

A5.1 Construction Demolition

Description of Pollutant Sources: This activity applies to removal of existing buildings and other structures by controlled explosions, wrecking balls, or manual methods, and subsequent clearing of the rubble. The loose debris can contaminate stormwater.

Demolitions will also need to verify if asbestos is present and may require additional permits to remove.

Pollutants of concern include toxic organic compounds, hazardous wastes, high pH, heavy metals, and suspended solids.

Pollutant Control Approach: Do not expose hazardous materials to stormwater. Regularly cleanup debris that can contaminate stormwater. Protect the stormwater drainage system from dirty runoff and loose particles. Sweep paved surfaces daily. Educate employees about the need to control site activities.

Required BMPs

The following BMPs or equivalent measures are required of all businesses and public agencies engaged in building demolition:

- Identify, remove, and properly dispose of hazardous substances from the building before beginning construction demolition activities that could expose them to stormwater. Such substances could include PCBs, asbestos, lead paint, mercury switches, and electronic waste.
- Educate employees about the need to control site activities to prevent stormwater pollution, and also train them in spill cleanup procedures.
- Keep debris containers, dumpsters, and debris piles covered.
- Storm drain covers or a similarly effective containment device must be placed on all nearby drains to prevent dirty runoff and loose particles from entering the stormwater drainage system (Figure 4.20). Covers shall be placed at the beginning of the workday and the accumulated materials collected and disposed of before removing the covers at the end of the workday. If storm drains are not present, dikes, berms, or other methods must be used to protect overland discharge paths from runoff. See BMPs S.2 and S.7 in Chapter 5 for more information on runoff control and disposal options.



(Photo courtesy of Mark Dilley, Interstate Products, Inc.)

Figure 4.20. Commercially Available Gutter Guard Being Replaced.

- Sweep gutters, sidewalks, driveways, and other paved surfaces in the immediate area of the demolition must be swept at the end of each workday to collect and properly dispose of loose debris and garbage.
- Lightly spray water (such as from a hydrant or water truck) throughout the site to help control windblown fine materials such as soil, concrete dust, and paint chips. Control the amount of dust control water so that runoff from the site does not occur, yet dust control is achieved. Do not use oils for dust control.

Check with the City of Gig Harbor Public Works Department (253) 851-6170 and Puget Sound Clean Air Agency to obtain required permits. Additional information is available at the following Web sites: <<https://www.cityofgigharbor.net/221/Public-works>>, www.pscleanair.gov/>.

Suggested BMPs

- If possible, a wall or screen should be constructed to prevent stray building materials and dust from escaping the area during demolition. Size and orient the wall or screen to capture wind-blown materials and contain them onsite.
- Schedule demolition to take place at a dry time of the year to prevent stormwater runoff from the demolition site.