

Environmental Management Practices



Activity: Buildings Renovation and Demolition

EMP No. D-2

Description:

To prevent or reduce the release of contaminants associated with building renovation or demolition projects

Targeted Activities:

Building renovation
Building demolition

Development EMPs:

- Asbestos and lead-based paint
 - For demolition or renovation activities, asbestos containing materials should be identified and either removed or properly managed by a licensed professional
 - Lead-based paint should be identified and removed by a licensed professional. For demolition projects, lead-based paint may not have to be removed.
 - Adequate protective equipment should be worn during sampling and abatement procedures
- All abatement should be performed in accordance with local, state, and federal requirements.
- Consider recycling of construction debris
 - Concrete and other pavements
 - Steel
 - Wood and glass
- Demolition debris must be stored and disposed of properly
 - Cover construction debris and stockpiles when feasible
 - Remove material properly from the site
 - Store material in appropriate containers where feasible
- Electrical equipment
 - All electrical equipment should be tested to determine if PCBs are present
 - All PCB-containing equipment should be handled by licensed professionals
 - Remove all PCB-containing equipment before demolition or renovation

Potential Pollutants:

Asbestos
Lead
Dust
Sediments
Petroleum Hydrocarbons
PCBs

Target Environmental Media:

Surface water
Air
soil
Ground water

US Regulatory Requirements & Guidance:

40 CFR 50 -99 Clean Air Act Regulations
40 CFR 117.3 Determination of Reportable Quantities for a Hazardous Substance
40 CFR 122-124 NPDES Regulations for Storm Water Discharges
40 CFR 260-262, 268, and 270-272 Hazardous Waste Management
40 CFR 264-265 Preparedness, Prevention and Contingency (PPC) Plan
40 CFR 401 Effluent Limitation Guidelines
49 CFR 171-173, 175, and 177 Department of Transportation (DOT) Regulations
State and Local Regulations as appropriate to the Port

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Development EMPs *continued*:

- Refrigerants
 - Chlorofluorocarbons (CFCs) from refrigeration systems should be handled by licensed professionals
 - CFCs should be disposed of in accordance with local, state, and federal regulations
- Mercury Containing Lamps
 - Waste mercury containing lamps (WMCL) including fluorescent, metal halide, and high pressure sodium lamps should be identified and a management plan should be developed.
 - WMCLs can be disposed of at a hazardous waste landfill or recycled
 - Do not crush WMCLs
 - Place broken WMCLs in containers that prevent releases
 - Properly label containers and store containers away from high traffic areas
- Sandblasting
 - Sand blast should be nondegradable and inert
 - Blast in downward direction whenever possible. Install wind sock to monitor wind direction
 - Install dust shielding around sandblasting areas
 - Collect and dispose of all spent sandblast grit, use dust containment fabrics and dust collection hoppers and barrels.
 - If sandblast media cannot be fully contained, construct sediment traps downstream from blasting area where appropriate
 - Install misting equipment to remove sandblast grit from the air
 - Prevent runoff from misting operations from entering drainage systems
 - Use vacuum grit collection systems where possible
- Painting
 - Use factory - mixed paints. Do not dilute or “cut” paint with solvents
 - Enclose painting operations where possible
 - Recycle residual paints and solvents
 - Ensure used paints are not poured on the ground or near storm drains
- Concrete Waste
 - Provide designated cleaning area that restricts runoff.
 - Do not allow cleaning off-site in an uncontrolled area

Considerations:

- Properly train employees on safe building demolition and renovation techniques
- Conduct frequent inspection of demolition area
- Ensure equipment is properly maintained and in good working order