Description
This category includes businesses that both conduct their own mobile cleaning or “power washing” activities and those that are hired as contractors to conduct these activities. Mobile cleaning differs from other cleaning activities in that the cleaning is not conducted in a dedicated, fixed location with a wastewater capture and treatment system connected to the sanitary sewer system. This category includes mobile cleaning or power washing of flat surfaces including:

- Sidewalks and plazas
- Parking areas, driveways, and drive-throughs
- Restaurant / food handling cleaning and storage areas
- Building exteriors, roofs, and decks
- Painted surfaces being cleaned to remove paint or graffiti
- Graffiti removal

Information specific to: transportation-related cleaning, food service business-related cleaning, or cleaning of amenities is provided in other guide sheets.

Pollutant Sources
The following are sources of pollutants:

- Using harmful cleaning chemicals – including soaps as well as solvents
- Removing toxic materials such as oil, antifreeze, and grease from parking lots, sidewalks, and other surfaces
Generating polluted wash water from activities such as wet sand blasting of buildings to remove paint

Pollutants can include:

- Heavy metals (copper, lead, and zinc)
- Oils and greases
- Trash
- Sediment
- Toxic organic compounds

Highly polluted sites can generate hazardous waste including:

- Oil-saturated absorbents (but not oil-saturated rags, which can be cleaned at an industrial laundry)
- Wash water that contains lead paint chips
- Solvent cleaners

**Approach**

The potential for generating stormwater pollution as part of these activities requires extra attention because by definition these activities are conducted outside with water (and sometimes chemicals) for the purpose of removing residues, dirt, and debris. Make stormwater pollution prevention BMPs and proper wastewater disposal a part of standard operating procedures and the employee training program. Provide employee education materials in the first language of employees, as necessary.

Use the following four-step approach:

1. Do dry cleanup before washing down
2. Wash without soaps and solvents
3. Keep polluted water out of storm drains
4. Dispose of wastewater correctly and legally
**Source Control BMPs**

The best management practices are listed by activity or area in the table below. Discharging wastewater to the sanitary sewer must be performed in accordance with local regulations.

<table>
<thead>
<tr>
<th>Type of Surface</th>
<th>Cleaning Method</th>
<th>Proper Disposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sidewalks, plazas</td>
<td>□ Dry cleanup first, wash without soap.</td>
<td>□ Screen wash water, if needed, to catch debris then discharge to landscaping, or to a gutter, street, or storm drain.</td>
</tr>
<tr>
<td></td>
<td>□ If necessary to wash with soap, temporarily block the storm drain or contain runoff.</td>
<td>□ Discharge to landscaping or collect water and pump to the sanitary sewer.</td>
</tr>
<tr>
<td></td>
<td>□ Use absorbents to pick up oil; then dry sweep.</td>
<td></td>
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<tr>
<td></td>
<td>□ Clean with or without soap.</td>
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</tr>
<tr>
<td>Parking areas, driveways, drive-throughs</td>
<td>□ Temporarily block the storm drain or contain runoff.</td>
<td>□ Collect water and pump to the sanitary sewer.</td>
</tr>
<tr>
<td></td>
<td>□ Use absorbents to pick up oil; then dry sweep.</td>
<td>□ <em>Check the local wastewater authority’s requirements for discharge.</em></td>
</tr>
<tr>
<td></td>
<td>□ Clean with or without soap.</td>
<td></td>
</tr>
<tr>
<td>Restaurant/food handling dumpster areas, grease storage</td>
<td>□ Temporarily block the storm drain or contain runoff.</td>
<td>□ If you must use water after sweeping/using absorbents, collect water and pump to the sewer.</td>
</tr>
<tr>
<td></td>
<td>□ Perform an initial dry cleanup using a broom.</td>
<td>□ <em>Check the local wastewater authority’s requirements for discharge.</em></td>
</tr>
<tr>
<td>Building surfaces, decks, etc., without loose paint</td>
<td>□ Use high-pressure water, no soap.</td>
<td>□ Screen wash water, if needed, to catch debris</td>
</tr>
<tr>
<td></td>
<td>□ Block the storm drain or contain runoff.</td>
<td>□ Discharge to landscaping, or to a gutter, street, or storm drain.</td>
</tr>
<tr>
<td></td>
<td>□ Use soap or acid wash to remove deposits, wood restorer, or other chemicals.</td>
<td>□ Make sure pH is between 6 and 10</td>
</tr>
<tr>
<td>Unpainted building surfaces, wood decks, etc.</td>
<td>□ Block the storm drain or contain runoff.</td>
<td>□ Discharge to landscaping or collect wash water into a tank and pump to the sanitary sewer.</td>
</tr>
<tr>
<td></td>
<td>□ Use soap or acid wash to remove deposits, wood restorer, or other chemicals.</td>
<td>□ <em>Check the local wastewater authority’s requirements for discharge.</em></td>
</tr>
</tbody>
</table>
Painted surfaces being cleaned to remove paint or graffiti

- Temporarily block the storm drain or contain runoff.
- Use cleaning method which minimizes use of water.
- Collect wash water in a tank and pump to the sewer, or dispose as hazardous waste, as appropriate.
- Call the local municipal wastewater agency or check the CalRecycle Website for help in determining whether the paint contains toxic pollutants or if the solvent cleaners you use are hazardous.

Graffiti removal

- Temporarily block the storm drain or contain runoff.
- Wet sand-blast.
- Direct all runoff to a landscaped or unpaved area or follow instructions above for painted surfaces.

**Treatment Control BMPs**

The use of self-contained, mobile wastewater collection/treatment units may be appropriate and cost-effective for some mobile cleaning activities.

**References**


