



Environmental Issues in Real Estate

Pollution Prevention Programs

In 1991 the Arizona legislature adopted a Pollution Prevention Policy in an effort to *prevent* pollution, not just control it. The goals of a [Pollution Prevention Program](#) are to reduce waste generation and toxic substance use. Critical elements in creating a useful Program include facilities having: 1) a clear understanding and direction, 2) identified wastes and emissions, 3) established goals, 4) a qualified person to lead the program, and 5) a management supportive of the program. Vital techniques include toxic substance use reduction, recycling of wastes or secondary materials, source reduction or elimination, waste minimization, reuse, and/or reclamation, water and energy conservation, and substitution for less toxic substances. Besides protecting the environment, implementing a Pollution Prevention Program can actually save money for business of all sizes and it does not have to be time consuming. Remember, an ounce of prevention is worth a pound of cure!

City of Phoenix Storm Water Programs

With the quality of water in the valley becoming an increasing concern, in 1995 the [Pollution Prevention \(P2\) Program](#) was initiated by the City of Phoenix with the goals of reducing hazardous material use and eliminating hazardous waste generation. Storm water codes have become more stringently enforced for many facilities. The city has made available [Best Management Practices guidance](#) for a variety of facilities in an effort to reduce pollution and enhance compliance with city codes.

Arizona Pollutant Discharge Elimination System (AZPDES)



Chemical Contamination and Oil Sheen Indicate a Pollution Pathway

In December 2002, Arizona was granted authority by the Environmental Protection Agency (EPA) to operate the [National Pollutant Discharge Elimination System \(NPDES\) Permit Program](#) on the state level. The [AZPDES](#) Permit Program applies to any facility that discharges pollutants into waters of the United States. These include both wastewater and [storm water sources of pollution](#). Municipal storm water systems and/or a water of the U.S. can be impacted by normal storm water runoff, and general permits are typically sufficient for most facilities. However, an individual permit may be necessary when activity at a facility do not meet general permit requirements. In these cases, an individual permit is tailored for the site. It is the applicant's responsibility to determine which permit is appropriate for their facility. Click [here](#) to view the NPDES Water Pollution Discharge Chart.

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Storm Water Discharge can Carry with it a Wide Range of Pollutants

Did You Know???

According to the Environmental Protection Agency, storm water runoff is accountable for 30% of the pollutants in the nation's waters!