



Supplemental Manual to the Ecology Stormwater Management Manual for Western Washington

Volume II Construction Stormwater Pollution Prevention

City of Auburn Community Development and Public Works Departments

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Chapter 1 – Introduction to Construction Stormwater Pollution Prevention

1.1 Purpose of this Volume

Volume II of the City of Auburn (COA) Supplemental Manual to the Department of Ecology's (Ecology) Stormwater Management Manual for Western Washington (SWMMWW) provides additional guidance for implementing Minimum Requirement #2 – Construction Stormwater Pollution Prevention within the City of Auburn.

The Ecology SWMMWW is available online at the link below:

[2014 SWMMWW](#)

1.2 Content, Organization, and Use of this Volume

The COA Supplemental Manual Volume II is organized to correspond to the SWMMWW Volume II. This Volume should be used in conjunction with the SWMMWW to prepare and implement Construction Stormwater Pollution Prevention Plans (SWPPP). The Best Management Practices (BMPs) presented in both documents are required for construction projects located within the City.

Important additions and changes contained in the COA Supplemental Manual for this Volume include:

- **Chapter 1: Introduction to Construction Stormwater Pollution**
 - **Section 1.3** identifies Construction Stormwater Pollution Prevention Element 13 – Protect Low Impact Development (LID) BMPs as required for construction projects located within the City.
- **Chapter 2: Regulatory Requirements** identifies general stormwater permits relevant to this Volume and provides contact information for the City of Auburn Permit Center to assist in obtaining required City construction permits.
- **Chapter 3: Planning**
 - **Section 3.2** provides the thresholds for projects requiring a Construction SWPPP and the submittal requirements for the City of Auburn.
- **Chapter 4: Best Management Practices Standards and Specifications**
 - **Sections 4.1 and 4.2** contain additional requirements and guidelines for select Source Control and Runoff Conveyance and Treatment BMPs:
- **Supplemental Appendix II-C: Construction Stormwater Pollution Prevention Plan Short Form** provides a short form Construction SWPPP for use on projects that meet the criteria described in that appendix.

Omitted Sections

Several chapters and sections of the SWMMWW do not require any additional clarification in the COA Supplemental Manual. Refer to the SWMMWW for the following chapters and sections:

- **Chapter 1: Introduction to Construction Stormwater Pollution Prevention**
 - Sections 1.4 – 1.6 (all subsections)
- **Chapter 2: Regulatory Requirements**
 - Sections 2.1 – 2.5 (all subsections)
- **Chapter 3: Planning**
 - Section 3.1 (all subsections)
 - Section 3.3 (all subsections)
- **Resource Materials**
- **Appendices II-A and II-B**

1.3 Thirteen Elements of Construction Stormwater Pollution Prevention

Additional Requirements for the City of Auburn

The City of Auburn requires Element 13 – Protect Low Impact Development (LID) BMPs as part of the Construction SWPPP review, where applicable.

Chapter 2 – Regulatory Requirements

The two main general stormwater permits relevant to the use of this volume of the COA Supplemental Manual in conjunction with the SWMMWW are:

- **The Phase II Municipal Stormwater General Permit** requires the City of Auburn to adopt ordinances and other enforceable mechanisms that implement stormwater controls for new development and redevelopment, including stormwater management of construction sites. The City is responsible for the enforcement of the ordinances and other enforceable mechanisms required by this permit.
- **The Construction Stormwater General Permit**, the requirements of which are outlined in Section 2.1 of the SWMMWW.

Additional Requirements for the City of Auburn

Project proponents are required to obtain all applicable City of Auburn permits for construction activities. Contact the Permit Center at 253-931-3090 or online at development@auburnwa.gov for more information on required permits.

Chapter 3 – Planning

3.2 Construction SWPPP Requirements

Additional Requirements for the City of Auburn

The Construction SWPPP is a document that describes the potential for pollution problems on a construction project. The Construction SWPPP explains and illustrates the measures to be taken on the construction site to control those problems.

All sites are required to comply with elements #1-#13. The Construction SWPPP must include an explanation for any elements that are not used.

Unless located in a critical area, a SWPPP is not required for projects that:

- Add or replace less than 2000 square feet of hard surface, or
- Disturb less than 7000 square feet of land, or
- Grade/fill less than 500 cubic yards of material.

The Construction SWPPP Short Form may be used for projects that meet the thresholds found in Appendix C, Volume II of the COA Supplemental Manual.

Unless use of the SWPPP Short Form is approved by the City Engineer or his/her designee, a complete SWPPP is required for projects that:

- Add or replace 5000 square feet or greater of hard surface, or,
- Disturb greater than 1 acre, or
- Grade/Fill greater than 500 cubic yards of material, or
- Disturb critical areas or buffers.

Projects that are required to submit a complete Construction SWPPP must use the most current version of the Department of Ecology's Construction SWPPP Template, available at:

<http://www.ecy.wa.gov/programs/wq/stormwater/construction/>

The Construction SWPPP shall be prepared as a separate stand-alone document. Keep the Construction SWPPP on the construction site or within reasonable access to the site for construction and inspection personnel. As site work progresses, the plan must be modified to reflect changing site conditions, subject to the rules for plan modification by the City.

Chapter 4 – Best Management Practices Standards and Specifications

4.1 Source Control BMPs

BMP C163: Demolition of Buildings (Additional)

Description of Pollutant Sources

This applies to removal of existing buildings by controlled explosions, wrecking balls, or manual methods, and subsequent clearing of the rubble. The loose debris can contaminate stormwater. Pollutants of concern include toxic organic compounds, heavy metals, asbestos, and suspended solids.

Pollutant Control Approach

Regularly clean up debris that can contaminate stormwater. Protect the storm drainage system from dirty runoff and loose particles. Sweep paved surfaces daily. Vacuum sweeping is preferred.

Additional Requirements for the City of Auburn

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

- Identify, obtain required City permits, and properly abandon all utility connections such as sanitary sewer, water, gas, fuel lines and tanks.
- If directed to keep water out of the storm system during demolition activity, 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 storm drainage system. If storm drains are not present, dikes, berms, or other methods must be used to protect overland discharge paths from runoff.
- Utilize storm drain inlet protection **BMP C220: Storm Drain Inlet Protection** in Volume II of the SWMMWW.
- Street gutters, sidewalks, driveways, and other paved surfaces in the immediate area of the demolition must be swept at the end of each work day to collect and properly dispose of loose debris and garbage.
- Use dust control methods **BMP C140: Dust Control** in Volume II of the SWMMWW and/or **BMP S407: Dust Control at Disturbed Land Areas and Unpaved Roads and Parking Lots** in Volume IV of the SWMMWW.

Additional Guidelines for the City of Auburn

The following BMPs are not required, but can provide additional pollution protection:

- If possible, a wall should be constructed to prevent stray building materials and dust from escaping the area during demolition.
- Schedule demolition to take place at a dry time of the year.

BMP C164: Building, Repair, Remodeling and Construction (Additional)

Description of Pollutant Sources

This activity refers to activities associated with construction of buildings and other structures, remodeling of existing buildings and houses, and general exterior building repair work. Washing of buildings is covered under **S431 BMPs for Washing and Steam Cleaning Vehicles/Equipment/Building Structures** in Volume IV of the SWMMWW. Painting of buildings is covered under **S420 BMPs for Painting, Finishing, and Coating of Vehicles, Boats, Buildings, and Equipment** in Volume IV of the SWMMWW.

Pollutants of concern include toxic organics, suspended solids, heavy metals, asbestos, pH, oils, and greases.

Pollutant Control Approach

Employees must be educated about the need to control site activities. Control leaks, spills, and loose material. Utilize good housekeeping practices.

Additional Requirements for the City of Auburn

The following BMPs are required of all businesses engaged in building repair, remodeling, and construction:

- Employees must be educated about the need to control site activities to prevent stormwater pollution, and also must be trained in spill cleanup procedures.
- Spill cleanup materials, appropriate to the chemicals being used on site, must be available at the work site at all times.
- The work site must be cleaned up at the end of each work day, with materials such as solvents put away indoors or covered and secured so that vandals will not have access to them.
- The area must be swept daily to collect loose litter, paint chips, grit, and dirt.
- Absolutely no substance can be dumped on pavement, the ground, or in or toward storm drains, regardless of its content, unless it is only uncontaminated water.
- Bermed ground or drop cloths must be used underneath scraping and sandblasting work. Ground cloths, buckets, or tubs must also be used anywhere that work materials are laid down.
- **BMP C154** in Volume II of the SWMMWW shall be applied when performing interior or exterior concrete work.
- Tools covered with non-water-based finishes or other materials must be cleaned in a manner that enables collection of used solvents for recycling or proper disposal. See **BMP S445** in Volume IV of the COA Supplemental Manual for disposal options.

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- Inlet protection as described in **BMP C220** in Volume II of the SWMMWW must be used if dust, grit, wash water, or other pollutants may escape the work area. This is particularly necessary on rainy days. Provide inlet protection over the storm drain at the beginning of the work day. Do not perform outdoor work during wet weather if contaminants could be washed off-site by rainfall.

Additional Guidelines for the City of Auburn

The following BMPs are not required, but can provide additional pollution protection:

- Recycle materials whenever possible.
- Activities such as tool cleaning should occur over a ground cloth or within a containment device such as a tub.

4.2 Runoff Conveyance and Treatment BMPs

BMP C233: Silt Fence (Amended)

Additional Requirements for the City of Auburn

All silt fence applications shall conform to the City of Auburn Standard Detail E-02.

BMP C235: Wattles (Amended)

Additional Requirements for the City of Auburn

The City requires removal of non-biodegradable wattles and wattle netting at project completion.

BMP C250: Construction Stormwater Chemical Treatment (Amended)

Additional Requirements for the City of Auburn

Conditions of Use

Formal written approval from the Department of Ecology and the City of Auburn is required for the use of chemical treatment regardless of size. When approved, include the chemical treatment system in the Construction SWPPP. Discharges to the wastewater system must also comply with King County wastewater discharge requirements and permits. Refer to the [King County Wastewater Services webpage](#) for more information.

Appendix II-C Construction Stormwater Pollution Prevention Plan Short Form

Additional Requirements for the City of Auburn

Projects falling within the thresholds listed below may use this short form instead of preparing a professionally-designed Construction SWPPP. If your project meets the following thresholds and includes or may impact a critical area, please contact the City to determine if the SWPPP short form may be used.

The Construction SWPPP Short Form may be used for projects meeting one of the following thresholds:

- Add or replace between 2,000 and 5,000 square feet of hard surface, or
- Clear or disturb between 7,000 square feet and 1 acre of land, or
- Grade/fill less than 500 cubic yards.

If project quantities exceed any of these thresholds, prepare a formal Construction SWPPP as described in Chapter 3 of this volume.

The SWPPP Short Form may also be used, with approval by the City Engineer or his/her designee, for projects that:

- Add or replace between 5000 square feet and 10,000 square feet of hard surface, or,
- Disturb critical areas or buffers.

The SWPPP Short form is available as a separate download at

https://www.auburnwa.gov/UserFiles/Servers/Server_11470554/File/City%20Hall/Public%20Works/Publications%20and%20Forms/SWPPP%20Short%20Form.pdf