San Francisco Bay Area Municipal Requirements Related to Deconstruction and PCBs

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Many Bay fish are not safe to eat

Fish consumption advisories led to the development of a pollution “diet” for PCBs and Mercury known as a “Total Maximum Daily Load” or TMDL
Municipal Regional Stormwater Permit (MRP) Provision C.12.f: Manage PCBs-containing building materials during demolition or deconstruction

- Manage PCBs-containing materials during demolition or deconstruction
  - Ensure PCBs are not discharged to storm drains when applicable buildings are demolished or deconstructed
  - Include a method for identifying applicable buildings prior to demolition or deconstruction
  - Provide for the necessary authority to implement the program
  - Test, remediate and dispose properly, when required
- Applicable to buildings constructed/remodeled between Jan 1, 1950 & Dec 31, 1980
- The requirements do not apply to wood frame buildings or single-family residences
BASMAA developed guidance and support materials for regional consistency

- Identified high priority PCBs-containing building materials: *caulk, thermal insulation, fiberglass insulation, adhesive mastics and rubber window gaskets*
- Developed a protocol for managing PCBs-containing materials during building demolition and deconstruction
- Developed model regulatory processes that can be incorporated into the building demolition and deconstruction permitting process