

ARCHIVE: Archived because revisions made to VAP rules in 2002 in OAC Chapter 3745-300 necessitate revisions to this guidance. However, this document is accurate under the 1996 VAP rules. Refer to VA30008.03.004 for the updated document.

TITLE: Are BUSTR standards the appropriate chemicals and direct contact standards for all petroleum chemicals of concern for residential or commercial land use properties?

DATE

EFFECTIVE: December, 2000

KEYWORDS: Contamination by Petroleum; residential/commercial land use; generic standards; applicable standards; Petroleum; TPH; PAHs; BTEX

RULES: Generic Numerical Standards; OAC 3745-300-08 (B)(3) (a) (i) - Generic Direct-Contact Soil Standards - Petroleum Standards - Residential or Commercial land Use

QUESTION: If the CP is evaluating a site that has multiple petroleum releases which may or may not be related to BUSTR-regulated underground storage tanks (USTs), is the CP limited to the chemicals in the Rule 1301:7-9-13 of the Administrative Code and those standards or should VAP standards or a mixture of the two standards be used to determine the compliance with applicable standards for the property?

ANSWER: The CP is required to evaluate all chemicals of concern. If there are chemicals of concern additional to "petroleum", as defined by OAC 3745-300-01(A)(29), suspected at the property, the CP must evaluate these chemicals, as well as, the chemicals cited in the BUSTR regulations. If only petroleum contamination is suspected, then OAC 1301:7-9-13 should be followed for properties using the commercial or residential use standards under the VAP. Please note this is only for soil direct contact and any pathway not covered under this standard (i.e. ground water) should be properly evaluated by the CP.

Based upon OAC 1301:7-9-13, only BTEX and TPH needs to be evaluated for Gasoline range compounds; BTEX, PAHs, and TPH for Middle Distillates; VOCs and TPH for used or unknown oils; and TPH is needed for Heavy fuels and Lubricants. However, please note that the BUSTR regulations only have standards for BTEX and TPH, therefore, if additional constituents are identified the default values would be the VAP standards. Please note this is only for soil direct contact. Ground water standards under OAC 3745-300-08 must be met.

SUMMARY:

The CP should use the BUSTR standards for commercial and residential soil direct contact standards if:

- i) Only petroleum contaminants are suspected at the property;
- ii) Only for soil direct contact exposures, if additional exposures are identified, these must also be evaluated;
- iii) If BUSTR does not have standard then VAP standards should be used.

**OHIO EPA
CONTACT:**

For any questions concerning this issue, please contact the VAP central office at (614) 644-2924.