UTAH TANK NEWS

Winter 2013-2014

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Division of Environmental Response and Remediation

Underground Storage Tank Branch

Amanda Smith
Executive Director

Brent H. Everett
Division Director

Therron Blatter
Branch Manager

The PST Fund at Work by Mike Percorelli

Have you ever wondered if having environmental insurance is worth it? I'm sure this thought crosses many underground storage tank (UST) owners' minds, especially small owners, when juggling the environmental insurance costs with their income. It can be a bane to an owner until you need it and you seldom see the need for it until it is already upon you. This was the case of a small independently owned gas station named the South Temple Sinclair in Salt Lake City. The South Temple Sinclair occupied a corner lot and was bordered on the east by the Ronald McDonald House Charities (RMHC). RMHC helps children undergoing serious medical treatment by providing a place to stay and call home near the hospitals for both the children and their families.

RMHC purchased the South Temple Sinclair property in 2005 with the intent to expand their building. RMHC was out of room to meet the need for their help and had to turn away 588 families just last year. The plan was to allow the South Temple Sinclair to lease the property and continue to operate it as a gas station for several years while RMHC raised the necessary funds to build the new building. At the end of the lease, the owner was responsible for both the UST system removal and any cleanup efforts. A few months before RMHC was going to start building, the operator of the South Temple Sinclair disappeared. RMHC had to use their donated charitable funds to have the UST system removed and get ready for building their new 38,000 square foot addition.

The removal of the UST system and preparation of the site for construction went relatively well except for the unanticipated cost of these activities now being paid by RMHC. Unfortunately, this was the lull before the storm. During excavation for the footings of the new building, gasoline-contaminated soil was found to extend more than 20 feet below the surface. In addition to the large added cost for the contaminated soil removal and disposal, this was deeper than could be excavated and contaminated soil would have to be left in place. The excavation area also needed backfilling and compacting to a level acceptable for a four story building's footings to rest upon. Since the soil was very porous the gasoline contamination went almost straight down and sampling during closure of the UST system had not detected the leak from one of the product lines believed to be the source of the contamination.

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The additional costs were adding up quickly and RMHC had a limited budget of donated charitable funds that were dedicated to an expansion to house sick children and their families, not cleanup the environmental problems from the former gas station. Since gasoline compounds are known to cause health problems, including cancer, there was serious concern about building over an area that still had gasoline- contaminated soil and would house sick children. Concerns from the building contractors also stopped work until their health and safety concerns could be addressed. Several options were being considered by RMHC: reduce the size of the new building to offset the costs for the cleanup (but nobody was sure how much the final cleanup cost would be), postpone the building until the cleanup was done or stop the expansion all together. None of these options were desirable.

It turned out the South Temple Sinclair had participated in the Utah DEQ's Petroleum Storage Tank Trust Fund and the release was covered. This helped keep the RMHC expansion possible. The problems and concerns were solved by many hours of coordination between RMHC, the general contractor, the building architect, IHI-Terracon (their consultant) and the Division of Environmental Response and Remediation (DERR).

It was determined that a vapor mitigation system could be installed to protect the building inhabitants from vapors that may emanate from the gasoline-contaminated soil in the subsurface. This allowed construction to continue and RMHC was not forced to wait for the soil to be cleaned up. The consultant screened soil and monitored the construction workers for additional health risks that the contaminated soil could pose. Construction on the building resumed and IHI-Terracon helped coordinate cleanup activities with the contractor's schedule.

The PST Trust Fund has spent over $150,000 on the soil removal and vapor mitigation system. Additional investigation to determine if groundwater is contaminated will take place in the near future and the costs to the PST Trust Fund is expected to exceed $200,000 when additional investigation is complete. All this work has taken place and costs have been incurred in less than six months. The cost alone would have been a serious financial burden in such a short time.

Today, the RMHC expansion is still under construction, but looks like a beautiful building representing potential, promise and hope instead of an abandoned vacant contaminated lot. It took significant time and effort by many individuals and organizations to keep this expansion on track in spite of an environmental problem. Hopefully, you never need environmental insurance, but if you do it is nice to know it is there.

~~~ TANK TIPS ~~~

The Division of Environmental Response and Remediation (DERR) provides emailed tips to tank individuals on our email distribution list. These *Tank Tips* are intended to inform owners and operators about safety issues, suggestions to improve UST system operations and record keeping. In addition, Tank Tips help to keep individuals informed about upcoming issues, such as operator training and registration, as well as dates for upcoming training or compliance deadlines. If you do not currently receive Tank Tips and would like to, register for our email service at ***http://www.undergroundtanks.utah.gov/listserv.htm.***

Maintaining Compliance with the Operator Training & Registration Program

by Bruce Hagans

The Underground Storage Tank (UST) Operator Training and Registration program started in January 2012 and required facilities to have class A, B and C Operators. For the first year following the implementation deadline for operator training, UST program inspectors viewed the inspection as a training opportunity. During this period, inspectors would educate operators about their responsibilities during the inspection rather than require re-training when deficiencies were found. The Class B Operators or owners were still required to correct any problems identified during the inspection. Going forward, violations discovered during an inspection may result in a requirement to retrain as a Class A or Class B operator.

Class B Operators are required to maintain compliance with the Operator Training and Registration program, by conducting UST inspections every 30 days, documenting that the UST system equipment is properly installed and operating correctly and that a release has not occurred. In addition, Class B Operators are responsible to train and maintain a list of Class C Operators and ensure that Class C Operator is on-site during operating hours or ensure compliance with requirements for pumping fuel after closing hours (Class A and B operators may act as Class C operators). Class B Operators must ensure that an approved leak detection system for both tanks and product piping is properly installed and operating correctly and that passing leak test results for both tanks and lines are kept as documentation for future inspections. They must also ensure that any part of the UST system in contact with the ground is either non-metallic or protected from corrosion. Catholic protection systems must be maintained and operated correctly and periodic testing and logs are maintained for future compliance inspections.

If you have any questions about Class B responsibilities or your UST system, contact the UST Compliance Section at 801 536-4100.

Sump Repair Options **by Sean Warner**

During your monthly operator inspections have you noticed that water continues to find a way into your sump? Or have you noticed cracks in an intrusion boot? If water can get in, then petroleum can get out. This is where we get the phrase “water tight, fuel tight”, and is why EPA regulations and industry standards require that all dispenser, transition, and tank sumps be maintained in a watertight condition.

There are several common causes for water leaking into a sump; (1) non-watertight sump lids, (2) compacted drain fields around the sump top, (3) failed sump entry fittings, and (4) cracks, holes, and seam leaks in the sump structure. If none of these conditions exist, regardless of surface or high water table issues, the sump should be watertight.

In the past, these and other sump issues would have led a facility owner to obtain bids to replace the sump or spill bucket. What you, as the owner, need to know is that there are fixes for these issues. These problems can be remedied without excavation and replacing the existing sump and for the most part without ever disconnecting pipe. There are products currently on the market that can extend the life of sumps or spill buckets without breaking concrete. Sump entry fittings of all types can be replaced in the sump without disconnecting the pipe by using specified “split –repair” boots. These fittings can also work on angled and off-set pipe entry fitting failures.

Many repair products can work in the presence of water. The leak source can be stopped with “inside-sump” applied water blockers. Cure times associated with some newer products can limit the impact to your business by reducing the time that the system is being repaired. If you find yourself in need of sump repair or replacement, discuss the options with your contractor. Lower cost and impact repair may be the best fix for water intrusion and other sump issues.

RENEWAL OF UST CLASS A & B OPERATOR REGISTRATION

by Bruce Hagans

January 2012 ushered in the Underground Storage Tank (UST) Operator Training and Registration program, which requires each UST facility to have a class A and class B operator that has been trained and registered with the State of Utah. Actual training programs and registration of class A and class B operators began in the summer of 2011. Registration of both the class A and B operators is for three years; your expiration date is printed on your 2012 UST operator registration confirmation, which was provided to you by the Division of Environmental Response and Remediation (DERR). Re-registration as a UST operator can be completed as early as six months before your current registration expires. The renewal period will be three years from the expiration date of the current registration, so even if you renew early, you'll get a full three years of registration.

Regardless of when you choose to renew, every UST facility is required to have a current trained and registered class A and class B operator. A single employee can register as both the class A and class B operator, or you may have individuals register for each class based on their responsibilities within the company.

Verify your expiration date and then do the following to renew your registration:

1. Register online by accessing your current account or setting up a new one at https://secure.utah.gov/storagetank. You can complete the renewal application and pay the $50 electronically via credit card or electronic check.

   OR

2. Submit the $50 registration renewal fee and a completed application form, available at http://www.undergroundtanks.utah.gov/docs/Operator_Training_App.pdf, to DERR, PO Box 144840, Salt Lake City, Utah 84114-4840.

REMEMBER!! ***If a Class A or Class B operator is found to be out of significant operational compliance, failed to conduct monthly inspections or train Class C operators, they may be required to retrain. Retraining requirements include completing a training course, passing the state exam, submitting the registration application, and paying the registration fee.***

Remediation Success Equals Revitalization in Murray

by Kevin Beery

In August 2000, a leak was discovered from a fiberglass pipe connected to an underground storage tank (UST). The leak was repaired and a subsurface investigation was conducted.

On March 22, 2007, three 10,000-gallon FRP USTs, piping, and dispensers were removed. Approximately 228 tons of petroleum-contaminated soil were excavated and disposed of at E.T. Technologies in Salt Lake City, Utah. Approximately 2,650 gallons of petroleum-contaminated groundwater were removed from the excavation by National Tank & Monitoring, Inc. and disposed of at V.J. Environmental-Services. 175 pounds of Oxygen Release Compound® (ORC) was placed in the excavation during backfilling.

Periodic hydrogen peroxide applications were made to chemically oxidize and bioremediate the residual MTBE-contaminated groundwater.

In June 2013, construction began on the 117 room Hilton Home Suites Hotel which will service the many families and friends of hospital patients at the adjacent IHC Medical Center. Additionally, there will be 10,000 square feet of retail space comprised of restaurant and other commercial development. This development will significantly improve the aesthetics of the area as well as provide sorely needed hospitality and retail services.

The Utah Department of Environmental Quality promotes the revitalization of cleanup sites and will work with prospective buyers of a property to help facilitate environmental compliance while protecting human health and the environment.

UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF ENVIRONMENTAL RESPONSE AND REMEDIATION
P.O. BOX 144840
SALT LAKE CITY, UTAH 84114-4840

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Certification Corner

GOOD NEWS!! You can now submit UST certification and operator applications, documentations, and payments online here: ***https://secure.utah.gov/storagetank***

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CLASS A & B OWNER/OPERATOR EXAMINATION

The same examination applies to both Class A & B Owner/Operators. The test of 50 multiple choice questions, is open book, and has a time limit of two hours. Students can use reference materials including course material provided by the course instructor. Testing will be conducted the first and third Tuesday at 9:00 a.m. and 2:00 p.m. at the DEQ/DERR office located at 195 North 1950 West, Salt Lake City. All students must register with the DERR at least one week prior to taking the exam. Please contact Michelle Horning at mhorning@utah.gov for registration.

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CERTIFIED UST CONSULTANT ~ Initial Exam and Renewal Course Schedule

Thursday, February 6, 2014

The renewal course (option 2) will begin promptly at 9 a.m. and finish at 1:00 p.m. The comprehensive exam (initial and option 1) will begin at 2:00 p.m. If you have any questions, please contact Michelle Horning at mhorning@utah.gov.