plan, and Appendix A – Best Management Practices Descriptions were updated.
June 2021	EA Engineering	Figure 1 – Site Plan
September 2022	EA Engineering	Updates made per 2021 City Stormwater Code and Manual. Added portion of T46.

ACRONYMS

BMP	best management practice
City	City of Seattle
Ecology	Washington State Department of Ecology
IDDE	illicit discharge detection and elimination
MS4	municipal separate storm sewer system
O&M	operations and maintenance
NPDES	National Pollutant Discharge Elimination System
NWSA	Northwest Seaport Alliance
Phase I Permit	Phase I Municipal NPDES Permit
Port	Port of Seattle
PPOSM	Parking, Parks, Office, Storage, and Moorage Facilities
SWMMWW	Stormwater Management Manual for Western Washington
SWMP	Stormwater Management Program
SWPPP	Stormwater Pollution Prevention Plan

1. INTRODUCTION

This document presents a Stormwater Pollution Prevention Plan (SWPPP) for the Port of Seattle (Port) Parking, Parks, Office, Storage, and Moorage Facilities (PPOSOM). This SWPPP was developed to comply with Special Condition S6.E.7 of the Phase I Municipal Stormwater National Pollutant Discharge Elimination System (NPDES) [Permit](#) (Phase I Permit).

Table 1. Cross Reference to Phase I Permit Requirements

Permit Requirement from S6.E.7	Corresponding SWPPP Section
<i>The Stormwater Management Program (SWMP) shall include the development and implementation of one or more Stormwater Pollution Prevention Plans (SWPPPs).</i>	SWMP
<i>A SWPPP is a documented plan to identify and implement measures to prevent and control the contamination of discharges of stormwater to surface or groundwater.</i>	1.1 SWPPP Objective
<i>SWPPP(s) shall be prepared and implemented for all Permittee-owned lands, except environmental mitigation sites owned by the Permittee, that are not covered by a NPDES permit issued by Ecology that authorizes stormwater discharges.</i>	SWMP
<i>a. SWPPP(s) shall be updated as necessary to reflect changes at the facility.</i>	Record of SWPPP Amendments 1. Introduction
<i>b. The SWPPP(s) shall include a facility assessment including a site plan, identification of pollutant sources, and description of the drainage system.</i>	2. Facility Assessment Figures – Site Locations & Plans 2.2 Potential Pollutant Sources 2.3 Stormwater Drainage System
<i>c. The SWPPP(s) shall include a description of the source control BMPs used or proposed for use by the Permittee. Source control BMPs shall be selected from the Stormwater Management Manual for Western Washington (or an equivalent manual approved by Ecology). Implementation of non-structural BMPs shall begin immediately after the pollution prevention plan is developed. Where necessary, a schedule for implementation of structural BMPs shall be included in the SWPPP(s).</i>	4. BMPs 4.2 BMP Implementation Plan
<i>d. The Permittee shall maintain a list of sites covered by the SWPPP(s) required under this Permit. At least 20% of the listed sites shall be inspected annually.</i>	SWMP
<i>e. The SWPPP(s) shall include policies and procedures to reduce pollutants associated with the application of pesticides, herbicides and fertilizer.</i>	4.1.6 Pesticide, Herbicide, and Fertilizer Application
<i>f. The SWPPP(s) shall include measures to prevent, identify and respond to illicit discharges, including illicit connections, spills and improper disposal. When the Permittee submits a notification pursuant to G3, the Permittee shall also notify the city or county it is located in.</i>	3.1 Port illicit discharge detection and elimination (IDDE) policy
<i>g. The SWPPP(s) shall include a component related to inspection and maintenance of stormwater facilities and catch basins that is consistent with the Permittee's O&M Program, as specified in S6.E.6 above.</i>	5. Operation and Maintenance (O&M)

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.” The SWPPP will be reviewed and updated as needed.

1.2 Recordkeeping



All records related to this SWPPP shall be maintained for at least 5 years and stored in SharePoint.

Recordkeeping requirements are found in Special Condition S9 of the Phase I Permit.

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’s offices at Pier 69. SWPPP records shall not be removed from Pier 69.

Members of the public who request copies of SWPPP and related records need to submit a public disclosure request. The Port 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/about/public-records>
2. By email to public-disclosure@portseattle.org
3. By phone to. 
4. By fax to. 
5. 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.

2. FACILITY ASSESSMENT

This section presents facility assessments, including site plans, identification of pollutant sources, and description of the drainage systems, as required by Special Condition S6.E.7.b of the Phase I Permit.

2.1 Facility Description

The PPOSM properties and vacant lands covered under the Port of Seattle's Phase I Municipal Permit include the sites shown on Figure 1 (PPOSM SWPPP Map Index) in this SWPPP. In many cases, these facilities are leased to tenants and are located on or adjacent to waters connected to the Puget Sound. With the exception of landscaped areas and parks, surface cover at these facilities generally consists of impervious paved area, buildings, and piers. Individual site plans identifying areas of interest, potential pollutant sources, and drainage systems are shown on the site plans following Figure 1.

The sites are owned by the Port with areas leased to tenants for a variety of uses. Under Special Condition S6.E.7 of the Phase I Permit: "SWPPP(s) shall be prepared and implemented for all Permittee-owned lands, except environmental mitigation sites owned by the Permittee, that are not covered by a NPDES permit issued by Ecology that authorizes stormwater discharges." Tenant leaseholds covered by other NPDES permits or those that have developed a separate SWPPP for leasehold/activities in coordination with the Port under the Phase I Permit are also shown on site plans following Figure 1. Construction projects with construction NPDES permits are not covered under this SWPPP. This SWPPP covers areas and activities that are outside of these separate NPDES permits and SWPPPs managed by individual tenants.

For facilities with sites/areas that drain to a combined sewer, City of Seattle Stormwater Manual Volume 4 Chapter 3 BMPs 17-55 aren't applicable. In addition, the Port has developed a Spill Plan for all Port properties under Port control that provides a summary of basic spill response procedures (Appendix B).

2.2 Potential Pollutant Sources

The PPOSM SWPPP covers a variety of Port properties that involve parking, parks, office space, storage, and moorage operations and activities not included elsewhere in Port or tenant SWPPPs. Table 2 provides a list of the properties with indicators for activities that occur at each and Figure 1 and site plans show the locations. Table 2 is attached to this document.

2.2.1 Boat Moorage

Moorage for commercial and private vessels is provided along the docks at Pier 2, Pier 69, Terminal 25, Terminal 46, and Terminal 102 (Harbor Island Marina). Activities conducted on the docks include moorage and loading and unloading of equipment and materials. Potential stormwater contaminants from these activities include:

- Petroleum products including fuel from spills, leaks or drips from engines, motors, hydraulic equipment, bilge water, or other greasy equipment located on or within vessels.
- Sanitary sewage from spills or leaks from within vessels.
- Leaks or spills during loading and unloading of materials.
- Suspended solids, including tire wear and road grit tracked onto docks.
- Metals from leaching galvanized materials or particulates containing metals.

2.2.2 Loading and Unloading of Materials

This activity applies to the loading and unloading of liquid or solid materials at a commercial or industrial loading dock.

These activities are typically conducted at shipping and receiving areas and outside storage areas. The transferred materials can include finished products, raw materials, and intermediate products.

Potential stormwater pollutants from this activity include:

- Petroleum products including loading and off-loading products such as fuels, oils, or greases. Spills or leaks from drums or small containers containing petroleum products such as fuels, oils, or greases.
- Leaks and spills from the hydraulic lines of the equipment used to transfer these materials, as well as from the materials themselves.
- Tire particles and debris from operation of loading\unloading equipment.
- Chemicals including spills or leaks from drums and other smaller containers containing chemical products. The type of products stored varies over time, but generally includes paint and other products used for boat maintenance.

2.2.3 Outdoor Storage of Materials and Equipment

Parking lots and other outdoor areas at these sites are sometimes used for storage of various equipment, trailers, storage containers, and other miscellaneous materials. Potential stormwater pollutants from outdoor storage include:

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- Petroleum products from engines, motors, etc. that contain petroleum products such as fuel, oils, or greases. Spills or leaks from drums or smaller containers containing petroleum products such as fuel, oils, or greases.
- Chemicals including spills or leaks from drums and other smaller containers containing chemical products. The type of products stored varies over time, but generally includes paint and other products used for boat maintenance.
- Metals including zinc from galvanized equipment, or particles containing metals leaching from materials being stored.
- Sediment and suspended solids associated with runoff from unpaved storage areas and the materials being stored there, tire wear, and road grit tracked onto the site.

2.2.4 Storage of Liquids in Permanent Aboveground Tanks

Storage of liquids in permanent aboveground tanks is not currently a potential pollutant source included under this SWPPP.

2.2.5 Fishing Net Repair

Fishing net repair is not currently a potential pollutant source included under this SWPPP.

2.2.6 Parking

A number of parking areas used by Port of Seattle staff, tenants, and the public are located at these facilities. Parking areas are typically used for passenger vehicles and light equipment. Potential stormwater pollutants from the parking areas include:

- Oil and grease such as leaks or drips from vehicles.
- Antifreeze such as leaks or drips from vehicle cooling systems.
- Suspended solids including tire wear, road grit, or dirt tracked in on tires or vehicle.
- Zinc such as leaching from oil drips or tire particles.
- Copper such as leaching from brake pad dust.

2.2.7 Waste Management

Port staff and tenants use outdoor waste receptacles, dumpsters, or compactors for waste management and recycling. Improperly managed wastes could result in stormwater contamination. Possible pollutants include suspended solids, oil and grease, chemicals, and food wastes.

2.2.8 Building Roofs

Roofs of commercial and office buildings can be a source of stormwater contamination from leaching of metals, solvents, or organic compounds – particularly from uncoated galvanized surfaces. Flaking paint or roof material could also add suspended solids to stormwater.

2.2.9 Facility Maintenance Actions

The Port may periodically conduct minor construction and landscaping actions to support general facility maintenance for structures, buildings, pavement, and other items. As part of these minor construction actions activities such as sawcutting, concrete mixing and pouring, asphalt application, landscaping/vegetation management, and other tasks may occur following applicable BMPs from City Stormwater Manual Volume 4.

2.3 Stormwater Drainage System

The stormwater systems at PPOSM areas consist of a network of catch basins, manholes, vaults, oil-water separators, other structures/treatment devices, trench drains, deck drains, and subsurface pipes as shown on the site plans provided with this SWPPP. Stormwater drainage is typically discharged to waters connected to the Puget Sound through nearby outfalls, deck drains, or sheet flow from docks and other impervious surfaces.

3. ILLICIT NON-STORMWATER DISCHARGES

3.1 Port of Seattle Policy

In accordance with Special Condition S6.E.3.b, the Port has adopted a policy prohibiting illicit connections, illicit discharges, and illegal dumping. This policy was adopted by Resolution No. 3750, approved by the Port Commission on October 23, 2018. Details of the policy are outlined in the following sections.

3.1.1 Illicit Connections

The Port's policy prohibits illicit connections. Illicit connections are defined as, "any direct or indirect infrastructure connection to the Port of Seattle's Municipal Separate Storm Sewer System that is not intended, permitted, or used for collecting and conveying stormwater or non-stormwater discharges allowed as specified in this policy."

The Port's Illicit Discharge Detection and Elimination (IDDE) Guidance Manual is intended to assist Port staff in implementing the day-to-day activities and staff training related to the IDDE program. The City's BMP I – Eliminate Illicit Connections (included in Appendix A) provides additional guidance on procedures for identifying and eliminating illicit connections.

If an illicit connection is detected, the Pollution Prevention Team (see Section 4.1.1 and Table 3) shall take appropriate steps to redirect the connection to an appropriate discharge location.

3.1.2 Illicit Discharges

Illicit discharges are defined as, "any discharge to the Port of Seattle's Municipal Separate Storm Sewer System that is not composed entirely of stormwater or of non-stormwater discharges allowed as specified in this policy." Through Port Resolution No. 3750, the Port has fully prohibited the following discharges that include but are not limited to:

- i. acids
- ii. alkalis including cement wash water
- iii. ammonia
- iv. animal carcasses
- v. antifreeze, oil, gasoline, grease and all other automotive and petroleum products
- vi. chemicals not normally found in uncontaminated water
- vii. chlorinated swimming pool or hot tub water
- viii. chlorine
- ix. commercial and household cleaning materials
- x. detergent

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- xi. dirt
- xii. domestic or sanitary sewage
- xiii. drain cleaners
- xiv. fertilizers
- xv. filter backwash wastewater
- xvi. flammable or explosive materials
- xvii. food and food waste
- xviii. gravel
- xix. herbicides
- xx. human and animal waste
- xxi. ink
- xxii. laundry waste
- xxiii. liquid and powdered dyes
- xxiv. metals in excess of naturally occurring amounts, whether in liquid or solid form
- xxv. painting products
- xxvi. pesticides
- xxvii. process wastewater
- xxviii. sand
- xxix. soap
- xxx. solid waste
- xxxi. solvents and degreasers
- xxxii. steam-cleaning waste
- xxxiii. yard waste

In addition, the Port's IDDE policy conditionally allows the following discharges, as long as the stated conditions are met:

- i. 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 are allowed only if planned discharges are de-chlorinated to a total residual chlorine concentration of 0.1 ppm or less, pH-adjusted if necessary, and volumetrically and velocity controlled to prevent resuspension of sediments in the municipal separate storm sewer system (MS4). No chemicals may be added, and settleable solids must be removed prior to discharge.
- ii. Discharges from lawn watering and other irrigation runoff are allowed only if minimized to the maximum extent practicable.
- iii. Discharges from swimming pools, spas, hot tubs, fountains, or similar aquatic recreation facilities and constructed water features are allowed only if the discharges are dechlorinated to a concentration of 0.1 ppm or less, pH-adjusted and re-oxygenated if necessary, volumetrically and velocity controlled to prevent resuspension of sediments in the MS4, and thermally controlled to prevent an increase of temperature in the receiving water.

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Swimming pool cleaning wastewater and filter backwash shall not be discharged to the MS4 under any circumstances.

- iv. Discharges of street and sidewalk washwater are allowed only when the surfaces are swept prior to washing, detergents are not used, and water use is minimized.
- v. Discharges of water from routine external building washdown are allowed only when detergents are not used and water use is minimized.
- vi. Discharges of water used to control dust are allowed only when water use is minimized.
- vii. Other non-stormwater discharges may be discharged if the Port approves a SWPPP that addresses control of such discharges.

The Phase I Permit requires that the Port visually inspect the Port's MS4 in accordance with the permit. The inspection will be performed by Marine Maintenance staff or a contractor, and will be documented in writing. To meet the Phase I Permit requirement of conducting field screening of 20% of the MS4 each year, the Port will conduct field screenings of stormwater structures that collectively receive drainage from at least 20% of Port property each year. The primary method to meet the 20% field screening requirement will be illicit discharge inspections as described in the Port's IDDE Guidance Manual.

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 B). If it is possible to identify the responsible party of the discharge, the Port will inform the responsible party of the Port's IDDE policy and take enforcement action if necessary.

3.1.3 Illegal Dumping

According to Port's IDDE 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 clean up the dumped material.

4. BEST MANAGEMENT PRACTICES

BMPs “prevent pollutants from contaminating stormwater runoff and entering receiving waters” (City Stormwater Manual, 2021). BMPs can be found on the City’s [website](#).¹

This section identifies the BMPs required for the potential pollutant sources at PPOSM sites covered by this SWPPP and presents a plan and schedule for implementing the BMPs.

In addition to the BMPs required by the Phase I Permit, the Port implements BMPs for other activities in accordance with the City’s source control requirements (Seattle Municipal Code 22.803 and City Stormwater Manual Volume 4). These requirements identify high-risk pollution generating activities and require implementation of operational source controls for those activities. The Port’s general plan for compliance with source control requirements, including the identification of applicable BMPs, is defined in the Maritime Stormwater Management Program (SWMP) Plan.

4.1 Source Control BMPs

“Source control is the practice of preventing pollution at its source” (City Stormwater Manual Volume 4, 2021).

4.1.1 Pollution Prevention Team

The Pollution Prevention Team is responsible for implementing BMPs to control stormwater pollution at PPOSM sites. Team members are responsible for inspections, O&M, operational source controls, employee and tenant training, emergency response, and other activities necessary to implement the SWPPP. Table 3 describes individual responsibilities for the Stormwater Pollution Prevention Team members.

Table 3. Pollution Prevention Team

Staff Title	Individual Responsibilities
Maritime Division Managing Director (Stephanie Jones Stebbins), Economic Development Division Managing Director (Dave McFadden)	<ul style="list-style-type: none">Responsible authority for SWPPP execution.
Property Managers/Real Estate (Lily Ninburg, Trevor Panger, Jessica Carlson, Susie Archuleta, Sarah Leaptrot, Erin DeBroux [Northwest Seaport Alliance (NWSA)], Jennifer Maietta (NWSA))	<ul style="list-style-type: none">Assess PPOSM activities and request SWPPP updates, when needed.Planning for implementation of structural BMPs, when needed.Coordinate between Port Environmental and Facility staff, and tenants.

¹ [https://www.seattle.gov/sdci/codes/codes-we-enforce-\(a-z\)/stormwater-code](https://www.seattle.gov/sdci/codes/codes-we-enforce-(a-z)/stormwater-code)

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Staff Title	Individual Responsibilities
Facility Site Representatives (Shannon Zink, Todd Tyson, Ramel Fuentez, Duane Coleman, Scott Veysey)	<ul style="list-style-type: none"> Implement and inspect BMPs for Port operations. Report changes in site conditions or BMP effectiveness. Monitor operations and construction activities in compliance with SWPPP BMPs. Supervise facility maintenance activities in compliance with SWPPP BMPs. Respond to requests for maintenance. Coordinate with Port Environmental or Real Estate staff and NWSA when necessary.
Regulatory Compliance Programs Manager (Scott Silcox)	<ul style="list-style-type: none"> Assist with planning for structural BMPs, when needed. Supervise O&M inspections, activities, and stormwater conveyance maintenance repairs. Assess compliance with the SWPPP and BMPs. Develop SWPPP training and educational programs. Conduct/provide oversight for spill prevention and response. Record keeping and SWPPP documentation. Coordinate with NWSA when necessary.
Senior Manager, Stormwater Utility (Jane Dewell)	<ul style="list-style-type: none"> Prepare and implement SWPPP, O&M manual and IDDE program. Manage the Phase I NPDES Program. Coordination and completion of tenant SWPPPs. Manage Ecology reports and correspondence. Coordinate with NWSA when necessary.
Environmental Management Specialist (Nathan Taylor)	<ul style="list-style-type: none"> Assess compliance with the SWPPP and BMPs. Assist with SWPPP training and education programs. Assist with recordkeeping and SWPPP documentation.
Tenants/Port (All)	<ul style="list-style-type: none"> Tenants implement BMPs on tenant leaseholds and Port on Port-operated and common areas. Tenants report changes in site conditions or BMP effectiveness on tenant leaseholds. Tenants coordinate activities with Port of Seattle, and with NWSA as necessary.

4.1.2 Employee and Tenant Training and Education

Volume 4, Chapter 2 of the City's Stormwater Manual (City of Seattle, 2021) identifies BMPs applicable to all operators and occupants of real property within the City. BMP 6 - Provide Oversight and Training for Staff, requires that landowners and tenants (operators and occupants of real property within the City) train all team members annually in the operation, maintenance, and inspections of stormwater BMPs, and to document the training. Other activity-specific BMPs also require annual training. The key to sustaining BMPs is to ensure that staff are properly trained in their purpose and maintenance requirements, and source control maintenance should be assigned as a job responsibility for staff. For all businesses and public entities, required elements of BMP 6 include:

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- Train all team members annually in the operation, maintenance, and inspection of BMPs and 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.

The Port has developed an Education Program aimed at tenants and Port employees, in accordance with Special Condition S6.E.1. The goal of the program is to reduce or eliminate behaviors and practices that cause or contribute to adverse stormwater impacts.

4.1.3 Spill Prevention, Reporting, and Emergency Cleanup

The Port has developed a Spill Plan for all Port properties under Port control (i.e., not tenant-controlled areas). A copy of the Spill Plan should be kept at Pier 69 or Marine Maintenance South Operations PPOSM at all times. A summary of basic spill response procedures is included in Appendix C. The summary should be provided to all PPOSM tenants. Additional information on spill prevention and cleanup is provided in City BMP 5 - Spill Prevention and Cleanup.

4.1.4 Pesticide, Herbicide, and Fertilizer Application

Special Condition S6.E.7.e requires that this SWPPP include “policies and procedures to reduce pollutants associated with the application of pesticides, herbicides, and fertilizer.”

Since 1998, the Port Landscaping Department has adopted an organic landscaping approach, eliminating the use of pesticides, herbicides, and synthetic fertilizers. Mulch made from plant material from Port properties is used to reduce weed growth, and torches are used instead of chemicals to eliminate weeds. Nutrients are provided using compost tea and soil amendments.

Landscape maintenance around facilities covered under this SWPPP shall continue to follow the organic landscape approach. Additional information on landscaping activities is provided in City BMP 22 - Landscaping and Vegetation Management (Appendix A).

4.1.5 Citywide BMPs

The following BMPs apply to all properties within the City:

- BMP 1 - Eliminate Illicit Connections and Illicit Discharges
- BMP 2 - Perform Routine Maintenance
- BMP 3 - Dispose of Fluids and Wastes Properly
- BMP 4 - Proper Storage of Solid Waste

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- BMP 5 - Spill Prevention and Cleanup
- BMP 6 - Provide Oversight and Training for Staff
- BMP 7 – Property Maintenance
- BMP 8 – Rooftop Dog Runs²

Descriptions for the citywide BMPs were drawn from the City’s Stormwater Manual (City of Seattle, 2021) and are included in Appendix A.

4.1.6 Activity-Specific BMPs

The BMPs listed in Table 4 are applicable to the specific pollution-generating activities performed on PPOSM sites. BMP descriptions were drawn from Volume 4, Chapters 2 and 3 of the City’s Source Control Technical Manual (2021) and are included in Appendix C. Activity-specific BMPs 9-16 apply to all real property, specifically focused on businesses and public agencies. It is important to note that activity-specific BMPs 17-55 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 4 to streamline BMP selection.

Descriptions for the site specific BMPs were drawn from the City’s Stormwater Manual (City of Seattle, 2021) and are included in Appendix A. Additional information on BMPs is provided in Ecology’s 2019 Stormwater Management Manual for Western Washington (SWMMWW). The marked checkboxes in Table 4 indicate the BMPs that apply for these areas with additional detail provided in Table 6 and Appendix A. Table 6 is attached to this document.

Table 4. Activity-specific BMP Selection Worksheet for Stormwater and Combined Sewer Areas

Activity	BMP Applicable?
BUSINESS AND PUBLIC ENTITY BMPs FOR SPECIFIC ACTIVITIES	
<i>BMP 10: Mobile Fueling of Vehicles and Heavy Equipment</i> <ul style="list-style-type: none">• Applies to filling fuel tanks of equipment including generators by means of tank trucks driven to sites where equipment is located.	<input checked="" type="checkbox"/>
<i>BMP 12: Maintenance and Repair of Vehicles and Equipment</i> <ul style="list-style-type: none">• Applies to maintenance and repair of equipment such as tools, structures and other equipment that cannot be moved off-site	<input checked="" type="checkbox"/>

² These facilities do not have a rooftop dog runs; hence this BMP is not applicable and not included in Appendix A.

Activity	BMP Applicable?
BMP 13: Concrete and Asphalt Mixing and Production <ul style="list-style-type: none"> Applies to the mixing of raw materials on the site to produce concrete or asphalt or the making of concrete or asphalt products 	<input checked="" type="checkbox"/>
BMP 14: Concrete Pouring, Concrete/Asphalt Cutting, and Asphalt Application <ul style="list-style-type: none"> Applies to construction site, driveway, and parking lot resurfacing and cutting 	<input checked="" type="checkbox"/>
BMP 16: Storage of Liquids in Aboveground Tanks <ul style="list-style-type: none"> Applies to all liquids in aboveground tanks 	<input type="checkbox"/>

Table 5. Activity-Specific BMPs for Stormwater Drainage Areas

Activity	BMP Applicable?
CLEANING OR WASHING	
BMP 17: Cleaning or Washing Applies to 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. Mobile washing, including carpet cleaning, and pressure washing. 	<input checked="" type="checkbox"/>
TRANSFER OF LIQUID OR SOLID MATERIALS	
BMP 18: Loading and Unloading of Liquid or Solid Material <ul style="list-style-type: none"> Applies to loading and unloading of liquid or solid materials. 	<input checked="" type="checkbox"/>
PRODUCTION AND APPLICATION ACTIVITIES	
BMP 20: Processing and Storage of Treated Wood <ul style="list-style-type: none"> Applies to chemical preservative treatment of wood, as well as outdoor storage. 	<input checked="" type="checkbox"/>
BMP 22: 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 	<input checked="" type="checkbox"/>
BMP 23: 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 buildings and equipment. 	<input checked="" type="checkbox"/>
STORAGE AND STOCKPILING	
BMP 26: 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. 	<input checked="" type="checkbox"/>
BMP 28: Portable Container Storage <ul style="list-style-type: none"> Applies to all containers used for temporary and permanent storage. 	<input checked="" type="checkbox"/>

Activity	BMP Applicable?
DUST, SOIL EROSION, AND SEDIMENT CONTROL	
<i>BMP 29: Dust Control in Disturbed Land Areas and on Unpaved Roadways and Parking Lots</i> <ul style="list-style-type: none"> Applies to dust control measures in disturbed land areas or on unpaved roadways and parking lots. 	<input checked="" type="checkbox"/>
OTHER ACTIVITIES	
<i>BMP 34: Boat Building, Maintenance, and Repair</i> <ul style="list-style-type: none"> Applies to all types of maintenance, repair, and building operations at shipyards, ports, and marinas. 	<input checked="" type="checkbox"/>
<i>BMP 35: Cleaning and Maintenance of Pools, Spas, Hot Tubs, and Fountains</i> <ul style="list-style-type: none"> Applies to all public and commercial swimming pools and spas, hot tubs, and fountains that use chemicals and/or are heated 	<input type="checkbox"/>
<i>BMP 36: Deicing and Anti-icing Operations for Airports and Streets</i> <ul style="list-style-type: none"> Applies to deicing and anti-icing operations used on highways, streets, airport runways, and aircraft to control ice and snow 	<input checked="" type="checkbox"/>
<i>BMP 37: Maintenance and Management of Roof and Building Drains at Manufacturing and Commercial Buildings</i> <ul style="list-style-type: none"> Applies to maintenance and management of roofs and sides of manufacturing and commercial buildings. 	<input checked="" type="checkbox"/>
<i>BMP 39: Maintenance of Public and Private Utility Corridors and Facilities</i> <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. 	<input type="checkbox"/>
<i>BMP 40: Maintenance of Roadside Ditches</i> <ul style="list-style-type: none"> Applies to activities related to the maintenance of roadside ditches. 	<input checked="" type="checkbox"/>
<i>BMP 41: Potable Water Line Flushing, Water Tank Maintenance, and Hydrant Testing</i> <ul style="list-style-type: none"> Applies to activities related to potable water line flushing, water tank maintenance, and hydrant testing Refer to SWMMWW Volume IV S441 BMPs for Potable Water Line Flushing, Water Tank Maintenance and Hydrant Testing 	<input checked="" type="checkbox"/>
<i>BMP 44: Color Events</i> <ul style="list-style-type: none"> Applies to general public, businesses, and religious and commercial entities that participate in, host, or sponsor color events Refer to SWMMWW Volume IV S436 BMPs for Color Events 	<input checked="" type="checkbox"/>
<i>BMP 45: Pet Waste</i> <ul style="list-style-type: none"> Applies to the general public, businesses and public agencies Refer to SWMMWW Volume IV S440 BMPs for Pet Waste 	<input checked="" type="checkbox"/>
<i>BMP 46: Labeling Storm Drain Inlets on Your Property</i> <ul style="list-style-type: none"> Applies to businesses and public agencies that have storm drains Refer to SWMMWW Volume IV S442 BMPs for Labeling Storm Drain Inlets on Your Property 	<input checked="" type="checkbox"/>

Activity	BMP Applicable?
<i>BMP 47: Well, Utility, Directional, and Geotechnical Drilling</i> <ul style="list-style-type: none"> • Applies to businesses and public agencies that are involved with drilling activities • Refer to SWMMWW Volume IV S446 BMPs for Well, Utility, Directional, and Geotechnical Drilling 	☒
<i>BMP 48: Goose Waste</i> <ul style="list-style-type: none"> • Applies to the general public, businesses and public agencies in areas with deposition of goose waste near water bodies • Refer to SWMMWW Volume IV S452 BMPs for Goose Waste 	☒
<i>BMP 49: Pesticides and an Integrated Pest Management Program</i> <ul style="list-style-type: none"> • Applies to business and public agencies that use pesticides • Refer to SWMMWW Volume IV S435 BMPs for Pesticides and an Integrated Pest Management Program 	☒
<i>BMP 50: Storage of Dry Pesticides and Fertilizers</i> <ul style="list-style-type: none"> • Applies to storage of dry pesticides and fertilizers not stored under cover • Refer to SWMMWW Volume IV S444 BMPs for the Storage of Dry Pesticides and Fertilizers 	☒
<i>BMP 51: Irrigation</i> <ul style="list-style-type: none"> • Applies to businesses and public agencies that have irrigation systems • Refer to SWMMWW Volume IV S450 BMPs for Irrigation 	☒
<i>BMP 52: Dock Washing</i> <ul style="list-style-type: none"> • Applies to the general public, businesses, and public agencies that are involved in dock washing • Refer to SWMMWW Volume IV S434 BMPs for Dock Washing 	☒
<i>BMP 53: Roof Vents</i> <ul style="list-style-type: none"> • Applies to business and public agencies that have roof vents • Refer to SWMMWW Volume IV S447 BMPs for Roof Vents 	☒
<i>BMP 54: Streets and Highways</i> <ul style="list-style-type: none"> • Applies to business and public agencies that maintain and apply deicers/anti-icers to streets and highways • Refer to SWMMWW Volume IV S406 BMPs for Streets and Highways 	☒
<i>BMP 55: Fertilizer Application</i> <ul style="list-style-type: none"> • Applies to business and public agencies that use fertilizers • Refer to SWMMWW Volume IV S443 BMPs for Fertilizer Application 	☒

4.1.7 Salmon-Safe Certification BMPs

The maritime Port was first certified Salmon-Safe for parks and public access areas in 2008. Every five years the Salmon-Safe program evaluates the Port to determine whether the Port meets certification standards, recertifies and provides an additional set of goals for the coming five-year cycle. The current Salmon-Safe goals are based upon the 2019 recertification verification process and include the following requirements:

- Ensure environmental regulatory compliance
- Ensure all new projects meet Salmon-Safe design standards
- Update habitat restoration and stormwater treatment opportunity analysis
- Complete one or more voluntary in-water habitat restoration projects
- Conduct water use trend analysis for irrigation at each park
- Assess and mitigate pollution-generating material storage at Fishermen's Terminal
- Update Marine Maintenance Landscape Management Guidelines
- Coordinate with other landowners to evaluate restoration opportunities on Elliott Bay
- Replace English ivy in landscaped areas

The details associated with the Fishermen's Terminal material storage program and BMPs are included in the Fishermen's Terminal SWPPP. The other elements listed above are addressed and reported to the Salmon-Safe organization on a schedule defined in the 2019 certification report.

4.2 BMP Implementation Plan

The plan for implementing the BMPs listed in Sections 4.1.5, 4.1.6, and 4.1.7 is shown in the attached Table 6.

A schedule for BMP implementation is required by Special Condition S6.E.7.c of the Phase I Permit. BMPs shall be implemented according to the following schedule:

- Non-structural BMPs shall be implemented immediately
- Structural BMPs shall be implemented upon redevelopment of the portion of sites where the activity occurs

Tenants at the facilities covered under this SWPPP are responsible for implementing the BMPs associated with their activities. Tenants who have operational control of defined areas will be required to develop a separate SWPPP. Completion of a SWPPP does not relieve the tenant of responsibility to obtain and comply with all other applicable NPDES permits.

5. OPERATION & MAINTENANCE

The plan for O&M of the stormwater facilities at the areas covered under this SWPPP is defined in the Port's O&M Program. The O&M Program was developed in accordance with Special Condition S6.E.6 of the Phase I Permit.

Generally, the Port is responsible for maintenance of stormwater facilities in common areas, and individual tenants are responsible for maintenance in tenant-controlled areas. The O&M Program includes inspection of stormwater facilities and specific maintenance actions for the following:

- Catch basins
- Roof drains
- Vaults
- Oil-water separators and other structures/treatment devices
- Manholes
- Pipes
- Trench drains
- Outfalls

Proper O&M of stormwater facilities and BMPs at these facilities requires regular inspection. Inspections are performed at least twice per year and use area-specific inspection forms developed by Marine Maintenance, with completed inspection forms stored in SharePoint. An example site inspection form is provided in Appendix C. If Port staff or tenants notice a problem with the stormwater conveyance system, they are directed to contact Marine Maintenance to schedule maintenance or an inspection.

The O&M Manual outlines scope of inspections, inspection frequency, maintenance requirements, and other necessary components from the Phase I Permit and City's Stormwater Manual.

6. REFERENCES

City of Seattle, July 2021, Stormwater Manual. Volumes 1 to 5, Appendices A to I. Director's Rules SDCI 10-2021/SPU DWW-200.

Port of Seattle, 2022, Maritime Stormwater Management Program (SWMP) Plan.

Washington State Department of Ecology, 2019, Stormwater Management Manual for Western Washington (SWMMWW).

**TABLE 2: POTENTIAL POLLUTION
GENERATION ACTIVITIES AT
PPOSM FACILITIES**

Table 2. Potential Pollution Generating Activities at Port of Seattle Parking, Parks, Office, Storage, and Moorage (PPOSM) Facilities

Port Facility	Parking	Waste Management	Building Roofs	Outdoor Storage	Loading and Unloading	Boat Moorage	Vacant Lands
Argo Road							•
8 th Ave. South Park			•				
W Emerson St							•
MM South Yard	•	•	•	•			
P2 and T5	•	•	•	•	•	•	•
P34 and T30	•	•	•	•	•		
P69	•	•	•	•	•	•	
T25S	•	•		•	•		•
T5SE	•	•	•				
T18	•	•		•			•
T46	•			•		•	
T86	•	•	•	•	•		
T102	•	•	•	•	•	•	
T104							•
T105	•	•	•	•			
T106	•	•	•	•	•		•
T107	•	•	•				•
T108	•	•	•	•			•
T115	•		•				•
Tsubota	•	•	•	•	•		•
Turning Basin 3							•

**TABLE 6: BMP IMPLEMENTATION
PLAN FOR PPOSM FACILITIES**

Table 6. BMP Implementation Plan for PPOSM Facilities (updated 9/2022)

BMP	Action ¹	Responsibility ²	Schedule/Notes
BMP 1 Eliminate Illicit Connections and Illicit Discharges	Perform dry season inspection - examine plumbing systems to identify any potential illicit connections.	MM	
	Contact the Port of Seattle Stormwater Program Manager if illicit connections or illicit discharges are identified.	MM	
	Eliminate illicit discharges to drainage systems and receiving waters	Env, Ops, MM, Tenants	
BMP 2 Perform Routine Maintenance	Inspect all conveyance, detention and treatment systems at least annually and clean or repair structures.	MM	
	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.	MM	
	All catch basins are required to have outlet traps. When unable to install an outlet trap, evaluate installing one in appropriate downstream location.	MM	
	Properly dispose of all solids, polluted material, and stagnant water collected through system cleaning.	MM	
	Consider posting "Dump No Waste" or other warning signs adjacent to inlets/catch basins where this is possible.	MM	
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 permitted waste treatment facility, disposing in a municipal solid waste facility, disposing in a hazardous waste facility discharging to a sanitary sewer or combined sewer 	Ops, MM, tenants	
BMP 4 Proper Storage of Solid Wastes	Store wastes in suitable container(s).	Ops, MM, tenants	

¹ BMP action summaries are provided in this table. Full BMP descriptions are provided in the Stormwater Management Manual for Western Washington (Ecology, 2019) and the City of Seattle Stormwater Manual (City of Seattle, 2021).

² Ops/tenants: 1) Ops will provide technical assistance to tenants, as practicable. 2) Tenants are responsible for identifying and implementing BMPs related to their operations and leaseholds. 3) Ops is not responsible for the actual implementation of BMPs for tenant operations or leaseholds. 4) For Port-operated and common areas, Ops and MM are responsible for implementing BMPs.

Table 6. BMP Implementation Plan for PPOSM Facilities (updated 9/2022)

BMP	Action ¹	Responsibility ²	Schedule/Notes
	Storage containers must have leak proof lids and be kept closed.	Ops, MM, tenants	
	Check storage containers and trash compactors for damage and replace them if they are leaking, corroded, or otherwise deteriorating.	Ops, MM, tenants	
	Sweep waste area. When washing the area, contain and properly dispose of washwater.	Ops, MM, tenants	
	Connect trash compactors equipped with drain hose and areas containing dumpsters/trash compactors to sanitary sewer.	Ops, MM	Mobile dumpsters have lids and drain to combined sewer
	Properly dispose of washwater when washing dumpsters and used cooking oil containers, per BMP 17 (Cleaning or Washing)	Ops, MM	
	Clean up leaks and spills as they occur.	Ops, MM, tenants	
	Keep the area around used cooking oil storage containers clean and free of spilled grease, oils, food waste, and debris.	Ops, MM, tenants	
	Used cooking oil containers must be labeled with owner name and phone number, "contains used cooking oil", "report spills by calling Marine Maintenance Dispatch at (206) 787-3350 and SPU at (206) 386-1800"	Ops, MM, tenants	
	Maintain tight-fitting lids on and store used cooking oil in tip-resistant containers on a level surface protected from impact and vandalism	Ops, MM, tenants	
	Do not overfill containers.	Ops, MM, tenants	
BMP 5 Spill Prevention and Cleanup	Clearly mark or label all containers that contain potential pollutants.	Ops, MM, tenants	Environmental (Env) provide waste management assistance
	Store and transport liquid materials in appropriate containers with tight-fitting lids.	Ops, MM, tenants	
	Place drip pans underneath all containers, fittings, valves, and where materials are likely to spill or leak. Check drip pans periodically to prevent overflow during rain events.	Ops, MM, tenants	
	Use tarpaulins, ground cloths, or drip pans in areas where materials are mixed, carried, and applied.	Ops, MM, tenants	

Table 6. BMP Implementation Plan for PPOSM Facilities (updated 9/2022)

BMP	Action ¹	Responsibility ²	Schedule/Notes
	Train employees on the safe techniques for handling materials and to check for leaks and spills.	Ops, MM	FT staff attend annual HAZWOPER refresher
	Develop and implement a spill plan and update it annually or whenever there is a change in activities or staff responsible for spill cleanup.	Ops, MM	Assistance from Env
	Store spill cleanup kits near areas with a high potential for spills.	Ops	
	In the event of a spill, implement the spill plan immediately.	Ops, MM, tenants	Spill report forms available at FT office
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.	Ops, Env	Env assist with training
	Train all team members annually in spill cleanup	Ops, Env	SPCC support from Env
	Assign an employee to oversee implementation and management of stormwater source control BMPs.	MM	
BMP 7 Property Maintenance	Locate pollution generating activities away from inlets/catch basins, conveyance pipes, and ditches.	Ops, MM, tenants	
	Sweep or vacuum paved areas as needed.	Ops, MM, tenants	
	Do not hose down or otherwise transport pollutants from any area to the ground, drainage system, combined sewer, or receiving water.	Ops, MM, tenants	
	Promptly contain and clean up solid and liquid leaks and spills.	Ops, MM, tenants	
	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.	Ops, MM, tenants	
	Place drip pans, absorbents, or other containment below leaking vehicles. Ensure drip pan doesn't overflow and pads don't blow away and are disposed of properly.	Ops, MM, tenants	
	For properties that don't drain to combined sewer, oil removal system is required for parking lots that are high-use sites (SMC 22.801.090).	Engineering	Addressed during redevelopment and project design.
BMP 10 Mobile Fueling of Vehicles and Heavy Equipment	Train driver/operator annually in spill prevention and cleanup. New employees must be trained upon hiring. Maintain training records.	Ops, tenants	
	Develop and follow a written fuel operation plan signed by manager	Ops, tenants	

Table 6. BMP Implementation Plan for PPOSM Facilities (updated 9/2022)

BMP	Action ¹	Responsibility ²	Schedule/Notes
	and distributed to all operators. Include spill notification protocol.		
	Ensure driver/operator is monitoring the fuel transfer.	Ops, tenants	
	To extent practical, locate fueling point at least 25 feet from catch basin/inlet or inside containment area. Place drip pan or absorbent under fueling location.	Ops, tenants	
	Do not “top off” fuel tanks.	Ops, tenants	
	Maintain spill cleanup materials in fueling vehicles.	Ops, tenants	
	Inspect and maintain equipment on fueling vehicles. Maintain inspection records.	Ops, tenants	
	Immediately remove and dispose of fuel-contaminated soils with visible contamination.	Ops, tenants	
BMP 12 Maintenance and Repair of Vehicles and Equipment	Inspect all incoming vehicles and equipment for leaks and spills. Clean up all leaks and spills as they occur. Store and dispose of fluids properly.	Ops, MM, tenant	
	Maintenance and repair activities must be conducted inside or covered impervious containment area.	Ops, MM, tenant	
	Containment devices must be used for emergency repairs outside.	Ops, MM, tenant	
	Sweep maintenance and repair areas weekly.	Ops, MM, tenant	
	Do not discharge wastes, such as washwater, into streets, sidewalks, drainage systems, or receiving waters.	Ops, MM, tenant	
	Maintenance and repair shop floor drains must discharge to sanitary sewer with proper approval.	Ops, MM, tenant	
BMP 13 Concrete and Asphalt Mixing and Production	Cover production areas to prevent stormwater contact.	Ops, MM, tenant	
	Recycle all process water or discharge to a dead-end sump, treatment system, or sanitary sewer (obtain permit where needed).	Ops, MM, tenant	
	Do not discharge washout into streets, sidewalks, drainage systems, or receiving waters.	Ops, MM, tenant	
	Train employees annually about BMPs and maintain training records.	Ops, MM, tenant	
	Protect catch basins and inlets with filter socks or absorbents. Maintain filters regularly to prevent plugging.	Ops, MM, tenant	

Table 6. BMP Implementation Plan for PPOSM Facilities (updated 9/2022)

BMP	Action ¹	Responsibility ²	Schedule/Notes
	Sweep production, pouring, and all outdoor areas daily or more often as needed.	Ops, MM, tenant	
	Collect and properly dispose of runoff that comes in contact with release agents.	Ops, MM, tenant	
BMP 14 Concrete Pouring, Concrete/Asphalt Cutting, and Asphalt Application	Sweep/collect loose aggregate and dust daily. Shove and/or vacuum all slurry and properly dispose of daily.	Ops, MM, tenant	
	Never hose down concrete or asphalt waste materials to catch basin, ditch, or receiving water.	Ops, MM, tenant	
	Protect catch basins with covers and catch basin filter sock. Maintain filter from plugging.	Ops, MM, tenant	
	Perform cleaning of equipment where rinse water can be collected.	Ops, MM, tenant	
	Collect, treat and properly dispose of runoff from cutting activities.	Ops, MM, tenant	
BMP 17 Cleaning or Washing	Provide and document training to employees regarding proper disposal of wastewater.	MM, Env	
	Do not allow washwater to drain to the stormwater system.	Ops, MM, tenants	
	Wipe food service equipment, before cleaning/washing to remove excess pollutants.	Tenants	
	Sweep surfaces before cleaning/washing to remove excess sediment and other pollutants.	MM, tenants	
	Discharge wastewater from cleaning or washing activities into the sanitary or combined sewer or into a holding tank.	MM, tenants	
	Cover and/or contain the activity or conduct the activity inside a building having a floor drain that discharges to the sanitary sewer.	MM, tenants	
	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."	MM	
	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.	Ops	Connected to sewer and in locked area

Table 6. BMP Implementation Plan for PPOSM Facilities (updated 9/2022)

BMP	Action ¹	Responsibility ²	Schedule/Notes
	If the uncovered wash pad cannot be less than 200 square feet, a shut off valve should be installed.	Ops	Connected to sewer and in locked area
	Obtain all necessary permits for installing, altering or repairing onsite drainage and side sewers.	Env	
	Conduct annual training on operation of shutoff valve.	Ops	
BMP 18 Loading and Unloading of Liquid or Solid Material	Frequently sweep surfaces in loading and unloading areas.	MM, tenants	Conducted quarterly
	Use drip pans where spills may occur and when making or breaking connections.	Ops, tenants	
	Check loading and unloading equipment as needed.	Ops, tenants	
	If possible, prevent stormwater from entering loading area.	Ops, tenants	
	Place curbs at edge of loading area to direct stormwater to treatment system.	Ops, MM	
	Pave and slope loading area to prevent the pooling of water.	Ops, MM	
BMP 20 Processing and Storage of Treated Wood	Cover and/or enclose all wood treatment areas, treated wood and associated wastes.	Ops, tenants	
	Convey process water to treatment system and sanitary sewer or offsite.	Ops, tenants	
	Elevate treated wood products to prevent stormwater contact.	Ops, tenants	
	Store treated wood in bulk only if covered in tarps or wraps.	Ops, tenants	
	Ensure wood is drip free and dry before being moved.	Ops, tenants	
	Collect all dust and debris when cutting treated wood and dispose of properly.	Ops, tenants	
BMP 22 Landscaping and Vegetation Management	Do not dispose of or store collected vegetation in drainage systems, waterways, receiving waters, or greenbelt areas. Use mulch or other erosion control measures	Ops, MM	Performed by MM Landscaping group
	Develop/implement an Integrated Pest Management plan (Appendix I of City of Seattle Stormwater Manual).	MM	
	Implement landscaping principles in Volume 1, Section 7.8 when maintaining landscaped areas.	MM, Landscaping Group	

Table 6. BMP Implementation Plan for PPOSM Facilities (updated 9/2022)

BMP	Action ¹	Responsibility ²	Schedule/Notes
	<ul style="list-style-type: none"> - Maintain natural drainage patterns and features - Preserve native vegetation - Plant new trees - Protect soils 		
	Apply all fertilizers using properly trained personnel. Document and keep all training records.	MM	
	Do not apply fertilizers to grass swales, filter strips, or buffer areas that drain to receiving waters.	MM	
BMP 23 Painting, Finishing, and Coating Activities	Train employees in paint application and cleanup. Maintain all training records.	MM, tenants	
	Use ground cloths underneath outdoor painting, scraping, sandblasting work and properly clean up debris after each use.	MM, tenants	
	Use a catch basin cover or filter sock. Maintain filter regularly.	MM, tenants	
	Do not conduct spraying, blasting, or sanding activities over open water or where wind may blow paint into water.	MM, tenants	
	Sweep dock areas to collect debris. Do not hose down debris.	MM, tenants	
	Conduct paint mixing, tool cleaning activities inside, in an enclosed area, or using BMPs to contain spills	MM, tenants	
	Dispose of all waste properly and prevent releases to the air, ground or water.	MM, tenants	
	Store all paints, finishes, or solvents inside or in covered secondary containment.	MM, tenants	
	All containers must have tight-fitting lids able to retain contents if tipped over.	MM, tenants	
BMP 26 Storage or Transfer of Leachable or Erodible Materials	Store materials inside or cover and contain. The cover must fully prevent wind and weather contact.	MM, tenants	
	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.	MM, tenants	No stockpiles onsite
	Convey stormwater to a wet pond, wet vault, settling basin, media filter, catch basin filter sock, etc. Maintain	NA	No stockpiles or settling basins onsite

Table 6. BMP Implementation Plan for PPOSM Facilities (updated 9/2022)

BMP	Action ¹	Responsibility ²	Schedule/Notes
	all settling systems weekly, or as needed, to prevent plugging.		
	For stockpiles, store in a covered paved area. Anchor temporary plastic sheeting over the material.	MM, tenants	
	For large stockpiles that cannot be covered, install containment devices around the perimeter and at catch basins. Inspect catch basins weekly or more often.	MM, tenants	
	Maintain drainage areas in and around stockpiles with 1.5%+ slope to drain stormwater to a collection area.	MM, tenants	
	Make cleanup materials accessible near the storage area.	MM, tenants	
BMP 28 Portable Container Storage	Store materials in leak-proof containers with tight-fitting lids able to contain material if tipped over.	Env	Hazardous and solid waste storage overseen by Env staff
	Properly label all containers to identify their contents. Position containers so labels/markings are clearly visible.	Env	Hazardous and solid waste storage overseen by Env staff
	Place drip pans beneath all taps on mounted containers and at all potential drip and spill locations during the filling and draining of containers.	Env	Hazardous and solid waste storage overseen by Env staff
	Inspect container storage areas regularly for corrosion, structural failure, spills, leaks, and overfills.	Env	Hazardous and solid waste storage overseen by Env staff
	Check containers daily for leaks and spills. Replace containers and replace and tighten bungs in drums as needed.	Env	Hazardous and solid waste storage overseen by Env staff; contractor conducts weekly inspections
	Secure containers in a manner that prevents accidental spillage, or any unauthorized use.	Env	Hazardous and solid waste storage overseen by Env staff
	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.	Env	Hazardous and solid waste storage overseen by Env staff

Table 6. BMP Implementation Plan for PPOSM Facilities (updated 9/2022)

BMP	Action ¹	Responsibility ²	Schedule/Notes
	Store hazardous or dangerous material or wastes and liquids in a designated sloped area with the containers elevated or otherwise protected from stormwater run-on.	Env	Hazardous and solid waste storage overseen by Env staff
	Elevate hazardous or dangerous material or waste containers metal drums to prevent corrosion and leakage.	Env	Hazardous and solid waste storage overseen by Env staff
	Ensure that the storage of reactive, ignitable, or flammable liquids complies with the Seattle Fire Code and Washington State Fire Code.	Env	Hazardous and solid waste storage overseen by Env staff
BMP 29 Dust Control in Disturbed Land Areas and on Unpaved Roadways and Parking Lots	Protect inlets/catch basins during application of dust suppressants. Prevent liquid dust suppressants from flowing into the drainage system.	MM	
	Wet down soil or dust as long as there's no discharge to drainage system.	MM	
	Only use local and/or state government approved dust suppressant chemicals such as those listed in Public No. 96-433, Methods of Dust Control (Ecology, 2016).	MM	
	Avoid excessive application of dust suppression chemicals. Minimize wash off by rainfall or irrigation.	MM	
	Install catch basin filter socks on site and in surrounding catch basins. Maintain the filters.	MM	
	Sweep or vacuum street gutters, parking lots, storage areas, sidewalks, driveways, and other paved areas regularly.	MM	
BMP 34 Boat Building, Maintenance, and Repair	In addition to the BMP 5 spill control requirement, include a marine containment boom in spill kits for shipyards, boatyards and marinas.	Ops, MM	
	Locate spill kits on all piers or docks.	Ops	
	Immediately clean up any spills on dock, boat, or ship deck areas and dispose of the wastes properly.	Tenants	Ops provides oversight
	Immediately repair or replace leaking connections, valves, pipes, hoses, and equipment.	Tenants	Ops provides oversight
	Relocate maintenance and repair activities onshore if feasible.	Tenants	Ops provides oversight

Table 6. BMP Implementation Plan for PPOSM Facilities (updated 9/2022)

BMP	Action ¹	Responsibility ²	Schedule/Notes
	Perform paint and solvent mixing, fuel mixing, and similar handling of liquids onshore or in containment.	Tenants	Ops provides oversight
	All liquids stored over water or on docks must have covered secondary containment.	Tenants	Ops provides oversight
	Store all batteries and oily parts in a covered container with a tight lid.	Tenants	Ops provides oversight
	Store materials such as paints, tools, and ground cloths indoors or in a covered area when not in use.	Tenants	Ops provides oversight
	Collect spent abrasives regularly and contain or store them under cover until they can be disposed.	Tenants	Ops provides oversight
	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.	Tenants	MM conducts periodic dock cleaning with vacuum system
	When washing, do not allow any pollutants, including soap, to enter the drainage system/receiving water.	Tenants	
	Use fixed platforms with appropriate plastic or tarp barriers as work surfaces and containment when work is performed on a vessel in the water to prevent overspray.	Tenants	
	For boat and ship blasting and spray painting activities: <ul style="list-style-type: none"> - Conduct indoors or enclose, cover and contain the activity - Prohibited outside during windy conditions - Store materials indoors or in covered when not in use - Contain activities by hanging tarps - Use plywood and/or plastic sheeting to cover open areas between decks when sandblasting - Use groundcloths - Do not paint or use spary guns on or above the deck 	Tenants	
BMP 36 Deicing and Anti-icing Operations for Airports and Streets	Select deicers and anti-icers that result in the least adverse impact to the environment and apply only as needed using minimum quantities.	MM	

Table 6. BMP Implementation Plan for PPOSM Facilities (updated 9/2022)

BMP	Action ¹	Responsibility ²	Schedule/Notes
	Store and transfer deicing and anti-icing materials on an impervious containment pad.	MM	
	Clean up accumulated deicing and anti-icing materials and grit from roads as soon as possible.	MM	
	Increase maintenance of stormwater structures as necessary.	MM	
BMP 37 Maintenance and Management of Roof and Building Drains at Manufacturing and Commercial Buildings	If leachates or emissions from buildings are suspected sources of stormwater pollutants, sample and analyze the stormwater draining from the building and sediment from nearby catch basins.	MM	
	If a roof or building is identified as a source of stormwater pollutants, implement appropriate operational source control measures.	MM	
	Sweep areas routinely to remove pollutant residues.	MM	
	If operational BMPs do not prevent or reduce zinc pollution from galvanized roofing or siding, paint/coat the galvanized surfaces or treat the stormwater runoff.	MM	
	If operational BMPs are not sufficient to prevent stormwater contamination, treatment controls must be implemented.	MM	
BMP 40 Maintenance of Roadside Ditches	Implement BMPs 22 (Landscaping and Vegetation Management) and integrated pest management. Implement S435 BMPs for Pesticides and an Integrated Pest Management Program, referenced in BMP 49.	MM	
	Inspect and clean roadside ditches regularly.	MM	
	Conduct ditch maintenance when most effective.	MM	
	Do not apply fertilizer unless needed to maintain vegetation.	MM	
	Sweep and remove dirt and debris on the pavement after ditch cleaning. Do not leave materials on roadway surfaces after cleaning.	MM	
	Use grass vegetation. Remove vegetation only when flow is blocked.	MM	
	Inspect culverts on a regular basis.	MM	
	Waste generated from ditch maintenance may be contaminated.	MM	

Table 6. BMP Implementation Plan for PPOSM Facilities (updated 9/2022)

BMP	Action ¹	Responsibility ²	Schedule/Notes
	Refer to BMP 3 for waste disposal guidelines.		
BMP 41 Potable Water Line Flushing, Water Tank Maintenance, and Hydrant Testing (S441 BMPs for Potable Water Line Flushing, Water Tank Maintenance and Hydrant Testing)	Remove solids from associated curbs and gutters before flushing water. Use erosion and sediment control BMPs to collect solids.	MM	
	If using super chlorination or chemical treatment as part of flushing, discharge water to sanitary sewer. Ensure water quality standards are met and water doesn't cross property lines.	MM	
	Get approval from local jurisdiction to discharge to drainage system.	MM	
	Do not over apply dichlorination agents.	MM	
BMP 44 Color Events (S436 BMPs for Color Events)	Do not allow dye materials nor wash water to be discharged into storm drains or water bodies, even if it is labeled "biodegradable" or "nontoxic".	Ops/customer	
	Create a pollution plan for the event, including a map, BMPs, dye SDS, dye disposal method, plan in case of rain, and emergency notification numbers if dye enters storm drain or water body.	Ops/customer	
	Control application areas for the powder or liquid dyes.	Ops/customer	
	Keep participants and color stations 100 feet away from surface waterbody.	Ops/customer	
	Block off storm drain inlets prior to the event.	Ops/customer	
	Clean up the areas within 24 hours after the event with brooms and vacuum sweeper truck. Do not use blowers.	Ops/customer	
	Do not use water to clean up. If water is used, it must be collected and disposed of to sanitary sewer with approval.	Ops/customer	
BMP 45 Pet Waste (S440 BMPs for Pet Waste)	Post signs at recreation areas reminding residents and visitors to pick up after their pets.	Port Parks Department	
	Carefully consider placement of pet waste stations convenient for dog walkers.	Port Parks Department	

Table 6. BMP Implementation Plan for PPOSM Facilities (updated 9/2022)

BMP	Action ¹	Responsibility ²	Schedule/Notes
	Check pet waste stations on a regular basis to keep bags stocked and disposal stations empty.	Port Parks Department	
BMP 46 Labeling Storm Drain Inlets on Your Property (S442 BMPs for Labeling Storm Drain Inlets)	Label storm drain inlets in any areas where contributions or dumping to storm drains is likely.	MM	
	Stencil or apply markers adjacent to storm drain inlets. Or use a storm drain grate stamped with warnings against polluting.	MM	
	Place the marker in clear sight.	MM	
	Use brief statement or icon to discourage illegal dumping. Examples include: <ul style="list-style-type: none"> - “No Dumping – Drains to Stream” - “No Pollutants – Drains to Puget Sound” - “No Dumping – Puget Sound Starts Here” 	MM	
	Maintain legibility of markers and signs.	MM	
	Temporarily block storm drain inlet when labelling.	MM	
BMP 47 Well, Utility, Directional and Geotechnical Drilling (S446 BMPs for Well, Utility, Directional, and Geotechnical Drilling)	Reduce sediment runoff from drilling operations.	Remediation Group	Remediation Group will comply with all operational BMPs during monitoring well drilling activities.
BMP 48 Goose Waste (S452 BMPs for Goose Waste)	If possible, pick up goose waste using shovels, brooms, rakes, power sweepers, and trash cans. Properly dispose of waste.	MM	
	Do not blow, sweep, or wash goose waste into waterways or storm sewer systems.	MM	
	Regularly clean goose waste from areas of chronic deposition.	MM	
	Do not feed wild geese or any other wild animals.	MM	
BMP 49 Pesticides and an Integrated Pest Management Program (S435 BMPs for Pesticides and an	Train employees on proper application of pesticides and disposal practices.	NA	Do not use pesticides
	Choose the least toxic pesticide.	NA	Do not use pesticides

Table 6. BMP Implementation Plan for PPOSM Facilities (updated 9/2022)

BMP	Action ¹	Responsibility ²	Schedule/Notes
Integrated Pest Management Program)			
	Conduct any pest control during the life stage when the pest is most vulnerable.	MM	
	Apply pesticides according to the directions on the label.	NA	Do not use pesticides
	Do not apply pesticides if it is raining or immediately before expected rain.	NA	Do not use pesticides
	Ensure that the pesticide application equipment is capable of immediate shutoff.	NA	Do not use pesticides
	Do not apply pesticides within 100 feet of receiving waters. All critical areas must be flagged prior to spraying.	NA	Do not use pesticides
	Mix pesticides and clean the application equipment under cover in an area where accidental spills will not enter groundwater or contaminate the soil.	NA	Do not use pesticides
	Use manual pest control strategies such as physically scraping moss from rooftops, high-pressure sprayers to remove moss, and rodent traps.	MM	
	Consider alternatives to pesticide use.		
	Store pesticides in enclosed or covered impervious containment areas.	NA	Do not use pesticides
	Do not hose down paved areas to an inlet/catch basin or ditch.	MM	
	Reuse rinsate generated from equipment cleaning or recycle.	NA	Do not use pesticides
	Implement pesticide-use plan	NA	Do not use pesticides
	Clean up any spilled pesticides immediately.	NA	Do not use pesticides
	Develop and implement an Integrated Pest Management program if pests are present.	MM	
BMP 50 Storage of Dry Pesticides and Fertilizers (S444 BMPs for Storage of Dry Pesticides and Fertilizers)	Containers and bags must be covered, intact, and off the ground.	MM, Landscaping	
	Store all material so that it cannot come into contact with water.	MM, Landscaping	
	Immediately clean up any spilled fertilizer or pesticides.	MM, Landscaping	
	Keep pesticide and fertilizer contaminated waste materials in designated covered and contained areas and dispose of properly.	MM, Landscaping	

Table 6. BMP Implementation Plan for PPOSM Facilities (updated 9/2022)

BMP	Action ¹	Responsibility ²	Schedule/Notes
	Store and maintain spill cleanup materials near the storage area.	MM, Landscaping	
	Sweep paved storage areas as needed. Collect and dispose of spilled materials. Do not hose down the area.	MM, Landscaping	
	Do not discharge pesticide-contaminated stormwater or spills/leaks of pesticides to storm or sanitary sewer. Disposal of properly.	MM, Landscaping	
BMP 51 Irrigation (S450 BMPs for Irrigation)	Irrigate with minimum water needed.	MM, Landscaping	
	Maintain all irrigation systems. Ensure no overspraying and even application.	MM, Landscaping	
	Inspect irrigated areas regularly for erosion, excess watering, erosion, and/or discharge.	MM, Landscaping	
	Don't spray impervious surface areas.	MM, Landscaping	
	Repair broken or leaking sprinkler nozzles as soon as possible.	MM, Landscaping	
	Do not irrigate plants during or immediately after fertilizer application and pesticide application.	MM, Landscaping	
	Reduce watering during wet season (Oct 1 – Apr 30)	MM, Landscaping	
BMP 52 Dock Washing (S434 BMPs for Dock Washing)	Surface Prep and Spot Cleaning <ul style="list-style-type: none"> - Scoop and collect debris and bird feces - Sweep, capture and dispose of debris - Sweep or vacuum docks - Temporarily block drains - Collect water for proper disposal - Try spot cleaning 	MM	
	Collect wash water and dispose of properly.	MM	
	Try pressure washing using light pressure.	MM	
	Use non-abrasive methods when washing treated wood.	MM	
	Do not discharge removed marine growth to waters of the state.	MM	
	Do not discharge emulsifiers, dispersants, solvents, or other toxic materials to waters of the state.	MM	

Table 6. BMP Implementation Plan for PPOSM Facilities (updated 9/2022)

BMP	Action ¹	Responsibility ²	Schedule/Notes
BMP 53 Roof Vents (S447 BMPs for Roof Vents)	Identify processes that are vented and may contribute pollutants (metal dust, grease from food preparation, solvents, hydrocarbons, fines, stone dust) to the roof.	MM, Tenants	
	Look for chemical deposition around vents, pipes, and other surfaces.	MM, Tenants	
	Install and maintain source control measures such as air pollution control equipment.	MM, Tenants	
	If air pollution control equipment doesn't prevent pollutant fallout, additional treatment may be necessary.	MM, Tenants	
	Maintain air filters and pollution control equipment on a regular basis.	MM, Tenants	
	When cleaning rooftops, collect washwater and dispose properly.	MM, Tenants	
BMP 54 Streets and Highways (S406 BMPs for Streets and Highways)	Adhere to manufacturer's guidelines for use and application.	MM	
	Store and transfer de and anti-icing materials on impervious containment pads or an equivalent spill/leak containment area.	MM	
	Sweep/clean up accumulated de and anti-icing materials and grit from road.	MM	
	Minimize use in areas where runoff from the roadway enters sensitive areas such as fish-bearing streams.	MM	
	Use drip pans or absorbents wherever concrete, asphalt, asphalt emulsion, paint product, and drips are likely to spill.	MM	
	Cover and contain nearby storm drains.	MM	
	Designate area onsite for washing hand tools and collect water for disposal.	MM	
	Do not use diesel fuel for cleaning or prepping asphalt tools and equipment.	MM	
	Sweep areas as frequently as needed. Do not hose down areas into storm drains.	MM	
	Store all fuel, paint, and other products on secondary containment.	MM	
	Conduct paint striping operations during dry weather.	MM	
BMP 55 Fertilizer Application	Apply minimum amount of slow-release fertilizer necessary.	Landscaping	

Table 6. BMP Implementation Plan for PPOSM Facilities (updated 9/2022)

BMP	Action ¹	Responsibility ²	Schedule/Notes
(S443 BMPs for Fertilizer Application)	Do not fertilizer when soil is dry or during a drought.	Landscaping	
	Do not apply fertilizers within 3 days prior to predicted rainfall.	Landscaping	
	Determine proper fertilizer application for types of soil and vegetation involved.	Landscaping	
	Follow manufacturers' recommendations and label directions.	Landscaping	
	Train employees on proper use and application of fertilizers.	Landscaping	
	Keep fertilizer off impervious surfaces and clean spills immediately.	Landscaping	
	Do not hose down to storm sewer system or water body.	Landscaping	
	If possible, do not fertilize areas within 100 feet of water bodies.	Landscaping	
	Do not fertilize stormwater ditches, facilities, and drainage systems.	Landscaping	
	Use slow release fertilizers, especially in sandy or gravelly soils.	Landscaping	
	Time fertilizer application to periods of maximum plant uptake.	Landscaping	
	Do not use turf fertilizers containing phosphorous unless sample analysis indicated phosphorous deficiency.	Landscaping	
Salmon-Safe Certification Requirements for Uplands	Provide secure cover for metals subject to leaching (i.e., copper and galvanized metals)	Tenants	Ops provides oversight
	Provide secure cover and secondary containment for oily equipment or parts	Tenants	Ops provides oversight
	Store portable containers in a structure or under cover	Tenants	Ops provides oversight
	Store materials in a leak-proof container	Tenants	Ops provides oversight
	Label all containers with contents/hazards or as empty	Tenants	Ops provides oversight
	Do not perform fueling of any type	Tenants	Ops provides oversight
	Do not perform vehicle or equipment maintenance or cleaning	Tenants	Ops provides oversight
	Do not perform cutting or welding of equipment or parts	Tenants	Ops provides oversight
	Do not perform painting or sandblasting of equipment or parts	Tenants	Ops provides oversight

Table 6. BMP Implementation Plan for PPOSM Facilities (updated 9/2022)

BMP	Action ¹	Responsibility ²	Schedule/Notes
	Do not crush or throw away fluorescent bulbs – manage as Universal Waste	Tenants	Ops provides oversight
	Do not store compressed gas cylinders in gated open storage areas	Tenants	Ops provides oversight