

**Selected Requirements and Best Management Practices (BMPs) for Facility/Property Managers and Their Contractors**  
 City of Palo Alto's Regional Water Quality Control Plant

Contract or Facility Area	Topic	Summary	Is this required by law or a BMP?		Chapter in Palo Alto Sewer Use Code	Effective Date	
			Required	BMP			
<b>HVAC - Heating and Air Conditioning</b>	Boiler and cooling tower cleaning	Wastewater from chemical cleaning or physical scouring of boilers, heat exchangers, cooling systems, and associated piping must be collected and tested for copper. Only wastewater with a copper concentration less than 2.0 mg/liter may be disposed of to the sanitary sewer.	X		16.09.115	1994	
	Cooling towers	Cooling towers should be operated so that copper concentrations are maintained below the following levels: 2.0 mg/liter for towers less than 2,000 gal/day, or 0.25 mg/liter for towers greater than 2,000 gal/day.	X		16.09.115(c)1		
	Cooling system chemicals	Use of cooling system treatment chemicals containing copper, tributyl tin, or chromium is prohibited.	X		16.09.115	1994	
	Single pass cooling	Single pass cooling for non-emergency uses is prohibited except for certain benchtop uses with small flows.	X		16.09.105	1/1/03	
	Thermostats	Replace mercury thermostats with non-mercury alternatives.			X		
		Dispose of unwanted mercury thermostats as hazardous waste.		X		State law	current
Vacuum pump oil	Dispose of used vacuum pump oil as hazardous waste.		X		State law	current	
<b>Janitorial</b>	Cleaning Products	Look for less toxic alternatives to clean carpets, glass, toilets and other surfaces. Recommendations available at <a href="http://www.westp2net.org/factsheets.htm">http://www.westp2net.org/factsheets.htm</a>		X			
	Fluorescent tubes	Dispose of fluorescent tubes as hazardous waste or recycle as a "universal waste" with local lamp recycler.	X		State law	current	
	Used batteries, old paint, unwanted pesticides, and other chemicals	Dispose of used or unwanted chemicals as hazardous waste.	X		State law	current	
	Root control	Root control solutions that contain copper may not be disposed to the sanitary sewer to control roots or for any other purpose .		X		16.09.102	
		No person may discharge or dispose to the storm drain system any substance to control roots.		X		16.09.101	1992
	Zinc-containing floor wax	Zinc-containing floor finishes and stripper solutions that have been used to remove them may not be disposed of to the sanitary sewer; zinc-free floor finishes are commercially available.		X		16.09.104	1/1/03

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Landscaping	Pest control	Use "integrated pest management" (IPM) techniques to reduce use of chemical pesticides.		X		
		Include IPM requirements in contract specifications for pest control contractors.		X		
	Root control	No person may discharge or dispose to the storm drain system any substance to control roots.	X		16.09.101	
Parking Areas and Other Outdoor Surfaces	Interior parking garages	Floor drains in new or remodeled interior parking garage areas must be connected to an oil/water separator with a minimum capacity of 100 gallons prior to discharging to the sanitary sewer; the oil/water separator must be cleaned at least once every 12 months.	X		16.09.032	1994
	Loading dock areas	Drains in new and remodeled loading dock areas may not be connected to the storm drain system. Instead, they must drain to the sanitary sewer system and be equipped with a fail-safe valve that remains closed except during rainfall. In existing facilities, any loading dock area drains connected to the storm drain system must be equipped with a valve or equivalent device that remains closed except during rainfall.	X		16.09.032, 16.09.106	1994
	Storm drain catchbasins	Storm drain catchbasins must be clearly marked with the words "No dumping! Flows to Bay" or equivalent	X		16.09.106	1994
	Fleet vehicle washing	Drains in new and remodeled vehicle washing areas may not be connected to the storm drain system. Instead, they must drain to the sanitary sewer system and have an industrial waste discharge permit.	X		16.09.113	1994
	Surface cleaning	When cleaning sidewalks, building exteriors, parking areas or dumpster areas, make sure to prevent storm drain pollution. Require contractors to be certified and trained in storm drain pollution prevention.		X		
	Recreational facilities	Swimming pools and spas	Swimming pool discharge drains shall not be directly connected to storm drain or sewer system; when draining is necessary, temporary connection to sanitary sewer (not storm drain).	X		
Remodeling or New Construction	Dumpsters	<a href="#">New buildings must provide a covered dumpster area.</a>	X		16.09.106	1/1/03
	Plumbing	Copper, copper alloys, lead, and lead alloys may not be used for sanitary sewer plumbing.	X		16.09.032	1994

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		Condensate may not be allowed to drain to the storm drain system.	X		16.09.032	1994
		Use copper plumbing BMPs in plumbing system design and installation to reduce leaching of copper from domestic water		X		
	Roofing	Copper metal roofing, copper-containing shingles and copper gutters are prohibited for new and replacement roofs. Certain historic buildings are exempt.	X		16.09.160(b)	1/1/03
Restaurants & Cafeterias	Dumpster area	New buildings constructed to house food service facilities must include a covered dumpster area.	X		16.09.032	1/1/96
		At new and remodeled food service facilities, any drains installed beneath dumpsters must be connected to a grease removal device.	X		16.09.032	1/1/03
	Food waste disposers	Installation of food waste disposers prohibited	X		16.09.103	1/1/03
		Use of existing food waste disposers prohibited	X		16.09.103	1/1/07
	Grease removal devices	A grease interceptor, sized according to the Uniform Plumbing Code but having a minimum capacity of 750 gallons, must be provided for any food service facility with grease generating activities (applicable to food service facilities that are new or remodeled since January 1, 1992) .	X		16.09.103	1992
		A grease removal device (i.e. grease interceptor or under-the-sink grease trap), sized according to the Uniform Plumbing Code, must be provided for any food service facility with grease generating activities.	X		16.09.103	1992
		Contents of all grease removal devices must be removed at least every six months. Logs must be retained for three years and be available for inspection.	X		16.09.103	1992
		New or remodeled food service facilities must have a sink or other area for cleaning floor mats, containers, and equipment which is connected to a grease interceptor and the sanitary sewer.	X		16.09.032	1994