

### GESC Considerations for Minor Commercial Construction

Examples: Generator Pad, Parking Lot Resurfacing, Small Scale Demolition, Building Re-skin

**Fact Sheets** have been prepared for minor one-time, short duration construction activities **under an acre** to control the transport of sediment and waste materials without a formal permit. The goal is to provide time-tested, accepted procedures that minimize the potential for release of pollutants during the performance of these short-term, 'low risk' minor construction activities. The Grading Erosion and Sediment Control (GESC) Program requires the installation and maintenance of best management practices (BMPs) to promote environmentally-sound construction practices. If your project has components that are more complicated than anticipated here, contact SEMSWA, 303-858-8844 for permit instructions.



### General Practices

- Schedule construction work for dry weather, preferably in the October to March time frame, not during Spring rains and monsoon events.
- Identify all storm drains, drainage swales and creeks located near the construction site and make sure you are aware of their locations to prevent sediment and other pollutants from entering them. Materials must not be allowed to enter the storm system, including gutter & inlet.
- Discuss scope of BMPs applicable to the project with the SEMSWA GESC staff (303-858-8844) prior to project kickoff. The more complicated the access and complex the BMPs required for protection of water quality, the greater the chance a permit will be required.
- Designate one area for vehicle parking and equipment maintenance/refueling well away from gutters, storm drains, and creeks. Inspect equipment frequently for leaks; keep maintenance to a minimum; perform repairs off-site. Equipment and machinery washing is not allowed.
- Provide a concrete wash out area for all construction requiring a concrete pour. Size appropriately to contain all fluids. Dispose appropriately.
- Make sure any portable toilet is in good working order. Check frequently for leaks, service regularly, and adequately anchor.
- Throughout the workday, especially when precipitation (rain or snow) is in the forecast, sweep and remove tracked and incidental materials from surfaces that drain to gutter flow lines, storm inlets, creeks, channels, etc. Always work only within the established construction limits.
- Streets in the immediate vicinity of your construction site must be completely swept at the end of the work day, and immediately following completion of construction operations. All affected street areas should be small enough to be hand-broomed often, to prevent tracking.
- Contain stockpiled materials on paved surfaces, install perimeter control around entire material pile to eliminate any transport offsite.
- Construction areas left open to collect rain/irrigation water will not be pumped/drained directly into a gutter flow line or waterway. The water needs to be filtered with a filter bag and then discharged to a vegetated buffer area to infiltrate.

### DO

Instruct Contractor to deposit materials in a designated location to minimize staging area and control disturbed area. Proper site management will eliminate any tracking from disturbed area and any transport of sediment from the construction site.

Have contractor install site perimeter control, inlet protection, concrete wash out, and other BMPs prior to work commencing. Maintain as needed; remove when completed.

Oversee contractor to ensure that correct procedures are followed to eliminate transport from work, staging and access areas. Stay within the set construction limits; keep area clean. Small jobs can have many activities going on in a small area; keep on top of each component and anticipate BMPs needed to eliminate transport offsite.

Locate the concrete washout area away from drainage & traffic/access areas; size so all liquids contained; let dry to solid, break up, dispose as solid waste. Apply correct amount of curing compound close to concrete to minimize drift and excess runoff.

Know how your contractor will control, contain and dispose of the materials not used. Excess materials are to be removed from site and not stockpiled or broadcast over site to dispose. Have dry cleanup methods available during final prep of work area.

Monitor asphalt paving equipment closely for leaks, use drip pans. Prevent splashing, spilling of materials; do not fill pre-heaters/melting tanks to top, leave room to splash.

### DON'T

DO NOT allow contractor to clean equipment or conduct major maintenance/repairs on machinery at the construction site. DO NOT hose down equipment.

DO NOT allow contractor route any runoff from the construction site so that it causes erosion outside of your controlled construction site area.

DO NOT allow contractor clean up excess construction materials with a hose or water; use dry sweeping methods and dispose properly in trash.

DO NOT let excess waste materials accumulate at or around the construction area; keep site clean.

DO NOT undersize concrete washout area or locate near access area; there is NO tracking or wash water overflows allowed from washout operations.

DO NOT allow any sediment, materials, or fluids to leave your construction site at any time.