

ASTM Standards on Environmental Site Assessment Process

FOREWORD

This new edition includes the latest versions of ASTM E1527-13 Standard Practice for Environmental Site Assessments: Phase I ESA Process and the EPA AAI document (40 CFR Part 312) with foreword and table of contents, as well as 42 other key ASTM standards related to the environmental site assessment process, including ASTM E1528-14 Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process.

The EPA has determined that the new ASTM standard E1527-13 is in FULL COMPLIANCE with the requirements for conducting AAIs specified in the recently published EPA rule, “Standards and Practices for All Appropriate Inquiries.”

The Small Business Liability Relief and Brownfields Revitalization Act sets forth as law specific eligibility conditions for achieving CERCLA liability protections known as “All Appropriate Inquiries” (AAIs). E1527-13 demonstrates how to conduct “all appropriate inquiries . . . into the previous ownership and uses of the site in accordance with generally accepted good commercial and customary standards and practices.”

Changes to E1527-13 fall into five categories:

- Clarifications or Modifications to Existing Terms
 - Recognized Environmental Condition
 - Historical Recognized Environmental Condition
 - De minimis
- Introduction of New Definitions
 - Migrate/Migration
 - Environment
 - Release
 - Controlled Recognized Environmental Condition
- More clearly align certain user requirements with federal law for those seeking landowner liability protections or Brownfields grants.
- Framework for gathering agency information related to key database listings
- Revamping of non-binding appendices, including an update to the legal appendix, revised table of contents, and new reference and resource guidance for common business environmental risk issues.

There are 41 other guides, practices, terminologies, and test methods, which are also part of this compilation that depending on the scope of the assessment are likely to be useful reference tools for the environmental professionals. They have been selected from the standards developed by Committees E50 on Environmental Assessment, Risk Management and Corrective Action, D22 on Air Quality, D34 on Waste Management, E06 on Performance of Buildings, and D18 on Soil and Rock as the most useful tools for the environmental assessment process. The standards cover many of the routine, day to day procedures and terminology used in properly evaluating a site to determine the presence or absence of environmental contamination, including the following:

- conceptualizing subsurface and contaminant conditions to adequately focus subsurface investigations
- selecting and using drilling and soil sampling techniques
- classifying and describing soils
- designing and installing groundwater monitoring wells
- sampling and monitoring groundwater, including direct-push equipment

- baseline surveys
- soil gas monitoring and indoor air quality and ventilation assessments
- evaluation of other business environmental risk issues such as mold, asbestos-containing building materials, and property condition assessments
- soil gas monitoring

ABOUT ASTM and COMMITTEE E50

ASTM is a not-for-profit standards-writing organization that develops consensus standard test methods, specifications, guidelines, practices, definitions, criteria, and nomenclature for all aspects of commercial real estate transactions, corrective action, pollution prevention and beneficial use.

ASTM standards are written by voluntary members located around the world in commercial organizations, governmental bodies, and academic institutions. They participate in ASTM to develop voluntary standards that promote both private and public interests. ASTM's procedures ensure that all interests have a voice and that a consensus standard is the outcome.

ASTM Committee E50 on Environmental Assessment, Risk Management and Corrective Action was formed in 1990. E50 meets twice a year with about 70 members attending over three days of technical meetings. The Committee, with a current membership of approximately 1048 has 6 technical subcommittees that have jurisdiction of over 80 standards, published in the Annual Book of ASTM Standards, Volumes 11.05 and 11.06. Membership in E50 is open to anyone wishing to contribute to the development of standards for environmental assessment, risk management and corrective action.