

WHAT TO EXPECT FROM THE REVISED ASTM PHASE I ESA STANDARD

The publication of the revised ASTM E1527 Standard Practice on Phase I Environmental Site Assessments (ESAs) is fast approaching. Compliance with this revised standard will affect the scope, reporting format and level of effort involved for future Phase I Environmental Site Assessments. Here are some highlights of what to expect:

- **Consistency on what defines a REC**
 - To improve consistency on what defines a recognized environmental condition (REC), the revision includes an augmented definition and new decision-tree style guide with examples.
- **Contaminant Clarification**
 - Clarifications to how the presence of contaminants of emerging concern is classified under the ASTM standard.
- **Report Shelf-Life**
 - Clarification that the 180-day or 1-year shelf life of the report begins from the date each task was conducted, and that those dates must be listed in the report.
- **Adjoining and Area Property Guidelines**
 - Expanded requirements and guidelines for evaluating uses of adjoining and area properties. The change will expand the level of effort currently expended by many consultants performing Phase I Assessments.
- **Expanded Requirements for HRECs and CRECs**
 - Any new exposure pathways (e.g., vapor intrusion) must be identified and considered for any historical REC (HREC) conclusions.
 - Current onsite conditions must satisfy the current regulatory risk-based closure standard for HREC and controlled REC (CREC) conclusions.
- **Interpretation of CRECs**
 - Replacement of ambiguous property use limitation with more commonly used activity and use limitations, and clarification that other types of property use limitations (e.g. zoning) may be used to support a CREC conclusion.

Our priority is keeping our clients in a position to minimize their environmental liabilities while executing business-critical and time-sensitive transactions. If you would like to discuss how these revisions can impact your business, please contact your Langan project manager or:



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