

# Section 2

## ENVIRONMENTAL REQUIREMENTS

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## A. Scope

This section presents general guidance to ensure a consistent approach to meeting environmental regulations associated with construction and renovation projects (UW owned and Non-UW owned).

EH&S maintains more specific criteria and updated requirements on its website at [www.ehs.washington.edu](http://www.ehs.washington.edu). Please visit the website to ensure all requirements have been met.

It should be noted that under certain circumstances issues may not apply to non-UW owned properties and should be evaluated on a case-by-case basis through consultation with EH&S.

## B. General Environmental Design Criteria

1. Air pollution: Installation of fuel-burning equipment and air-pollution-control equipment (spray paint booths, baghouses, etc.) may require an air permit prior to installation. EH&S and the Puget Sound Clean Air Agency web site at <http://www.pscleanair.org> should be consulted.
2. Laboratories that will be completely or partially vacated due to construction/renovation activities must be adequately cleaned during the process of decommissioning to ensure worker safety.
3. All sources of ionizing radiation are subject to state and federal regulations. The proper management of radioactive materials is required to ensure continued worker safety.
4. Storm water management: Storm water runoff generated by construction and/or renovation activities can degrade surface water quality. Storm water management requirements that are applicable to projects discharging into the City of Seattle storm water system may differ from those associated with projects discharging into the UW storm water system. More information is available on the EH&S website at <http://www.ehs.washington.edu/epowaterqual/storm.shtm>.
5. Underground storage tanks: Underground storage tank systems can threaten the environment and pose a long-term liability for the UW.
6. Other environmental issues: Additional environmental issues will be incorporated into the EH&S website as they are identified.

## C. Demolition

1. Hazardous wastes must be handled, stored, and disposed of in accordance with all applicable University, state, and federal environmental requirements. The EH&S Environmental Programs Office will determine proper waste disposal procedures on behalf of the UW and arrange for disposal. Waste determination may require sampling and analysis, and may take several weeks for receipt of the necessary analytical data and final disposal facility approval for shipment offsite. The Project Manager is responsible to ensure waste is properly stored during this time. Hazardous wastes cannot be transported off UW property without a Uniform Hazardous Waste Manifest signed by a UW EH&S Environmental Programs Office representative.
2. Site contamination: Performing construction in areas of known site contamination is likely to increase project costs significantly. The discovery of suspected environmental contamination during construction activities may require follow-up environmental investigation and reporting. The EH&S website should be consulted for a listing of all UW-owned sites known to be or suspected to be contaminated, and for other requirements associated with site contamination. Documents applicable to construction/renovation projects in the vicinity of the former Montlake landfill include: “The Montlake Landfill Management Plan”; “The UW Maintenance Plan for Sports Fields, Roads and Parking Areas in East Campus”; and “The Montlake Landfill Information Summary”, dated January 1999. These documents, available via UW EH&S, should also be consulted prior to project design.

## D. Regulated Building Materials

1. All construction/renovation projects, including those occurring within new buildings or newly renovated areas, must be inspected to identify asbestos-containing materials (ACM), which could be impacted during construction/renovation. With limited exceptions, contract documents shall include abatement of all ACM, since there is a reasonable expectation that they will to be disturbed by construction/renovation activities. When inspecting for asbestos or preparing abatement contract documents, specific consideration shall be given to areas which may be impacted outside the immediate renovation/construction area, nearby restricted access areas, and abatement phasing requirements. The EH&S website should be consulted for these and other asbestos-related requirements and guidance.
2. EH&S maintains restricted access reports identifying areas of asbestos contamination. Construction/renovation within or adjacent to these areas may require the implementation of enhanced safety precautions. Restricted access reports are available on the Asbestos Operations and Maintenance web page at <http://www.washington.edu/admin/asbestos/ehsrestricted.html>.

3. Historical asbestos survey reports have been compiled on some University buildings. These survey reports are available for review via the Facilities Services Records Department.
4. Depending on work practices, lead-containing materials have the potential to adversely impact the health of construction workers and others located adjacent to the work area. Depending on lead concentrations and final waste streams, lead-containing materials may be designated as a hazardous waste when disposed.
7. The production, use, and handling of ozone-depleting substances (e.g., CFC-refrigerants and HCFC-refrigerants) are regulated by federal regulation 40 of the CFR Part 82. Pursuant to this regulation, CFC-refrigerants are no longer being manufactured, thereby encouraging the production and use of refrigerants that have a lower tendency to deplete atmospheric ozone. In addition, US Environmental Protection Agency (EPA) regulations prohibit individuals from knowingly venting ozone-depleting compounds used as refrigerants into the atmosphere while maintaining, servicing, repairing, or disposing of refrigeration equipment. More information is available on the EH&S website at <http://www.ehs.washington.edu/epoairqual/reefer.shtm>.
8. PCB-containing materials: Oil-filled electrical equipment (transformers, bushings, capacitors, cooling and insulating fluids, contaminated soil, etc.) poses a long-term liability to the UW due to Washington State Department of Ecology and EPA regulation. These agencies have extensive requirements for waste labeling, handling, marking, storage, contingency planning, staff training, manifesting, transportation and disposal. The EH&S Environmental Programs Office will determine proper waste disposal procedures on behalf of the UW and arrange for disposal through the appropriate agencies. More information can be found at <http://www.ehs.washington.edu/epopcb/index.shtm>.