



# Stormwater Management Compliance



## A Guide for Tenants

## Stormwater Management Compliance



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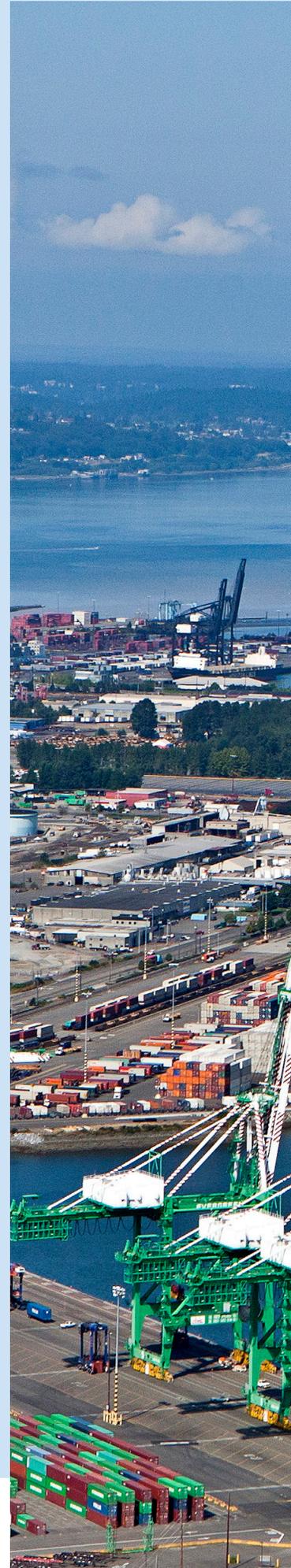
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## INTRODUCTION

Welcome to the Port of Tacoma. Port staff have prepared this stormwater introductory booklet for your convenience to assist you with your lease requirements and to provide an overview of the Washington State Department of Ecology stormwater permit compliance.

This booklet will help you with the required port policies and Best Management Practices related to stormwater permits. This guide is not a substitute for reading and understanding the state's requirements for Stormwater Permit compliance.



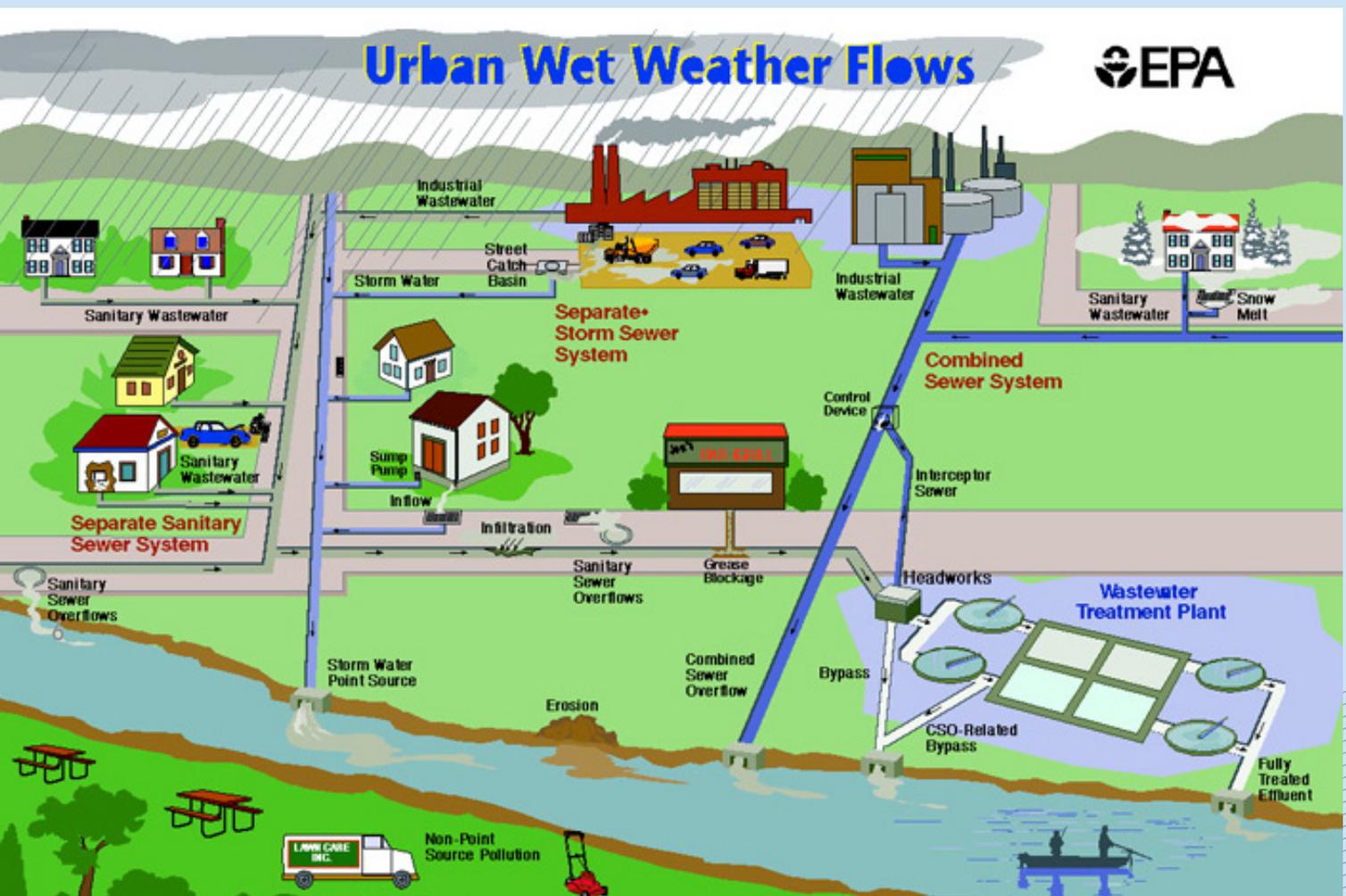


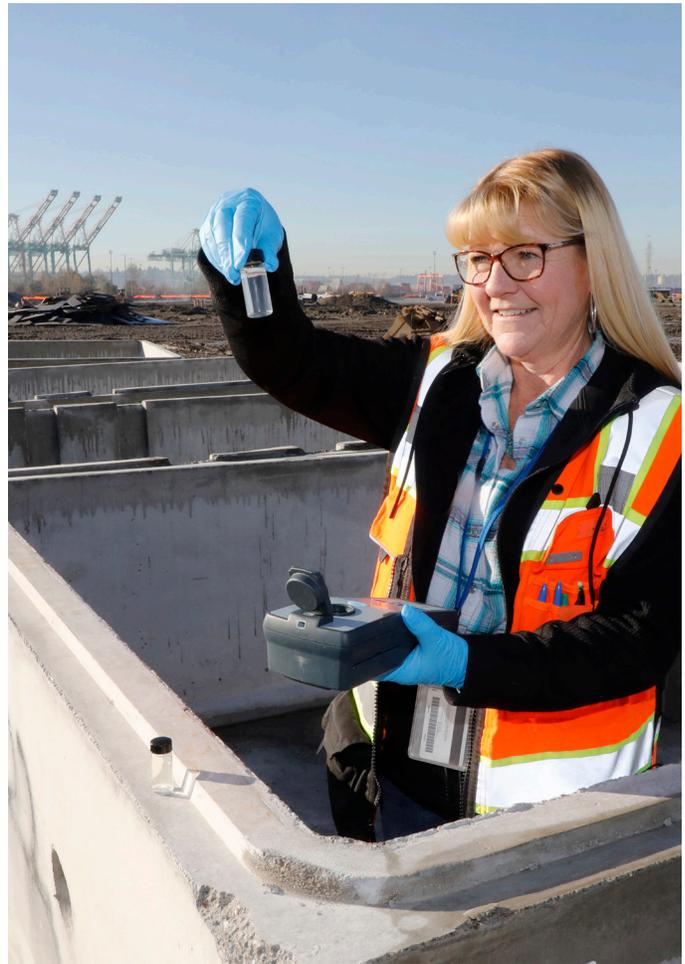
# 01

## GETTING STARTED

### What Is Stormwater?

Rainwater that flows across the land is called stormwater runoff. Stormwater is the leading contributor to water quality pollution in our waterways because it picks up pollutants on roadways, sidewalks, parking lots, industrial and municipal properties. These pollutants can cause a wide range of impacts. Untreated stormwater is not safe for people to drink and is not recommended for swimming because it contains toxic metals, organic compounds, and bacteria. Some pollutants such as metals, oil and grease, and organic compounds are toxic to aquatic organisms if concentrations are high enough.





### How Is Stormwater Regulated?

The National Pollutant Discharge Elimination System (NPDES) permit program is a requirement of the Clean Water Act, which is intended to protect and restore waters for many human and aquatic uses. The United States Environmental Protection Agency (EPA) has authorized the Washington State Department of Ecology (Ecology) to administer and implement the NPDES program in Washington state.

The port is a secondary permittee under Ecology's Phase I Municipal Stormwater Permit. This permit requires the port to implement a Stormwater Management Program (SWMP), which provides education for employees and tenants, documents the methods the port uses to find and eliminate illicit discharges, discusses how the port maps stormwater conveyance systems,

monitors water quality, implements best management practices and treats stormwater where appropriate. The SWMP is updated yearly and is posted on the port's website.

Per the port's Municipal Stormwater Permit SWMP, tenants are responsible for submitting a Stormwater Pollution Prevention Plan (SWPPP) to the port and implementing all required elements of their site specific SWPPP.

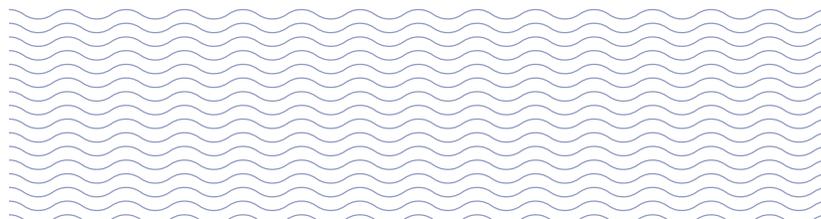
Additionally, the NPDES permit program requires facilities conducting certain industrial activities to obtain an Industrial Stormwater General Permit (ISGP) and may also require additional types of permits. When a port tenant is required to have their own permit the subsequent source control, best management practices, and permit compliance activities are the tenant's responsibility.



### Industrial Stormwater General Permit (ISGP) Coverage

Per lease Exhibit titled, “Environmental Requirements”, it is the tenant’s responsibility to determine if their operations or activities require an ISGP. The ISGP sets out requirements for industrial facilities so that they comply with federal regulations through monitoring and reducing the stormwater pollution that leaves their site. See Table 1 on page 9 to see if your industry is required to obtain permit coverage.

Facilities engaged in any industrial activities listed in Table 1 of the ISGP shall apply for coverage if stormwater from the facility discharges to a surface waterbody, or to a storm sewer system that discharges to a surface waterbody. Industrial facilities that discharge stormwater only to groundwater (e.g., on-site infiltration), with no discharge to surface waters, do not require coverage under the ISGP.



## INDUSTRIAL ACTIVITIES

NAICS  
GROUPS

Metal Ore Mining	2122xx
Coal Mining	2121xx
Oil and Gas Extraction	2111xx
Nonmetallic Mineral Mining and Quarrying, except Fuels (except facilities covered under the Sand and Gravel General Permit)	2123xx
Food, Beverage, and Tobacco Manufacturing	311xxx-312xxx
Textile and Textile Products Mills	313xxx-314xxx
Apparel Manufacturing	315xxx
Wood Products Manufacturing	321xxx
Furniture and Related Product Manufacturing	337xxx
Paper Manufacturing	322xxx
Printing and Related Support Activities	323xxx, 5111xx
Chemicals Manufacturing (including Compost Facilities)	325xxx
Petroleum and Coal Products Manufacturing (except facilities covered under the Sand and Gravel General Permit)	324xxx
Plastics and Rubber Products Manufacturing	326xxx
Leather and Allied Product Manufacturing	316xxx
Nonmetallic Mineral Product Manufacturing (except covered under the Sand and Gravel General Permit)	327xxx
Primary Metal Manufacturing	331xxx
Fabricated Metal Product Manufacturing	332xxx
Machinery Manufacturing	333xxx
Computer and Electronic Product Manufacturing	334xxx
Electrical Equipment, Appliance, and Component Manufacturing	335xxx
Transportation Equipment Manufacturing (except NPDES regulated boatyards)	336xxx
Miscellaneous Manufacturing	339xxx
Warehousing and Storage	493xxx, 531130
Recycling facilities involved in the recycling of materials, including but not limited to, metal scrap yards, battery reclaimers, salvage yards, auto recyclers, and automobile junkyards.	42314x and 42393x
Steam Electric Power Generation (Not covered under 40 CFR § 423)	N/A
Waste Management and Remediation Services, including, but not limited to, landfills, transfer stations, open dumps, and land application sites, except as described in S1.C.6 or C.7.	562xxx
Hazardous waste treatment, storage, and disposal (TSD) facilities, and recycling facilities regulated under Chapter 173-303 WAC.	562211
Treatment works treating domestic sewage, or any other sewage sludge, or wastewater treatment device or system, used in the storage, recycling, and reclamation of municipal or domestic sewage (including land dedicated to the disposal of sewage sludge that are located within the confines of the facility) with the design flow capacity of 1 million gallons per day (MGD) or more, or required to have a pretreatment program under 40 CFR §403.	22132x
Transportation facilities which have vehicle maintenance activity, equipment cleaning operations, or airport deicing operations:	
Railroad Transportation	482xxx, 488210
Transit and Ground Passenger Transportation	485xxx, 488490, 4871100
Truck Transportation	484xxx
Postal Service	491xxx
Water Transportation	483xxx, 487210, 4883xx, 532411
Air Transportation	481xxx, 487990
Petroleum Bulk Stations and Terminals	4247xx
Construction, Transportation, Mining, and Forestry Machinery and Equipment Rental and Leasing	53241x
Marine Construction	ECY003



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### Repairs and Maintenance

Lease Section titled, "Maintenance" and Exhibit titled "Maintenance and Repair Responsibilities" highlights your responsibility as a tenant to maintain, clean, and keep in good repair the stormwater systems serving the premises throughout the term of the lease.

### Illicit Discharges

The port's Municipal Stormwater Permit prohibits any illicit connections and discharges, or illegal dumping to the port-owned stormwater sewer system.

Prohibited illicit discharges include but are not limited to the following categories of non-stormwater discharges unless the stated conditions are met:

- Discharges from potable water sources in routine operations, including water line flushing, hyper-chlorinated water line flushing, fire hydrant system flushing, and pipeline hydrostatic test water. Planned discharges shall be de-chlorinated to a concentration of 0.1ppm or less, pH adjusted if necessary and volumetrically and velocity controlled to prevent

resuspension of sediments in the MS4;

- Street and sidewalk wash water, water used to control dust, and routine external building wash down that does not use detergents are acceptable as long as these discharges are kept to a minimum. A complete list of prohibited discharges is found in the ISGP document.

### SWPPP Implementation

Tenants are responsible for implementing all the elements of your SWPPP as necessary to maintain compliance with the applicable stormwater permit(s), which may include but are not limited to:

- Employee training;
- Implementing and maintaining required and applicable Best Management Practices (BMPs) as listed in the Ecology permit;
- Regular surface cleaning/sweeping;
- Periodic cleaning of the storm drain system, including all conveyance lines, catch basins, and water quality vaults.

### Emergency Spill Response

Tenants are also required to have a spill response plan in compliance with all federal, state and local regulations and permits and have all necessary equipment and supplies on-hand to conduct emergency or spill response. As soon as a spill or release is discovered the tenant must initiate a spill response immediately. The tenant must also notify the Port of Tacoma Security Department at (253) 383-9472 immediately during any incident or event.

Should you have any questions, which are not answered here, or need assistance regarding stormwater management requirements, please feel free to contact our Water Quality team or consult the Department of Ecology's website at <https://ecology.wa.gov>. We look forward to working with you.





# 03

## BASICS OF

## STORMWATER

## MANAGEMENT

### What Is Required for Stormwater Management Compliance?

Stormwater management compliance can be simply defined as the achievement of “only clean rain goes down the drain.” To achieve this goal, tenants must implement mandatory BMPs to prevent, control, and treat stormwater pollution. While there are different types of stormwater permits, the compliance actions are similar.

**There are three types of stormwater BMPs, two of which are source control:**

- Operational
- Structural
- Treatment

A source control BMP is a structure or operation that is intended to prevent pollutants from coming into contact with stormwater. Source control is accomplished by physically separating pollutant generating activities from rainwater. In addition, source control is accomplished by keeping pollutant sources under cover, sweeping up spills immediately and other actions listed in the permit. Operational and structural BMPs are considered source control BMPs.

Operational BMPs are non-structural practices that prevent or reduce pollutants from entering stormwater, and are considered the most cost-effective practices to reduce pollution.

Structural source control BMPs are physical, structural, or mechanical devices or facilities that are intended to prevent pollutants from entering stormwater. Structural source control BMPs typically include:

- Enclosing and/or covering the pollutant source (e.g., within a building or other enclosure, a roof over storage and working areas, temporary tarp).
- Physically segregating the pollutant source to prevent run-on of uncontaminated stormwater.
- Devices that direct contaminated stormwater to appropriate treatment BMPs (e.g., discharge to a sanitary sewer if allowed by the local sewer authority).

Treatment source control means BMPs that are intended to remove pollutants from stormwater. Treatment BMPs are facilities intended to remove pollutants from stormwater.

### **Mandatory Operational BMPs include:**

#### **1. Forming a Pollution Prevention Team**

Assign one or more individuals to be responsible for stormwater pollution control. Hold regular meetings to review the overall operation of the BMPs. Establish responsibilities for inspections, operation, maintenance, and emergencies. Train all team members in the operation, maintenance, and inspections of BMPs, and reporting procedures.

#### **2. Good Housekeeping**

There are five other mandatory operational BMPs which each permittee must perform. They include: preventative maintenance, spill prevention, employee training, monthly site inspections, and record keeping. These are spelled out in the Department of Ecology stormwater management manual. Some examples are listed here:

- Promptly contain and clean up solid and liquid pollutant leaks and spills

including oils, solvents, fuels, and dust from manufacturing operations on any exposed soil, vegetation, or paved area.

- Sweep paved areas with vacuum sweepers quarterly or more frequently to remove accumulated pollutants.
- Do not hose down pollutants from any area to the ground, storm drains, conveyance ditches, or receiving waters unless necessary for dust control purposes to meet air quality regulations.
- Clean oils, debris, sludge, etc. from all stormwater facilities regularly, including catch basins, settling/detention basins, oil/water separators, boomed areas, and conveyance systems to prevent the contamination of stormwater.
- Promptly repair or replace all substantially cracked or otherwise damaged paved secondary containment, high-intensity parking, and any other drainage areas subjected to pollutant material leaks or spills. Promptly repair or replace all leaking connections - pipes, hoses, valves, etc., which can contaminate stormwater.

### **Treatment Source Control:**

Treatment source control means BMPs that are intended to remove pollutants from stormwater. Treatment BMPs are facilities intended to remove pollutants from stormwater. A few examples of treatment BMPs are: filtration vaults, wetponds, oil/water separators, biofiltration swales, and constructed wetlands. Treatment BMPs can be triggered by ISGP sampling results and by construction projects larger than 5,000 square feet.

### **What is a Stormwater Pollution Prevention Plan (SWPPP)?**

A SWPPP is a mandatory detailed plan to identify and document measures a facility is implementing to prevent and control the contamination of

discharges of stormwater to surface or groundwater. The port provides a SWPPP template for tenants on the port's website and assistance is available when requested.

### **MANDATORY SWPPP ELEMENTS INCLUDE:**

- Facility site map;
- The facility assessment shall include a description of the facility; an inventory of facility activities and equipment that contribute to or have the potential to contribute any pollutants to stormwater; and an inventory of materials that contribute to or have the potential to contribute pollutants to stormwater;
- The SWPPP shall identify specific individuals by name and title within the organization (pollution prevention team) whose responsibilities include: SWPPP development, implementation, maintenance, and modification;
- Best Management Practices (BMPs): The permittee shall include each of the following mandatory BMPs in the SWPPP and implement the BMPs:

–Operational Source Control BMPs

–Structural Source Control BMPs

–Treatment BMPs

- Sampling Plan – this is required if the facility operations are subject to the ISGP.

Ecology's SWPPP template contains a checklist of additional pollutant source-specific BMPs, which you may be required to implement if you conduct certain operations at your facility. Visit their website for specific guidance.

The website to the SWPPP template is: (<https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Industrial-stormwater-permit>), click on "Implement & Comply."

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