



Planning & Development Services

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Planning & Development Services Building Division Policy

Title: Construction Site Concrete Washout Policy

Code Name: Boise City Code – Construction Site Erosion Control Ordinance

Code Sections: 9-14-2-4: Erosion, Sediment and Fugitive Dust Control Standards
Item K

Code Language: K. Washout Basins: Washout basins for concrete, stucco, non-VOC paints, drywall adhesive and similar substances;

Scope of Policy: All construction sites that use concrete or similar cementitious substances are required to have a designated washout area. Concrete washout water (washwater) must not be allowed to run off site or leak into the ground and must be rinsed into a leak-proof containment system. All waste material rinsed from a truck, bucket, wheelbarrow, or from hand tools is considered washwater and must be conducted in the washout area. This policy outlines general provisions, construction, installation and use of acceptable washout areas.

Policy:

WASHOUT AREA GENERAL PROVISIONS

1. A designated washout area must be provided, prior to placement of concrete or other materials, for all subcontractors on site who work with concrete and similar substances.
2. Washout area must be marked by signage and be accessible to all vehicles that will handle concrete or similar substances that need to be washed out. Workers/trades should be notified of the location and be trained for appropriate use.
3. Excess concrete and similar substances that have not had water added may be dumped onto the ground prior to conducting washout, in order to increase the volume capacity of handling washwater.
4. Track-out of mud from accessing the designated washout area is not allowed. A stabilized rock access may be required to prevent track-out.
5. Do not locate a washout area within 50 feet of storm drain inlets or surface waters.
6. Washout areas must be inspected and maintained throughout the duration of the project.

WASHOUT AREA CONSTRUCTION, INSTALLATION & USE

1. Washout area must be a leak-proof container or lined pit that retains all concrete washwater. Commercially available containers or leak-proof systems constructed on site are acceptable.
2. Washout areas should be sized accordingly to accommodate the project through all phases of the project that require washout and/or equipment rinsing. Multiple containments for large sites are recommended.
3. Excavated pits must be lined with minimum of a single layer of 10-mil liner, or two layers of 6-mil liner. The pit must not to be dug in an area where it will come into contact with groundwater or receive stormwater runoff from surrounding areas.
4. Commercially available washout containers must be maintained and used to manufacturer/service provider specifications.
5. Prohibited products may include: Silt fence, unlined hay bales, unlined earthen embankments, and other practices that may allow concrete washwater to leak out of the containment area or to come in direct contact with the ground.
6. All trucks and equipment must be able to access and use the washout area. Dumping uncontained washwater next to the washout area is prohibited. If using a pump truck, washout is best conducted off-site at the pump truck facility.
7. Washout areas must be inspected regularly and cleaned or replaced when $\frac{3}{4}$ full. Overflowing washwater from the washout area is a violation. Prevent rain or other sources of water from overflowing the washout by covering the washout during wet weather.
8. Washout material must be dried and properly disposed of as solid waste.

Intent: The intent of this policy is to outline general, construction, installation and use provisions of concrete washout areas. The policy clarifies what is considered an acceptable concrete washout practice, requiring the use and maintenance of a leak-proof concrete washout area. Concrete washout water contains toxic heavy metals and is corrosive and caustic, with a pH between 11-12. Uncontained, leaked, or spilled washout water, even when dry, combines with stormwater and flows offsite to a storm drain, damaging aquatic life in receiving surface waters. Washout water allowed to soak into the bare ground can contaminate groundwater, leave behind toxic heavy metals on the site, and negatively impact soil chemistry. This is an environmental hazard in construction that requires prevention.

Dumping or leaking of washwater onto bare ground or a paved surface will result in a failed inspection, which may include re-inspection fees, stop work order, suspension of all trade inspections on the project and/or citation, until an acceptable washout area is provided and/or cleaned up and compliant.



Jason Blais
Building Official



Effective Date



Bob Archibald
Building Inspection Supervisor

Date Retired