

MULTI-UNIT RESIDENTIAL DWELLING'S GUIDE BEST MANAGEMENT PRACTICES (BMPs)

COMMON POLLUTANTS

Multi-Unit Residential Dwellings

- Antifreeze
- Carpet fibers
- Cleaning chemicals and solvents
- Paints, solvents and drywall mud
- Pet waste
- Food waste
- Cleaning chemicals
- Cooking oil and grease
- Dirt and sediment
- Leaves and grass clippings
- Hydraulic/transmission fluid
- Oil, grease, gasoline, and diesel
- Swimming pool and spa chemicals
- Trash and litter and litter

Training

- Provide BMP training to all new employees and offer existing employees an annual refresher on stormwater pollution prevention.
- Educate your site management employees on the where, what and whys of recycling.
- Post BMPs in the site manager's office.

SPILL PREVENTION AND CLEAN-UP

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


ABOUT THIS GUIDE

Many people living in multi-unit residential dwellings don't realize their habits and actions at home can pollute streams, creeks, lakes, river, or the ocean. Tenants and building maintenance staff can generate pollutants that may be picked up while watering or when it rains and then be transported to the nearest storm drain inlet and into our waterways. You can help reduce water pollution year-round by implementing the practices in this guide.

MOVE-INS

- Add language to lease agreements that prohibits illegal discharge to storm drains by tenants (and their guests) and prohibits the storage and disposal of materials that may create a potential discharge to storm drains.
- Provide Tenant Notifications and Advisories Information to all new and existing tenants.

TENANT NOTIFICATIONS

- Provide a list of recyclable items that can be placed within recycling bins. 
- Provide the locations of local household hazardous waste and e-waste collection centers and household medications/sharps drop-off locations.
- Provide information on how to dispose of bulky items (who to call and where to stage for curbside pickup) or donate to a local charity.

Did you know? Even cleaning products labeled "non-toxic" and "biodegradable" are not safe. "Nontoxic" means the product is not toxic to the user, if used as directed. "Biodegradable" means given enough time the product will eventually break down. These products are still harmful to wildlife and the environment.

TENANT ADVISORIES

- Pour used cooking oil or grease into a sealable container like a can or jar (remove as much food residue as possible); freeze it or let it sit until hardened or mix with kitty litter or coffee grounds; then place it in the trash or take it to your local hazardous waste collection center or a scheduled collection event.
- Schedule repairs quickly if vehicles are found to be leaking oil or other fluids.
- Bathe pets inside units, offsite or on the lawn or other permeable surfaces to prevent wash water from entering the street, gutter, or storm drain.
- Do not dump anything down the storm drains, gutters or into a waterway.
- Keep dumpsters closed when not in use. Do not block dumpsters with garbage/debris or dispose of liquid waste within dumpsters.
- Contact Site Manager at [add 24-hour phone #] in the event of a spill or discharge.
- Take your vehicle to a commercial car wash or use an onsite designated car wash area, if provided.

MOVE-OUTS

- Conduct an interior inspection of the unit and remove and properly dispose of any trash and chemicals left by former tenant.
- All exterior areas including parking and storage areas should be inspected for trash, debris and/or unwanted chemicals left behind.
- Inspect nearby storm drains for evidence of illegal dumping of chemicals.

TIP: Contact your waste hauler and ask about a Move Out Letter and/or Guide that you can provide to your tenants.

BUILDING MAINTENANCE

Wash water from surface cleaning should flow to a landscaped area or be collected and emptied in a sink, toilet, or drain connected to the sanitary sewer.

MULTI-UNIT RESIDENTIAL DWELLING'S GUIDE BEST MANAGEMENT PRACTICES (BMPs) (Continued)

Take Advantage of the following FREE services:

- Download or print BMP materials

Be sure to always:

- Understand onsite drainage.
- Identify all onsite storm drain inlets and catch basins or nearest offsite drain location.
- Ensure all on-site storm drain inlets are labeled No Dumping – Drains to Waterway.
- Routinely inspect and clean onsite storm drain inlets or catch basins
- Prevent wash water from reaching the street or storm drain by setting up a perimeter berm and/or block storm drain inlets and use a shop vacuum to collect wash water and dispose of it appropriately.

Did you know? By directing roof run-off to your lawn or garden areas, you will help reduce run-off from entering the street and picking up dirt, as well as provide nourishment in the form of fresh, clean rainwater to your landscape.

For the location of FREE local household hazardous waste or e-waste collection locations or events, visit your Less is More at <http://lessismore.org>.

**ONLY RAIN DOWN THE
STORM DRAIN.**

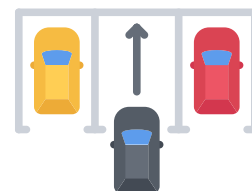


BUILDING MAINTENANCE

- Wastewater from carpet and upholstery cleaning must be collected and discharged to a sink, toilet, or another drain connected to the sanitary sewer either onsite or at the service provider's facility.
- Store hazardous materials/wastes within watertight containers, secondary containment, under a tarp or storage shed, to prevent exposure during the rainy season.

LANDSCAPING

- Set irrigation systems schedules to reflect your city water conservation requirements and adjust for upcoming rain events.
- Regularly inspect irrigation systems for leaks and overwatering and ensure sprinklers are not directed to hardscape/concrete.
- Consider plants that attract beneficial insects to your garden.
- Use less toxic alternatives to herbicides or pesticides.
- Follow manufacturer's instructions and do not apply pesticides or herbicides within 48 hours of predicted rain, or when wind speeds are above five miles per hour.
- Mix or use only what you need; more chemicals are not better.
- Do not blow leaves, grass clippings, and dirt into street or storm drain inlets; instead, sweep it up and dispose of it in the correct container.



PARKING AREAS

- Dry sweep parking areas rather than rinsing the pavement.
- Inspect parking areas periodically for vehicle leaks.

PET WASTE

- Install Dog Waste Stations in common areas for tenant use and encourage tenants to toss pet waste in the trash.
- Contact your city and ask about their Close the Poop Loop campaign and any promotional text or graphics that you can use in your media campaign to help spread the word.
- Visit Close the Poop Loop website at <http://closethepooploop.com> for more details and to find out the truth about dog poop.

SWIMMING POOLS AND SPAS

- Don't rinse a pool or spa filter into a street, gutter, or storm drain inlet. Instead, rinse cartridges and/or diatomaceous earth filters into landscaped areas. Dispose of the spent diatomaceous earth in the trash.
- Swimming pool and spa water must be dechlorinated to undetectable levels of < 0.1 mg/L, either chemically or by not adding chlorine to an uncovered pool or spa for 10 days. Use a swimming pool test kit to measure the chlorine prior to draining the pool or spa. Drain to landscaping whenever possible to conserve water.

DUMPSTER AREA

- Dumpster lids should stay closed when not in use. This prevents rain water from washing food waste into the storm drain and keeps birds and pests from scattering trash.
- Hire a mobile surface cleaner to keep the dumpster area clean year-round.
- Notify your trash hauler if your trash can or dumpster is damaged or leaking or missing a drain plug.

WASTE MANAGEMENT

- Contact your waste hauler to learn about the mandatory commercial recycling (AB 341) and commercial organics recycling (AB 1826) laws for multi-family properties or visit Less is More at <http://lessismore.org> for more information.
- Dispose of unwanted chemicals such as cleaning chemicals and pesticides via a state approved hazardous waste contractor.
- Schedule a bulky-item curbside collection pickup for large items you wish to dispose of through your waste hauler that were left behind by tenants.
- Dispose of leaves, and grass clipping in a green waste container or leave them on site as mulch.
- Dispose of tree limbs and branches in the trash or by chipping them into mulch.