



## Building Demolition Reference Guide

The following reference material is to be used when demolishing buildings or structures as a guide to facilitate compliance under the current Davidson County, **Metro Water Services (MWS) environmental regulations**. However, in order to insure compliance within Metro Nashville/Davidson County, persons conducting demolition activities must be aware of *all* pertinent Metro, State, and Federal regulations and not simply those contained within this document.

During every demolition project, numerous pollutants are liberated, both from the materials used to construct the building and from materials that may have been used or stored inside the building itself. These pollutants may include airborne materials such as asbestos, or water-soluble materials such as heavy metals, toxic organic compounds, and solids (dust). During a rain event, these pollutants dissolve or suspend in the stormwater and are transferred into Metro's Municipal Separate Storm Sewer System (MS4). This MS4 includes all storm drains, roads, ditches, culverts, and parking lots that are designed to route **clean/unpolluted stormwater**, safely into the streams of Metro Nashville/Davidson County.

The NPDES division of MWS has the specific task of monitoring all discharges into this MS4 for the purpose of maintaining the water quality of the streams within Davidson County. If not addressed properly on site, the pollutants produced by demolition activities will enter the MS4 and be routed to a nearby stream. **These pollutants will then damage this stream and the aquatic life within it.** Nearly all pollutant discharges into the MS4 and streams (including pollutants liberated and discharged during demolitions) are deemed "Illicit Discharges" and are illegal in Davidson County under Metro Code of Laws (Metro Code) §§ 15.64.205. If you have questions, contact the MWS NPDES office at (615) 880-2420.

Fortunately, the same [Best Management Practices \(BMPs \(vol.4 link\)\)](#) applied on general grading sites (such as those used to control sediment and dust) also work effectively in keeping demolition pollutants on site. Silt fence, storm drain covers, and storm drain insert filters are just a few of the BMPs that can be utilized to control these pollutants on site and prevent them from migrating into the MS4 or nearby streams.

It is also important to note **that demolition projects not exempted by section 3.4 of the MWS Stormwater Management Manual require a MWS grading permit (link)** before the demolition work may take place.

Also, be sure to recycle or dispose of demolition debris properly utilizing [Nashville's Construction and Demolition Material Recycling Directory](#).

Thank you very much for recognizing the importance of our streams as a valuable natural resource and your help in the protection and improvement of the streams within Metro Nashville/Davidson County.

This publication is a public service of:  
Metro Water Services  
NPDES Program  
Storm Water Quality Control Team  
1607 County Hospital Road  
Nashville, TN 37218  
Phone (615) 880-2420



Metro Water Services is in the process of complying with all appropriate Americans with Disabilities Act Guidelines. For additional information contact Joseph A. Estes, Sr., 1600 2<sup>nd</sup> Avenue North, Nashville, TN 37208-2206; telephone 615-862-4862.