



Voluntary Cleanup Program/Brownfields

Tips for Building Demolition and Foundation Removal

The following information is helpful when planning for building demolition, foundation removal and redevelopment work under the Voluntary Cleanup Program (VCP). This Fact Sheet focuses on the building footprint only, although it may also be relevant to characterization and cleanup efforts on the remainder of the site. Please coordinate with the VCP Project Manager to develop the appropriate workplans in advance of the work.

- Materials Management Plan (MMP)- An MMP should include procedures to manage any chemicals, unknown containers, fluids or any other potentially hazardous materials that could be left on site after the tenants vacate the properties. The MMP should include the collection and temporary storage of the materials and steps for proper disposal. Disposal documentation will be necessary when any hazardous materials/contaminants are removed from the site.
- Oversight Frequency- An environmental professional (EP) should monitor the vertical demolition for unknown environmental concerns that may arise. An EP should be onsite frequently as the foundations are removed or any intrusive activities are conducted.
- Health & Safety- An accordance with the Voluntary Cleanup Agreement (VCA), once the tenants leave the property, all workers on the VCP site must have current OSHA HAZWOPER certifications.
- Onsite Coordination- Coordination between the EP and all contractors on-site is essential to ensure procedures are followed. Pre-construction meetings are encouraged.
- Building Survey – Prior to demolition, survey the building foot print for future reference.
- Sampling Plan- Prior to removing the foundations, a strategy should be developed to identify, map (GPS) and evaluate potential discharge locations such as drains, pits, sumps, catch basins, staining, etc., and include confirmation sampling for other areas under the foundations.
- Regulated Building Materials – It is important to verify and document that assessment/abatement of regulated building materials such as light ballasts, asbestos containing material (ACM) and lead based paint (LBP), has been conducted in compliance with current rules and regulations. In addition, it is important to provide documentation that any demolition plans include a Storm Water Pollution Prevention Plan, Fugitive Dust Plan, measures to prevent track out and site security to keep workers and the public safe.
- Remediation Outside MMP - Sources of contamination identified under foundations and surfaces will need to be addressed under a Remedial Action Plan (RAP), which is subject to a 30-day public comment period prior to commencing the cleanup. Alternatively, characterization under the foundation(s) can be completed in a RAP, which may allow cleanup to commence as issues are encountered and reduce mobilization costs.

Key Aspects of an MMP

- Identify materials to be addressed.
- Discuss how materials will be stored and managed (e.g., covered, lined with a berm).
- Discuss sampling procedures.
- Provide a final report documenting disposal, including all disposal manifests.
- Include a contingency plan in the event additional materials are encountered.
- Discuss frequency the Environmental Professional is on-site.
- Discuss contractor health and safety.
- Include DERR notifications/coordination.
- Discuss trucking material off-site and track out management.