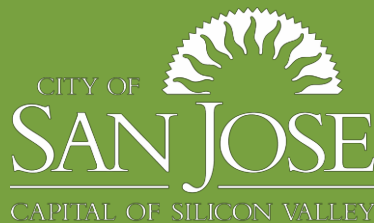


Managing PCBs-Containing Materials During Demolitions

Polychlorinated Biphenyls (PCBs) Screening Assessment Applicant Guide



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Disclaimer

The material presented in this document is intended solely for the implementation of a municipal regulatory program required by the San Francisco Bay Region Municipal Regional Stormwater NPDES Permit for the protection of water quality under the Clean Water Act.

The City of San José provided the guidance herein to assist demolition permit applicants (applicants) with the process of completing the required Polychlorinated Biphenyls (PCBs) Screening Assessment Form.

This document does not address other environmental programs or regulations (e.g., PCBs regulations under the Toxic Substances Control Act; federal, state or local regulations for hazardous material handling and hazardous waste disposal; health and safety practices to mitigate human exposure to PCBs or other hazardous materials; recycling mandates; and abatement at sites with PCBs (or other contaminants). The applicant is responsible for knowing and complying with all relevant laws and regulations.

The mention of commercial products, their source, or their use in connection with information in this document is not to be construed as an actual or implied approval, endorsement, recommendation or warranty of such product or its use in connection with the information provided by the City of San José.

This disclaimer is applicable to all City of San José documents associated with the management of PCBs-containing materials during demolition, whether information is obtained in hard copy form, electronically, or downloaded from the Internet.

Process Overview

This document provides instructions for completing the PCBs screening assessment to be conducted by demolition project proponents (applicants). A flow chart illustrating the processes is provided on page 3.

Applicants proposing to demolish buildings must conduct the PCBs screening assessment. Through the PCBs screening assessment, applicants will:

- 1) Determine whether the building proposed for demolition is likely to have PCBs-containing building materials; and
- 2) Determine whether PCBs are present at a concentration equal to or greater than 50 parts per million (ppm) in building materials.

Use the *PCBs Screening Assessment Form* to summarize and certify the information required by the City of San José to issue the demolition permit. The form is divided into four parts:

- **Part 1** provide applicant information and project location.
- **Part 2** complete the questions to identify whether the project involves an *applicable structure*. If the demolition does not involve an applicable structure, the form may be certified and submitted without completing Part 3.
- **Part 3** complete the questions to provide the concentrations of PCBs in any *priority building materials*.
- **Part 4** certify the information being submitted.

Note that fluorescent light ballasts, polyurethane foam furniture, and Askarel fluid used in transformers, all of which may contain PCBs, are typically managed during pre-demolition activities under current regulations and programs that require removal of universal waste and outdated transformers. For this process it is assumed that those materials will be evaluated and managed under those existing programs.

This screening process is part of a program for water quality protection and was designed in accordance with requirements in the MRP.¹ It does not address other environmental programs or regulations (e.g., PCBs regulations under the Toxic Substances Control Act; federal, state or local regulations for hazardous material handling and hazardous waste disposal; health and safety practices to mitigate human exposure to PCBs or other hazardous materials; recycling mandates; or abatement at sites with PCBs (or other contaminants). **The applicant is responsible for complying with all relevant laws and regulations. See the Notices to Applicants section for additional information.**

Water quality within the San Francisco Bay Region is regulated by the San Francisco Bay Area Regional Water Quality Control Board (Regional Water Board).

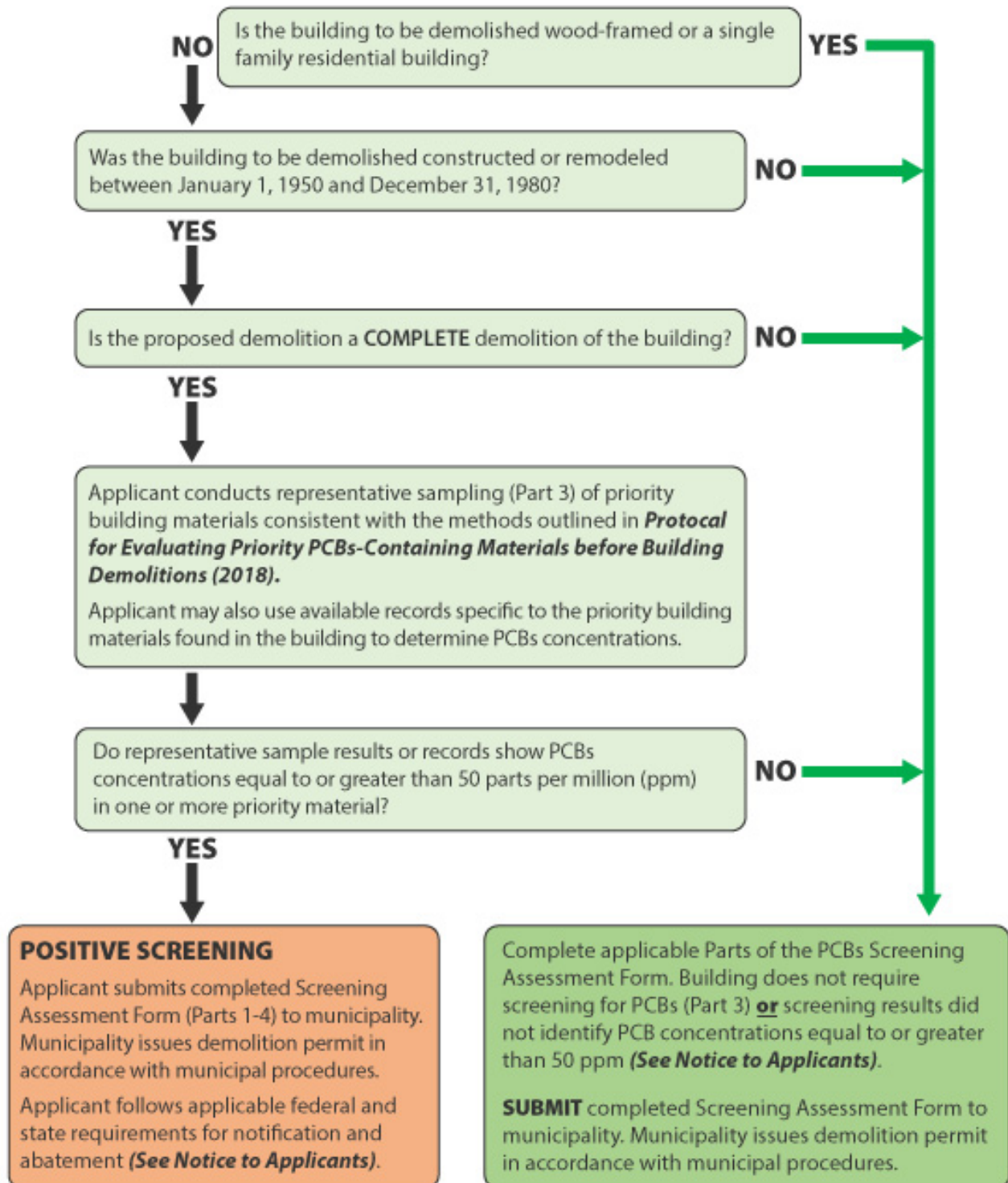
In 2015, the Regional Water Board reissued the Municipal Regional Permit (MRP)¹ that regulates discharges of stormwater runoff. The MRP includes provisions for reducing discharges of polychlorinated biphenyls (PCBs) in stormwater runoff and requires municipalities to develop a program to manage priority PCBs-containing building materials during demolition and implement the program by July 1, 2019.

Existing federal and state regulations create the framework for managing PCBs in building materials once those PCBs are identified through this program and for disposing of wastes containing PCBs.

¹ A National Pollutant Discharge Elimination System (NPDES) permit, Order No. R2-2015-0049, issued to municipalities in the counties of Alameda, Contra Costa, San Mateo and Santa Clara and the Cities of Fairfield, Suisun City and Vallejo

PCBs Screening Assessment Guide

PCBs screening assessment must be completed prior to applying for a demolition permit.



Applicant Instructions for Completing the PCBs Screening Assessment Form

Applicants for demolition permits or other permits that involve the complete demolition of a building must conduct an assessment to screen for PCBs in priority building materials. Use the PCBs Screening Assessment Form to summarize and certify the information needed by the City of San José to issue a demolition permit.

If the project includes the demolition of multiple buildings complete one form for each building to be demolished.

Part 1. Owner and project information

Complete the owner and consultant information and the project location information.

For the Type of Construction select one of the following options:

- **Wood Frame** (Buildings constructed with lumber or timbers, which make up the studs, plates, joists and rafters.)
- **Masonry Construction** (Buildings constructed with concrete blocks or bricks as the load bearing walls typically with the floors and ceilings constructed with wooden joists.)
- **Steel Frame Construction** (Buildings constructed with steel studs or steel columns and steel joists or trusses to support floors and roofs. Includes light gauge steel construction and high-rise steel construction.)
- **Concrete Frame** (Buildings constructed with reinforced concrete columns, concrete beams and concrete slabs.)
- **Pre-Engineered** (Buildings constructed with pre-engineered parts bolted together.)

Part 2.

Is building subject to the screening requirement based on type, use and age of the building?

Part 2 documents the determination of whether the proposed demolition will affect an applicable structure. If the demolition does not affect an applicable structure, then the assessment is complete, and the form can be certified.

This determination screens out buildings that are a lower priority in regard to PCBs-containing materials and provides an off-ramp from the rest of the screening process.

Question 2.a: Is the building to be demolished wood framed and/or single family residential?

- If YES, the PCBs Screening Assessment is complete; skip to the certification in Part 4.
- If NO, continue to Question 2.b.

Question 2.b: Was the building to be demolished constructed or remodeled between January 1, 1950, and December 31, 1980?

- If YES, continue to Question 2.c.
- If NO, the PCBs Screening Assessment is complete; skip to the certification in Part 4.

Key Definitions

Demolition means the wrecking, razing or tearing down of any building. The definition is intended to be consistent with the demolition activities undertaken by contractors with a C-21 Building Moving/Demolition Contractor's License.

Priority Building Materials are:

1. Caulk;
2. Thermal insulation;
3. Fiberglass insulation;
4. Adhesive mastics; and
5. Rubber window gaskets.

Buildings are structures with a roof and walls standing more or less permanently in one place. Buildings are intended for human habitation or occupancy.

Applicable Structures are defined as buildings constructed or remodeled between January 1, 1950 and December 31, 1980. Wood framed buildings and single-family residential buildings are not applicable structure regardless of the age of the building.

Question 2.c: Is the proposed demolition a complete demolition of the building (as defined in key definitions of this document)?

- If YES, continue to Part 3.
- If NO, the PCBs Screening Assessment is complete; skip to the certification in Part 4.

Studies have found the highest concentrations of PCBs in building materials in buildings that were built or remodeled from 1950 to 1980.

For this process, the date that the building permit was issued will be used to determine applicability.

Part 3. Report concentrations of PCBs in priority building materials

Part 3 documents the results of the assessment of PCBs concentrations in priority building materials. Part 3 is only required for proposed demolition of an applicable structure, as determined in Part 2. Check the option used.

- **Option 1** Conduct representative sampling and analysis of the priority building materials per the *Protocol for Evaluating Priority PCBs-Containing Materials before Building Demolition (Protocol)* provided.
- **Option 2** Use existing sampling results of the priority building materials. Applicants who have conducted sampling prior to the publication of the protocol may use that data provided it is consistent with the Protocol (e.g., analytical methods, sample collection frequency, QA/QC). It is anticipated that prior sampling results will rarely be available and that most Applicants will follow Option 1.

3.a Option 1 – Conduct representative sampling

Check this box if you conducted representative sampling and analysis of the priority building materials per the *Protocol for Evaluating Priority PCBs-Containing Materials before Building Demolition*.

- Attach the applicable tables for each priority building material.
- Attach the Contractor's Report
- Attach the QA/QC checklist.
- Attach copies of the analytical data reports.

3.a Option 2 – Use existing sampling records

In some cases, a property owner may have conducted sampling of the priority building materials for PCBs. If such data exist, you may use these data to demonstrate the concentration of PCBs in the priority building materials for the PCBs screening. However, the sampling must be consistent with the *Protocol for Evaluating Priority PCBs-Containing Materials before Building Demolition*.

- Attach the applicable tables for each priority building material.
- Attach the Contractor's Report and include a statement of how the results are consistent with the *Protocol for Evaluating Priority PCBs-Containing Materials before Building Demolition*.
- Attach copies of the analytical data reports.

Part 3. Report concentrations of PCBs in priority building materials (*continued*)

Part 3 Tables Summarize concentrations of PCBs in priority building materials

Use these tables to summarize the concentrations of PCBs in priority building materials.

- Each page of the table is for a different material. Duplicate the pages as needed to report all concentration data.
- A blank page is provided. Applicants have the option of submitting PCBs concentration data on other materials in addition to priority building materials.

Column 1: Required for all priority building material PCBs concentrations

- Use column 1 to report all PCBs concentrations in the priority building materials. Provide short description of the sample location and concentration.

Column 2: Required only for PCBs concentrations ≥ 50 ppm

- Use column 2 to estimate the amount of material associated with each sample.

Part 4. Certification

- Complete the certification. The certification must be signed by the property owner or the owner's agent or legal representatives and the consultant who complete the application form.