



Standard Operating Procedures:

Renovation and Significant Exterior Maintenance Activities

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Version: 1

Review Frequency: Annual

Scope

This procedure applies to all renovation and significant exterior maintenance activities at the University of Virginia (UVA) that are not covered under an active Virginia Stormwater Management Program (VSMP) construction general permit. This procedure covers activities related to painting, roof resealing, and HVAC coil cleaning.

Responsibility

Anyone performing renovation or significant exterior maintenance activities on UVA property must comply with this procedure.

Procedures

1. **Painting**

- a. When power washing prior to painting or power washing old paint off of a building, follow the procedures outlined in the [Exterior Surfaces Washing SOP](#). Paint removal by mechanical and/or chemical means that do not generate wastewater is recommended.
- b. Painting should only be conducted during dry weather conditions. Do not paint when rain is predicted in accordance with manufacturer's application instructions. Follow all manufacturer's instructions.
- c. Use cloths or drip pans as needed when mixing and applying paint to protect surfaces that are not intended to be painted.

Renovation and Significant Exterior Maintenance Activities

- d. Store paints and other chemicals under cover when not in use and at the end of the workday.
- e. When cleaning up at the end of painting, supplies must be washed as described in the Moveable Vehicles or Equipment section of the [Exterior Surfaces Washing SOP](#), in a janitorial sink, at the contractor's shop, or at an on-site wash location set up for collection of wash water for proper disposal. Under no circumstances should paint brushes be washed over storm drains.
- f. Leftover paint should be saved for reuse or disposed of properly, either through [coordination with UVA Environmental Health and Safety](#) or by allowing residual leftover paint to harden in the can prior to disposal in a dumpster. Containers with leftover paint that is still in liquid form may not be put in dumpsters or other municipal waste bins.

2. Roof Resealing

- a. Rinse water containing a cleaning product applied prior to roof resealing must be captured so that it does not enter the storm sewer system, following the procedures outlined in the [Exterior Surfaces Washing SOP](#).
- b. Roof resealing should only be conducted during dry weather conditions. Do not conduct roof resealing related activities when rain is predicted in accordance with manufacturer's application instructions. Follow all manufacturers' instructions.
- c. Chemicals associated with roof resealing should be covered when not in use and at the end of the workday.
- d. Leftover chemicals should be saved for reuse or disposed of properly. [Contact Environmental Health and Safety](#) for proper chemical disposal options.

3. HVAC Coil Cleaning

- a. Activities related to HVAC coil cleaning should follow the procedures outlined in the [Exterior Surfaces Washing SOP](#).