

Targeted Brownfield Assessment (TBA) Program Services

Last Updated: January 2024

Ohio EPA approval of application occurs within 4-6 weeks.

Owner consent to access must be provided to Ohio EPA and its LOE contractors.

↓ TBA Services*	Description	Pre-requisites	Use	Time to Complete after approval
Phase I (VAP, AAI/ASTM)	Evaluation of property history and potential for release of hazardous substances or petroleum	None	<ul style="list-style-type: none"> Pre-requisite for many TBA services AAI/ASTM for liability protections prior to purchasing property Required before performing Phase II Assessment VAP Phase I supports Voluntary Action Program decisions 	2 months
Asbestos Survey	Evaluation of building materials inside structures to determine the presence of asbestos	None	<ul style="list-style-type: none"> Required before demolition or renovation of a structure Baseline Survey- Non-Destructive/unobtrusive testing sampling methods avoid objectionable damage to surfaces or where barriers preclude access. Pre-demolition- Destructive testing to evaluate multiple layers and breaching concealed spaces 	1 month
Geophysical Survey	Use of various field instruments to indirectly determine if UST's and/or systems may be present	BUSTR Files, Historic Information, or Phase I	<ul style="list-style-type: none"> Determine if underground storage tanks (USTs) are present Assist in identifying sampling locations for assessments Presence of UST's may require additional actions (e.g., removal, closure assessment) 	1 months
Determining Release from UST	Sampling of soil and ground water temporary wells in former UST area(s) to determine the presence of petroleum compounds. May support BUSTR Closure Assessment	BUSTR Files or Phase I	<ul style="list-style-type: none"> Determine if petroleum compounds are present Use data to support BUSTR Class C Release Form Use data to support a BUSTR Closure process or secure ODOD cleanup funding 	1-2 months
BUSTR Class C Release Form	Form required for BUSTR to assign Class C designation to UST release. Phase I documentation must be provided with request	BUSTR Confirmed release and Phase I	<ul style="list-style-type: none"> Determines "Class C" status for BUSTR Required to be eligible for state/federal grant funding Assist in determining BUSTR status and required response actions 	1 month

↓ TBA Services*	Description	Pre-Requisites	Use	Time to Complete After Approval
VAP Phase II Assessment	Sampling of soil, ground water, sediment, surface water, or vapors to determine any impacts/ releases at a property. Includes installation of monitoring wells, delineation of extent, evaluate VAP pathways, risk assessment.	VAP Phase I	<ul style="list-style-type: none"> Completed for sites with known or anticipated redevelopment plans Support property seeking cleanup funding grants (e.g., ODOD Remediation Funding, US EPA cleanup grants) 	2-8 months
RAP or ABCA	Evaluation of remedial options to cleanup property to meet applicable standards. May include cost estimate. ABCA- Analysis of Brownfield Cleanup Alternatives	Phase I and II	<ul style="list-style-type: none"> Identify cleanup methods and cost estimating Supporting document for cleanup grant applications ABCA -specific document for US EPA Cleanup grants 	1-2 months
Planning	TBA may provide various planning elements to communities for site or area-wide brownfield redevelopment: brownfield inventory, community outreach, vision plans, site end use plans, market studies, and resource roadmaps etc. Contact OH Brownfields staff to discuss project scope.	None	<ul style="list-style-type: none"> Identify brownfields Focus brownfield redevelopment priorities Determine site reuses Helps determine cleanup objectives for RAP Determine if site or area-wide goals align with local economic, infrastructure, social and environmental conditions. 	3-6 months+
Limited Phase II Assessment	Sampling of soil, ground water, sediment, surface water, or vapors to determine any impacts/releases at property. Typically, permanent monitoring wells are not installed.	VAP or ASTM Phase I	<ul style="list-style-type: none"> Completed for sites with known or anticipated redevelopment plans Support property transaction decisions Support AAI/Ongoing obligations Support remedial action planning 	2-3 months

Acronym List:

AAI	All Appropriate Inquiry
ASTM	American Society of Testing and Materials
ABCA	Analysis of Brownfield Cleanup Alternatives
BUSTR	Bureau of Underground Storage Tank Regulations
IA	Identified Area
LOE	Ohio EPA's Level of Effort Contractors
NFA	No Further Action
RAP	Remedial Action Plan
UST	Underground Storage Tank
VAP	Ohio EPA's Voluntary Action Program