

## New Program to Manage PCBs during Building Demolition

**Purpose of the Program:** PCBs have been detected at elevated levels in certain sport fish in San Francisco Bay. To make the fish safer to eat and protect human health, PCBs sources to the Bay need to be identified and controlled. Urban stormwater runoff is considered a significant pathway for PCBs to enter the Bay. The Regional Water Quality Control Board has therefore required that Bay Area municipalities address potential sources to urban runoff, including certain building materials (e.g., caulks/sealants, insulation) that may contain PCBs and enter storm drains during building demolition.



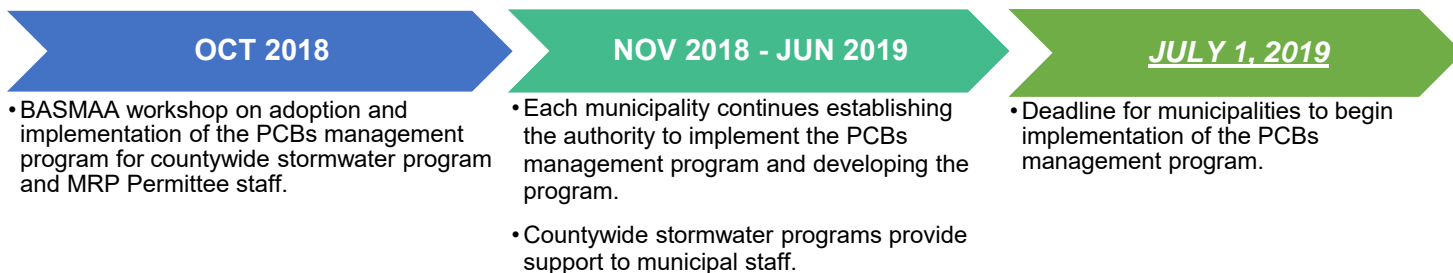
**Permit Requirements:** The Municipal Regional Permit (MRP) requires Bay Area local agencies to develop a program to keep PCBs from building materials out of storm drains during building demolition. MRP requirements include:

- Developing methods to identify applicable structures and priority materials before demolition.
- Developing protocols to ensure that PCBs are not discharged to the storm drain during demolition of these structures.
- Establishing the necessary authority for the protocol via municipal ordinance or other mechanism.

**Affected Structures:** The requirements apply to whole building demolition of commercial, multi-family residential, public, institutional, and industrial structures constructed or remodeled between 1950 and 1980 in the MRP area: Counties of Alameda, Contra Costa, San Mateo, and Santa Clara and the Cities of Fairfield-Suisun and Vallejo. Single-family homes and wood-frame structures are exempt.

**Regional Coordination:** The Bay Area Stormwater Management Agencies Association (BASMAA) is assisting Bay Area local agencies to address these stormwater permit requirements and develop local programs to manage PCBs during building demolition. BASMAA has developed guidance and tools, including a pre-demolition protocol for evaluating PCBs in priority building materials, model language for municipal adoption of the new program, and model demolition permit materials. However, municipalities will need to adopt and implement the new program themselves, using the BASMAA guidance and tools in a way that best suits their local needs and procedures.

### Key Dates and Activities:



**How to get started:** *download the model documents from [basmaa.org/announcements](http://basmaa.org/announcements) and develop a plan to adopt and implement the program and train your staff. See next page for more information.*

## Factsheet for Municipal Staff

Getting Started – Model Documents, Training Staff, and Adoption of the Program

**Model documents and tools for download at [basmaa.org/announcements](http://basmaa.org/announcements) include (editable versions of selected documents will also be made available to municipalities through countywide stormwater programs):**

- PCBs in Priority Building Materials: Model Screening Assessment Applicant Package
- Model Language for Municipal Adoption of Program (e.g., model ordinance)
- CEQA Strategy and Model Notice of Exemption
- Conceptual Approach to Developing an Assessment Methodology and Data Collection Program for Estimating Reductions in PCBs Loads to MS4s

### **Training workshops:**

- **BASMAA workshop** – training of municipal staff on adoption and implementation of the new program. Morning of Tuesday October 9, Hayward City Hall council chambers.
- **Additional local support** may also be provided through your countywide stormwater program.

**Core Program Elements:** Each municipality's adoption process and program to manage PCBs during demolition should generally include the following core elements:

- A mechanism to establish municipal authority to establish the new program to manage PCBs materials during building demolition (e.g., ordinance, resolution, and/or other mechanisms).
- An Applicant Package for demolition permit applicants (e.g., with forms, instructions and a process flow chart).
- A building survey protocol (Appendix C of the BASMAA model Applicant Package).
- A process to require demolition permit applicants to submit completed data forms from the Applicant Package to BASMAA and/or the countywide stormwater program.
- A cost recovery mechanism to compensate specifically for municipal staff time relating to implementing a new program to manage PCBs-containing building materials during demolition in compliance with MRP Provision C.12.f. (if desired).
- A CEQA Notice of Exemption.
- A process to train relevant staff to implement the new program.

### **Immediate Next Steps – these should be conducted as soon as possible:**

- Brief municipal leaders.
- Determine and develop mechanism to establish municipal authority to establish the new program to manage PCBs materials during building demolition.
- Begin revising your applicable permit processes as necessary (e.g., demolition, building).

**For more information go to: [basmaa.org/announcements](http://basmaa.org/announcements)**

