

# Chapter 3.0

## ON-SITE SOURCE CONTROLS

This chapter presents on-site source controls required for site uses and characteristics that generate, or have the potential to generate, specific pollutants.

<b>3.1 INTRODUCTION.....</b>	<b>3</b>
3.1.1 Site Uses and Characteristics That Trigger Source Controls.....	3
3.1.2 Source Control Goals and Objectives.....	3
3.1.3 Signage.....	4
3.1.4 Request for Alternative Design Method of Source Control.....	4
<b>3.2 FUEL DISPENSING FACILITIES, EC 9.6795 (2)(a).....</b>	<b>5</b>
3.2.1 Cover.....	5
3.2.2 Pavement.....	5
3.2.3 Drainage.....	5
3.2.4 Signage.....	5
3.2.5 Spill Control Manhole.....	5
3.2.6 Shut-Off Valves.....	6
3.2.7 Additional Requirements.....	6
<b>3.3 ABOVE-GROUND STORAGE OF LIQUID MATERIALS, EC 9.6795 (2)(b).....</b>	<b>8</b>
3.3.1 Containment.....	8
3.3.2 Cover.....	8
3.3.3 Pavement.....	8
3.3.4 Drainage.....	8
3.3.5 Signage.....	9
<b>3.4 SOLID WASTE STORAGE, EC 9.6795 (2)(c).....</b>	<b>10</b>
3.4.1 Design.....	10
3.4.2 Cover.....	10
<b>3.5 OUTDOOR STORAGE OF BULK MATERIALS, EC 9.6795 (2)(d).....</b>	<b>11</b>
3.5.1 Bulk Materials Categories.....	11
3.5.2 Cover.....	11
3.5.3 Pavement.....	11
3.5.4 Drainage.....	12
3.5.5 Additional Requirements.....	12
3.5.6 Alternative Protection Measures.....	12
<b>3.6 MATERIAL TRANSFER AREAS/LOADING DOCKS, EC 9.6795 (2)(e).....</b>	<b>13</b>
3.6.1 Cover.....	13
3.6.2 Pavement.....	13
3.6.3 Drainage.....	13
3.6.4 Isolation.....	14
3.6.5 Signage.....	14
3.6.6 Additional Requirements.....	14
<b>3.7 EQUIPMENT AND/OR VEHICLE WASHING FACILITIES, EC 9.6795 (2)(f).....</b>	<b>16</b>
3.7.1 Cover.....	16

3.7.2	Pavement.....	16
3.7.3	Drainage.....	16
3.7.4	Oil Control.....	16
<b>3.8</b>	<b>LAND WITH SUSPECTED OR KNOWN CONTAMINATION, EC 9.6795 (2)(g) .....</b>	<b>18</b>
3.8.1	Review and Permit Process.....	18
3.8.2	Design.....	18
3.8.3	Soil Management.....	18
3.8.4	Construction Dewatering .....	18
3.8.5	Post-Construction Water Reclaim or Re-Use Systems.....	19
3.8.6	Laboratory Analysis Reports .....	19
3.8.7	Permanent Monitoring Points.....	19
<b>3.9</b>	<b>COVERED VEHICLE PARKING STRUCTURES, EC 9.6795 (2)(h).....</b>	<b>21</b>
3.9.1	Drainage.....	21
3.9.2	Adjacent, Uncovered Portions of the Site.....	21

## 3.1 INTRODUCTION

Some site characteristics and uses may generate specific pollutants that are not addressed solely through implementation of the stormwater quality measures identified in **Chapter 2.0**. The site characteristics and uses in this chapter have been identified as potential sources for chronic loadings or acute releases of pollutants such as oil and grease, toxic hydrocarbons, heavy metals, toxic compounds, solvents, abnormal pH levels, nutrients, organics, bacteria, chemicals, and suspended solids. This chapter presents source controls for managing these pollutants at their source.

Industrial facilities may be subject to additional requirements through State of Oregon issued NPDES permits or as outlined in Oregon Administrative Rules (OAR) 340 Division 041.

Eugene Code 6.340-6.380 lists prohibited discharges to the City's storm sewer system. The City has used these standards in the development of the listed source controls so stormwater discharges can better meet these criteria.

The implementation of this chapter is in addition to the applicable water quality, flow control, and flood control requirements.

Applicants may propose alternatives to the source controls identified in this chapter. Proposal of an alternative source control or alternative design element will require an additional review process and may delay issuance of related building or public works permits.

### 3.1.1 Site Uses and Characteristics That Trigger Source Controls

Projects with the following site uses and characteristics are subject to the design methodologies of this chapter:

- Fuel Dispensing Facilities and Surrounding Traffic Areas (**Section 3.2**)
- Above-Ground Storage of Liquid Materials (**Section 3.3**)
- Solid Waste Storage Areas, Containers, and Trash Compactors (**Section 3.4**)
- Outdoor Storage of Bulk Materials (**Section 3.5**)
- Material Transfer Areas/Loading Docks (**Section 3.6**)
- Equipment and/or Vehicle Washing Facilities (**Section 3.7**)
- Stormwater and Groundwater Management For Development On Land With Suspected or Known Contamination (**Section 3.8**)
- Covered Vehicle Parking Areas (**Section 3.9**)

Applicants are required to address all of the site characteristics and uses listed in **Sections 3.2** through **3.9**. For example, if a development includes both a fuel dispensing area and a vehicle washing facility, the source controls in both **Sections 3.2** and **3.7** will apply.

### 3.1.2 Source Control Goals and Objectives

The specific source control standards are based on the following goals and objectives:

- A) Prevent stormwater pollution by eliminating pathways that may introduce pollutants into stormwater.
- B) Protect soil, groundwater and surface water by capturing acute releases and reducing chronic contamination of the environment.

- C) Direct wastewater discharges (including wash water) to a wastewater destination that meets all applicable code requirements.
- D) Direct areas that have the potential for acute releases or accidental spills, and are not expected to regularly receive flow or require water use (such as covered fuel islands or covered containment areas), to an approved method of containment or destination.
- E) Safely contain spills on-site, avoiding preventable discharges to wastewater facilities, surface water bodies, or underground injection control structures (UICs).
- F) Emphasize structural controls over operational procedures. Structural controls are not operator dependent and are considered to provide more permanent and reliable source control. Any proposals for operation-based source controls need to describe the long-term viability of the maintenance program.

### 3.1.3 Signage

Informational signage is required for certain site uses and activities that may pollute stormwater. Signage addresses good housekeeping rules and provides emergency response measures in case of an accidental spill.

Required spill response supplies must be clearly marked, located where the signage is posted (or the location of the supplies must be clearly indicated by the signage), and must be located near the high-risk activity area. Required spill response supplies, such as absorbent material and protective clothing, should be available at all potential spill areas. Employees must be familiar with the site's operations and maintenance plan and proper spill cleanup procedures.

All signage shall conform to the standards described in the following box. Additional signage for specific activities is noted in applicable sections.

**Signs** shall be 8.5" x 11" or larger and located and plainly visible from all activity areas. More than one sign may be needed to accommodate larger activity areas. Signs shall be water-resistant and shall include the following information:

- Safety precautions for self-protection and spill containment.
- Immediate spill response procedures—for example: "Turn the valve located at..." or "Use absorbent materials"
- Emergency contact(s) and telephone number(s)—for example: "Call 911" and "City of Eugene Spill Response Number 541-682-4800"

### 3.1.4 Request for Alternative Design Method of Source Control

Applicants must notify the City's Public Works Department of their request in writing, specifying the reason for the request and supporting it with technical and factual data. Staff will check the supporting information submittal for completeness prior to review and decision. If the request cannot be satisfied with this process, the adjustment review process pursuant to EC 9.8030, will be implemented.

## **3.2 FUEL DISPENSING FACILITIES, EC 9.6795 (2)(a)**

**Fuel Dispensing Facilities** include areas where fuel is transferred from bulk storage tanks to vehicles, equipment, and/or mobile containers (including fuel islands, above ground fuel tanks, fuel pumps, and the surrounding pad). This applies to large-sized gas stations as well as single-pump fueling operations.

### **3.2.1 Cover**

The fuel dispensing area shall be covered with a permanent canopy, roof, or awning so precipitation cannot come in contact with the fueling activity areas. Rainfall shall be directed from the cover to an approved stormwater destination.

**Covers 10 feet high or less** shall have a minimum overhang of 3 feet on each side. The overhang shall be measured relative to the perimeter of the hydraulically isolated fueling activity area/pad it is to cover.

**Covers higher than 10 feet** shall have a minimum overhang of 5 feet on each side. The overhang shall be measured relative to the perimeter of the hydraulically isolated fueling activity area/pad it is to cover.

### **3.2.2 Pavement**

A paved fueling pad shall be placed under and around the fueling activity area with asphalt or concrete and shall meet all applicable building code requirements. Sizing of the paved areas shall be adequate to cover the activity area, including placement and number of the vehicles or pieces of equipment to be fueled by each pump.

Fuel pumps shall be located a minimum of seven feet from the edge of the fueling pad.

### **3.2.3 Drainage**

The paved area beneath the cover shall be hydraulically isolated through grading, berms, or drains. This will prevent uncontaminated stormwater from running onto the area and carrying pollutants away. Drainage from the hydraulically isolated area shall be directed to an approved City wastewater system, or authorized pretreatment facility. Surrounding runoff shall be directed away from the hydraulically isolated fueling pad to a stormwater destination that meet all stormwater management practices of this manual and other applicable code requirements.

### **3.2.4 Signage**

Signage shall be provided at the fuel dispensing area and shall be plainly visible from all fueling activity areas. Signage must clearly specify the location of any applicable spill control kits, shut-off valves, etc. and include all necessary instructions for their use.

### **3.2.5 Spill Control Manhole**

A spill control manhole shall be installed on the discharge line of the fueling pad (before the domestic waste line tie-in). The tee section shall extend 18 inches below the outlet elevation, with an additional 3 feet of dead storage volume below the tee to provide storage for oil and grease. The total containment volume shall be no less than 110% the volume of the largest container or 10% of the total volume of product stored, whichever is larger. The manhole shall be located on private property.

### 3.2.6 Shut-Off Valves

**A) Shut-off valves** are required to protect the City sewer systems or onsite infiltration facilities of spill risks from chemicals and other constituents that provide a danger for wide spread contamination, system damages or risk to the public health. Manual shut-off valves shall not be permitted unless a request for an adjustment is approved by the City.

Shut-off valves will be required in the following situations:

- Site or activity areas where corrosives or oxidizers are used or stored (for example, concentrated acids are corrosives having a pH of less than or equal to 5.0 and bases such as sodium or ammonium hydroxide having a pH of greater than or equal to 12.0, common oxidizers are hydrogen peroxide and bleach); or
- Substances which are water soluble or float on water; or
- Solvents and petroleum products

**B) Traffic pathways that surround the fueling pad, also designated as high-use/high-risk areas, will require a shut-off valve on the storm drainage system.** Valves installed on storm drainage systems shall be installed downstream of all private stormwater quality facilities to accommodate spill containment. These valves should be left open to facilitate stormwater flows during normal conditions, and immediately closed in the event of a spill. The switch or handle to operate the shut-off valve must be clearly marked and accessible, and identified on the signage at the fuel dispensing area. In the event of a spill the valve must remain closed until all spilled fuel and residue has been properly removed and disposed of.

**C) Fueling pads will require a shut-off valve downstream of the spill control manhole.** Valves installed on wastewater systems shall be installed before the domestic waste line tie-in. These valves must automatically revert to the closed position. These valves must be kept closed, and opened only to allow incidental drainage activities that do not pose to be a threat or risk to the destination system.

**D) Shut-off valves** shall be located on private property and downstream of the exposed area's collection system. All valves shall be installed and maintained as per manufacturer's recommendations. For more information about shut-off valves and associated valve boxes, contact Building & Permit Services at 541-682-5086.

### 3.2.7 Additional Requirements

**A) Installation, alteration, or removal of above-ground fuel tanks larger than 55 gallons, and any related equipment,** are subject to additional permitting requirements by the Eugene Fire Marshal's Office. For technical questions and permitting, call the Fire Marshal's Office Permit Center at 541-682-5411, or visit them at Permit & Information Center, 99 W. 10<sup>th</sup> Avenue, Eugene, OR 97401.

**B) Bulk fuel terminals,** also known as tank farms, will require the following:

- Secondary containment equal to 110 percent of the product's largest container or 10 percent of the total volume of product stored, whichever is larger.

- A separate containment area for all valves, pumps and coupling areas with sub-bermed areas either in front of or inside the main containment areas. These sub-bermed areas are required to have rain shields and be directed to a City wastewater destination that meets all applicable code requirements if no City wastewater facility is available, drainage shall be directed to a temporary holding facility for proper disposal.
- An impervious floor within all containment areas. Floors must be sealed to prevent spills from contaminating the groundwater.
- Truck loading and off-loading areas. These areas shall follow cover, pavement, drainage, spill control, and shut-off valve requirements identified for fuel dispensing facilities.
- Shut-off valves installed for the drainage of the tank yard, shall be installed downstream of the drainage system of the primary containment area, and kept closed. Valves installed for the drainage of the truck pad and sub-bermed containment areas shall be installed on the wastewater line downstream of the spill control manhole.
- A batch discharge authorization before draining a containment area. This authorization will determine appropriate disposal methods, identify pretreatment requirements (if applicable), and authorize the discharge. Pretreatment may be required for oil and grease removal, and testing may be required to establish the specific characteristics of the discharge.

**C) Underground fuel tanks less than 4,000 gallons** in size are subject to additional permitting requirements by Oregon's Department of Environmental Quality (DEQ) and tanks larger than 4,000 gallons are referred to the Federal Environmental Protection Agency (EPA). For technical questions and permitting, call DEQ's NW Region main office at 1-800-844-8467 and ask for the Underground Storage Tank Permitting Department.

### 3.3 ABOVE-GROUND STORAGE OF LIQUID MATERIALS, EC 9.6795 (2)(b)

***Above-Ground Storage of Liquid Materials*** include places where exterior storage (either permanent or temporary) of liquid chemicals, food products, waste oils, solvents, or petroleum products in above-ground containers, in quantities of 50 gallons or more exist.

#### 3.3.1 Containment

Liquid materials shall be stored and contained in such a manner that if the container(s) is ruptured, the contents will not discharge, flow, or be washed into a receiving system. A containment device and/or structure for accidental spills shall have enough capacity to capture a minimum of 110 percent of the product's largest container or 10 percent of the total volume of product stored, whichever is larger.

Containers, such as double-walled containers, with internal protection are considered to meet this requirement.

#### 3.3.2 Cover

**Storage containers (other than tanks)** shall be completely covered to prevent stormwater contact. Runoff shall be directed from the cover to a stormwater destination that meets all applicable code requirements.

**Covers 10 feet high or less** shall have a minimum overhang of 3 feet on each side. The overhang shall be measured relative to the perimeter of the hydraulically isolated activity area.

**Covers higher than 10 feet** shall have a minimum overhang of 5 feet on each side. The overhang shall be measured relative to the perimeter of the hydraulically isolated activity area.

#### 3.3.3 Pavement

All above ground storage of liquid material must occur in paved areas. The storage area shall be paved with asphalt or concrete and shall meet all applicable building code requirements. Sizing of the paved areas shall be adequate to cover the area intended for storage.

#### 3.3.4 Drainage

All paved storage areas shall be hydraulically isolated through grading, berms, or drains to prevent uncontaminated stormwater run-on to a storage area.

**Covered storage areas:** Significant amounts of precipitation are not expected to accumulate in covered storage areas, and drainage facilities are not required for the contained area beneath the cover. If the applicant elects to install drainage facilities, the drainage from the hydraulically isolated area shall be directed to a wastewater destination that meets all applicable code criteria.

**Uncovered storage areas with containment:** Water will accumulate in uncovered storage areas during and after rain. Any *contaminated* water cannot simply be drained from the area. It must be collected, inspected, and tested at the expense of the property owner

before proper disposal can be determined. Some type of monitoring may also be needed to determine the characteristics and level of contamination of the stormwater.

All discharges to the wastewater system shall be considered batch discharges and shall require approval and meet applicable code requirements. Pretreatment requirements shall be set as part of the discharge approval process, based on the types and quantities of material to be discharged. A discharge evaluation shall be performed before connection to a wastewater facility. Testing may be required to establish characteristics of the wastewater or contaminated stormwater and to verify that local discharge limits are not exceeded. For batch discharge applications, call Public Works staff at 541-682-8600.

### **3.3.5 Signage**

Signage shall be provided at the liquid storage area and shall be plainly visible from all surrounding activity areas.

### 3.4 SOLID WASTE STORAGE, EC 9.6795 (2)(c)

**Solid Waste Storage Areas, Containers, and Trash Compactors** include outdoor areas with one or more facilities that store solid waste (both food and non-food waste) containers. One- and two-family residential solid waste storage areas, containers, and trash compactors are exempt from this code subsection.

Solid waste includes both food and non-food waste or recycling. Solid waste containers include compactors, dumpsters, compost bins, grease bins, recycling areas, and garbage cans. Debris collection areas used only for the storage of wood pallets or cardboard is excluded from these requirements.

The following site uses and activities include all commercial and industrial development with facilities that store solid wastes, both food and non-food.

- Outdoor solid waste storage areas.
- Multi-family residential sites if a shared trash collection area is proposed.
- Activity areas used to collect and store refuse or recyclable materials, such as can or bottle return stations and debris collection areas.
- Facilities whose business is to process and/or recycle wood pallets or cardboard.

#### 3.4.1 Design

For approval of solid waste storage and handling activity areas in the City of Eugene, the following design requirements will apply. See below for a clarification of each requirement:

ACTIVITY/ USE	REQUIREMENTS			
	(1) Cover	(2) Pavement	(3) Isolated	(4) Wastewater Drain
Multi-residential (with shared trash areas)	X	X	X	X*
Commercial	X	X	X	X
Industrial	X	X	X	X
Compactors (regardless of use)	X	X	X	X
Can and bottle return stations	X	X	X	X

\* Multi-residential ONLY. In the event gravity service to the wastewater lines cannot be obtained, a request can be made to direct the drainage from the hydraulically isolated activity area to the development's stormwater quality facility. For more information, refer to Additional Requirements below.

#### 3.4.2 Cover

A permanent canopy, roof, or awning must be provided to cover the solid waste storage activity area and shall be constructed to cover the activity area so rainfall cannot come in contact with the waste materials being stored. The cover shall be sized relative to the perimeter of the hydraulically isolated activity area it is to cover. Runoff shall be directed from the cover to a stormwater destination that meets all applicable code requirements.

### 3.5 OUTDOOR STORAGE OF BULK MATERIALS, EC 9.6795 (2)(d)

Any bulk materials storage location that is not completely enclosed by a roof and sidewalls is an outdoor storage area.

#### 3.5.1 Bulk Materials Categories

Bulk materials are separated into three categories based on risk assessments for each material stored: high-risk, low-risk, and exempt.

High-Risk Materials	Low-Risk Materials	Exempt Materials
<ul style="list-style-type: none"> <li>• Recycling materials with potential effluent</li> <li>• Corrosive materials (<i>e.g.</i> lead-acid batteries)</li> <li>• Storage and processing of food items</li> <li>• Chalk/gypsum products</li> <li>• Feedstock/grain</li> <li>• Material by-products with potential effluent</li> <li>• Asphalt</li> <li>• Fertilizer</li> <li>• Pesticides</li> <li>• Lime/lye/soda ash</li> <li>• Animal/human wastes</li> <li>• Treated Lumber</li> </ul>	<ul style="list-style-type: none"> <li>• Recycling materials without potential effluent</li> <li>• Scrap or salvage goods</li> <li>• Metal</li> <li>• Sawdust/bark chips</li> <li>• Sand/dirt/soil (including contaminated soil piles)</li> <li>• Material by-products without potential effluent</li> <li>• Unwashed gravel/rock</li> <li>• Composting Operations</li> </ul>	<ul style="list-style-type: none"> <li>• Washed gravel/rock</li> <li>• Finished lumber</li> <li>• Plastic products (hoses, gaskets, pipe, <i>etc.</i>)</li> <li>• Clean concrete products (blocks, pipe, <i>etc.</i>)</li> <li>• Glass products (new, non-recycled)</li> </ul>

#### 3.5.2 Cover

**Low-risk** materials must be covered with a temporary plastic film or sheeting at a minimum.

**High-risk** materials are required to be permanently covered with a canopy or roof to prevent stormwater contact and minimize the quantity of rainfall entering the storage area. Runoff shall be directed from the cover to a stormwater destination that meets all applicable code requirements.

**Covers 10 feet high or less** shall have a minimum overhang of 3 feet on each side. The overhang shall be measured relative to the perimeter of the hydraulically isolated activity area.

**Covers higher than 10 feet** shall have a minimum overhang of 5 feet on each side. The overhang shall be measured relative to the perimeter of the hydraulically isolated activity area.

#### 3.5.3 Pavement

**Low-risk** material storage areas are not required to be paved.

**High-risk** material storage areas shall be paved beneath the structural cover.

### 3.5.4 Drainage

**Low-risk** material storage areas are allowed in areas served by standard stormwater management systems. However, all erodible materials being stored must be protected from rainfall.

If materials are erodible, a structural containment barrier shall be placed on at least three sides of every stockpile to act as a barrier to prevent uncontaminated stormwater from running onto the storage area and carrying pollutants away. If the area under the stockpile is paved, the barrier can be constructed of asphalt berms, concrete curbing, or retaining walls. If the area under the stockpile is unpaved, sunken retaining walls or ecology blocks can be used. The applicant shall clearly identify the method of containment on the building plans.

For **high-risk** material storage areas, the paved area beneath the structural cover shall be hydraulically isolated through grading, structural containment berms or walls, or perimeter drains to prevent runoff. . Significant amounts of precipitation are not expected to accumulate in covered storage areas, and drainage facilities are not required for the containment area beneath the cover. If the applicant elects to install drainage facilities, the drainage from the hydraulically isolated area shall be directed to the City's wastewater facility (with approval from the Wastewater division) and shall meet all applicable code criteria.

### 3.5.5 Additional Requirements

- A) **Storage of pesticides and fertilizers** may need to comply with specific regulations outlined by the Oregon Department of Environmental Quality (DEQ). For answers to technical questions, call DEQ's NW Region main office at 1-800-844-8467.
- B) **A sampling manhole** or other suitable stormwater monitoring access point may be required to monitor stormwater runoff from the storage area. This may apply to certain types of storage activities and materials or if an alternative source control is proposed. This requirement complies with Eugene Code, which requires appropriate stormwater destination. PW staff will review for applicability of this requirement.
- C) **Signage** shall be provided at the storage area if hazardous materials or other materials of concern are stored. Signage shall be located so it is plainly visible from all storage activity areas. More than one sign may be needed to accommodate large storage areas.
- D) If the applicant elects to install drainage facilities to the City's wastewater facility, a **shut-off valve** may be required for the structurally covered storage area. Eugene will make this determination based on the type of material stored and the proposed system receiving the discharge.

### 3.5.6 Alternative Protection Measures

In lieu of covering mineral resource mining, recovery, stockpiling, and processing operations and low-risk material storage areas receiving land use approval, the applicant may propose alternative protection measures that demonstrate that stormwater runoff from the site will not contaminate adjoining properties, surface waters, and ground water as part of their land use application.

### 3.6 MATERIAL TRANSFER AREAS/LOADING DOCKS, EC 9.6795 (2)(e)

**Material Transfer Areas/Loading Docks** include areas that are either interior or exterior to a building, designed to accommodate a commercial truck/trailer being backed up to or into them, and used specifically to receive or distribute materials to and/or from commercial trucks/trailers. Includes loading/unloading facilities with docks, and large bay doors without docks.

These requirements also apply to all development proposing the installation of new material transfer areas or structural alterations to existing material transfer areas (*e.g.*, access ramp regrading, leveler installations) with the following characteristics:

- The area is designed (size, width, *etc.*) to accommodate a **commercial truck (1 ton and larger)** or trailer being backed up to or into it; and,
- The area is design so that it can be used to receive or distribute materials to and from trucks or trailers.

Two standard types of **material transfer areas** associated with buildings are:

- Loading/unloading facilities with docks
- Large bay doors without docks

Pursuant to EC 9.6795(3), the requirements in this section do not apply to material transfer areas or loading docks used only for mid-sized to small-sized passenger vehicles and areas restricted by lease agreements or other regulatory requirements to storing, transporting or using materials that are classified as domestic use, for example, primary educational facilities (elementary, middle or high schools), or buildings used for temporary storage, and churches.

#### 3.6.1 Cover

**The hydraulically isolated areas in front of loading docks** are required to be permanently covered with a canopy or roof to prevent stormwater contact and to minimize the quantity of rainfall entering the loading dock area. Runoff shall be directed from the cover to a stormwater destination that meets all applicable code requirements.

**Covers 10 feet high or less** shall have a minimum overhang of 3 feet on each side. The overhang shall be measured relative to the perimeter of the hydraulically isolated activity area.

**Covers higher than 10 feet** shall have a minimum overhang of 5 feet on each side. The overhang shall be measured relative to the perimeter of the hydraulically isolated activity area.

#### 3.6.2 Pavement

A paved material transfer area shall be placed underneath and around the loading and unloading activity area with asphalt or concrete that meets all applicable building code requirements. This will reduce the potential for soil contamination with potential impacts on groundwater and will help control any acute or chronic release of materials present in these areas.

#### 3.6.3 Drainage

**Loading Docks:** Drainage from the hydraulically isolated area shall be directed to a wastewater destination that meets all applicable code requirements. Surrounding runoff

and drainage from the access ramp shall be directed away from the hydraulically isolated area to a stormwater destination that meets all applicable requirements of this manual.

The requirement for the drainage from the hydraulically isolated area of the loading dock to be directed to the City's wastewater facility, or authorized pretreatment facility may be waived if PW determines there is no gravity wastewater service available and an appropriately sized, underground temporary storage structure (such as a catch basin with no outlet or dead-end sump) is provided.

#### Non-Gravity Option

Activity areas that cannot achieve gravity wastewater service may be allowed to install a pressurized system. These types of installations will require the following to be provided at the time of building permit application:

- 1) Proof that gravity wastewater service cannot be obtained; and
- 2) Details of an electronic sump pump system equipped with a float switch

Pressurized system installations are considered "permanent equipment" and deemed the property owner's liability in the event of system failure or if the property becomes vacated.

The Building & Permit Services will review all sump pump or sewage ejector installations for compliance with Uniform Plumbing Code and Oregon State Plumbing Specialty Code. The City will review for compliance with this chapter of the Stormwater Management Manual.

**Bay Doors and Other Interior Transfer Areas:** Because interior material transfer areas are not expected to accumulate precipitation, installation of floor drains is not required or recommended. It is preferable to handle these areas with a dry-mop or absorbent material. If interior floor drains are installed, they shall be plumbed to the City's wastewater facility or authorized pretreatment facility. Interior transfer areas may not be sloped to drain to the exterior of the building.

#### **3.6.4 Isolation**

**Loading Docks:** The first three feet of the paved area, measured from the building or dock face, shall be hydraulically isolated through grading, berms, or drains to prevent uncontaminated stormwater from running onto the area and carrying pollutants away.

**Bay Doors and Other Interior Transfer Areas:** Bay doors and other interior transfer areas shall be designed so that stormwater runoff does not enter the building. This can be accomplished by grading or drains. Interior surfaces may not drain or be washed down to the exterior of the building.

#### **3.6.5 Signage**

Signage shall be provided at the material transfer area and shall be plainly visible from all surrounding activity areas.

#### **3.6.6 Additional Requirements**

- A) **Bay doors and other interior transfer areas** shall provide a 10-foot "no obstruction zone" beyond the entrance within the building. This will allow the transfer of materials to occur with the truck or trailer end placed at least 5 feet inside the building, with an additional staging area of 5 feet beyond that. The "no

obstruction” zone shall be clearly identified on the stormwater management plan and on the building plan at the time of the building permit application. The area shall be identified at the facility by painting the “no obstruction zone” with bright or fluorescent floor paint.

**B) Shut-off valves will be required under the following situations:**

- 1) Site activity areas that are exposed to corrosives or oxidizers that can harm conveyance system components (such as battery acid).
- 2) Substances that do not settle or remain in one location, but are capable of being dissolved in or float on top of water (such as oil and grease). These substances can spread rapidly into downstream systems, causing widespread impacts and difficult clean-up situations.
- 3) Substances that are known to infiltrate through soils and contaminate groundwater.

Valves located in material transfer areas are typically left open to facilitate drainage during normal conditions, and immediately closed in the event of a spill.

Prior to transfer activities of harmful substances, the valves should be closed and only re-opened after the transfer is complete. The shut-off valves must be located on private property and downstream of the exposed area’s collection system.

All valves shall be installed and maintained in accordance with manufacturer specifications. For more information about shut-off valves and associated valve boxes, contact the Building & Permit Services at 541-682-5086.

## 3.7 EQUIPMENT AND/OR VEHICLE WASHING FACILITIES, EC 9.6795 (2)(f)

*Equipment and/or Vehicle Washing Facilities* include designated equipment and/or vehicle washing or steam cleaning areas, including smaller activity areas such as wheel washing stations.

### 3.7.1 Cover

The washing area shall be covered with a permanent canopy or roof so precipitation cannot come in contact with the washing activity area. Precipitation shall be directed from the cover to a stormwater destination that meets all applicable code requirements.

**Covers 10 feet high or less** shall have a minimum overhang of 3 feet on each side. The overhang shall be measured relative to the perimeter of the hydraulically isolated washing activity area it is to cover.

**Covers higher than 10 feet** shall have a minimum overhang of 5 feet on each side. The overhang shall be measured relative to the perimeter of the hydraulically isolated washing activity area it is to cover.

### 3.7.2 Pavement

A paved wash pad shall be placed under and around the washing activity area with asphalt or concrete that meets all applicable building code requirements. Sizing of the paved area shall adequately cover the activity area, including the placement of the vehicle or piece of equipment to be cleaned.

### 3.7.3 Drainage

The paved area beneath the cover shall be hydraulically isolated through grading, berms, or drains to prevent uncontaminated stormwater from running onto the area and carrying pollutants away. Drainage from the hydraulically isolated area shall be directed to the City's wastewater facility, or authorized pretreatment facility. Surrounding runoff shall be directed away from the hydraulically isolated washing pad to a stormwater destination that meets all applicable requirements of this manual.

### 3.7.4 Oil Control

All vehicle and equipment washing activities will be reviewed for needed oil controls to comply with the City's wastewater discharge limits. The following design criteria are established for oil/water separators discharging to a wastewater facility:

#### A) Washing Areas Protected with a Cover or Located Inside a Structure

- 1) Baffled oil/water separators and spill control (SC-Type) separators shall not be allowed for use with equipment and/or vehicle washing applications. *Note: activities and processes of a washing facility change over time and the introduction of heat and surfactants may occur.*
- 2) Coalescing plate separators shall be designed to achieve 100 ppm non-polar oil and grease in the effluent from the peak flow generated by the washing activity. Testing information must be submitted by the manufacturer of the unit that supports the 100 ppm effluent standard at the calculated flow rate.
  - a. Standard flow from a 5/8" hose is estimated to be 10 gpm.

- b. For specially designed washing units, check the vendor specifications for maximum flow rates.
- 3) Any pumping devices shall be installed downstream of the separator to prevent oil emulsification.
- 4) Separator details must be shown on the building plans submitted for permit, and shall match manufacturer specifications and details, including the unit flow rate, effluent water quality, and maximum process flow rate.

**B) On-site Wash Recycling Systems**

Wash recycling systems may be used for oil control as long as they can meet effluent discharge limits for the City's wastewater system. A detail of the wash recycling system and vendor specifications identifying effluent efficiencies shall be submitted as part of the building plans at the time of building permit application.

## **3.8 LAND WITH SUSPECTED OR KNOWN CONTAMINATION, EC 9.6795 (2)(g)**

### **3.8.1 Review and Permit Process**

In addition to local, state, and federal regulations requiring special handling and management of contaminated site soils, a review of groundwater and surface drainage may be necessary. As a result of these regulations, sites with suspected or known contamination will require a more detailed review process and may delay issuance of related building permits.

To research contaminant information, parties should refer to DEQ's Facility Profiler database, which can be found at: <http://deq12.deq.state.or.us/FP20/StartPage.aspx>

**If records indicate that a No Further Action (NFA) or a Record of Decision (ROD) exist for your site, you must contact DEQ prior to pre- and post-construction activities to ensure conditions of record are not violated. For technical questions related to site contamination and clean-up, contact the Land Quality Division of DEQ.**

**All regulatory Divisions or Departments of DEQ, as referenced in this section, can be reached by calling DEQ's Western Region Office at 1-800-844-8467.**

**Note: Even if DEQ does not have a site included in its tracking database, this does not mean that contamination may not be present.** At a minimum, if commercial or industrial history exists, a Phase I site assessment shall be performed prior to design.

### **3.8.2 Design**

Contaminants, media, and site conditions are unique to each parcel of land; therefore sites at risk for contamination shall be reviewed on a case-by-case basis.

### **3.8.3 Soil Management**

All stockpiles shall comply with the City of Eugene Erosion Prevention Ordinance (Administrative Order 58-03-01-F). In addition, stockpiles of contaminated soils shall be covered with temporary impervious film or sheeting (such as plastic).

Stockpile perimeters shall have a containment barrier on all four sides of every stockpile to prevent stormwater run-on and material run-off. Barriers can consist of concrete curbing, silt fencing, or other berming material, depending on the activity, size, and resources available.

Areas under stockpiles of contaminated soils are not required to be paved. However, an impervious layer shall be placed beneath the stockpile to protect uncontaminated areas from potential leachate.

### **3.8.4 Construction Dewatering**

All construction dewatering discharges resulting from groundwater or precipitation (rainfall) shall be evaluated for contamination before disposal methods can be approved. A dewatering plan shall be submitted with the stormwater management plan for City review and approval. All construction dewatering shall comply with the City of Eugene Erosion Prevention Ordinance (Administrative Order 58-03-01-F).

### **3.8.5 Post-Construction Water Reclaim or Re-Use Systems**

If surface drainage systems are the proposed resource, discharges are expected to contain no contaminants so as not pose a threat to City infrastructure. Review will verify that there is no interaction between groundwater and the surface.

Non-potable uses for plumbing fixtures and industrial equipment, *i.e.* cooling towers or boilers, will require the following:

- a) A discharge meter shall be installed on the outlet of the re-use system for sewer billing purposes.
- b) Industrial equipment bleed-offs or drain valves shall have discharges routed to the wastewater line of the facility.
- c) Overflows from the re-use system shall be plumbed to sanitary and may require a wastewater discharge permit.

### **3.8.6 Laboratory Analysis Reports**

Laboratory analysis reports are required to identify the characteristics and levels of contamination in the soils and groundwater of a site.

An additional review process will be applied to these reports to determine regulatory authority and requirements. Testing and analysis are highly recommended prior to building permit applications. DEQ permitting and/or review may be required if contaminants are found, and levels of contamination appear to exceed the City's local discharge regulations. This may delay issuance of related building permits.

Lab analysis reports shall include the following information:

- a) Analysis reports shall identify the elevation of the seasonal water table and identify the depth of any perched water aquifers.
- b) Analysis reports shall identify the method of laboratory testing, the detection level and analytical method for detection, and the depth of any found contaminants in the soils.
- c) Minimum test parameters for base line contaminants shall include: metals (arsenic, cadmium, chromium, copper, lead, mercury, molybdenum, nickel, selenium, silver, and zinc), PH 505-12.0, TPH (total petroleum hydrocarbons), and BTEX (benzene, toluene, ethyl-benzene and xylene).
- d) Test parameters may be required to include other contaminants as identified through historical data, research and environmental assessments.

### **3.8.7 Permanent Monitoring Points**

To ensure compliance with local discharge regulations, a suitable monitoring point may be required to monitor groundwater discharges to an off-site City sewer system. Monitoring requirements will be identified as part of the review process of the laboratory analysis reports and the building permit application. If monitoring is necessary, a permanent structure (such as a sampling manhole or flow through vault) shall be installed on the discharge line of the subsurface drainage system.

Structure type and location will need to be approved by the City, complying with Eugene Code. For technical assistance on suitable monitoring points, contact PW staff at 541-682-8616.

### **3.9 COVERED VEHICLE PARKING STRUCTURES, EC 9.6795 (2)(h)**

*Covered Vehicle Parking Structures* include enclosed buildings, not including single-level covers such as canopies, overhangs, and carports, used to cover parked vehicles.

#### **3.9.1 Drainage**

Stormwater runoff **from the top floor** of a multi-level parking structure shall be directed to a stormwater destination that meets all water quality requirements of this manual and any other applicable code requirements.

Drainage **from lower floor** of a multi-level parking structure is not expected to accumulate significant amounts of precipitation runoff and drainage facilities are not required for the lower floors. If the applicant elects to install drainage facilities, the drainage from the lower floors shall be directed to an approved City wastewater facility.

#### **3.9.2 Adjacent, Uncovered Portions of the Site**

The surrounding uncovered portions of the site shall be designed so stormwater does not enter the covered parking areas. This can be accomplished through grading, drains, or exterior walls.