## 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:

<table>
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<th>Description</th>
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| ■ 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 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
Environmental Management Practices

EMP No. D-2

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 clearing 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