



88 RIBERIA STREET, SUITE 150, ST. AUGUSTINE, FLORIDA 32084

PHONE: 904-824-0488 FAX: 904-824-8177 WEBSITE: WWW.MATANZASGEO.COM

Revisions to the Phase I ESA Standard Likely in 2013

The Phase I Environmental Site Assessment is the industry standard for environmental due diligence. It will likely be revised in 2013. The American Society for Testing and Materials (ASTM) last revised the ASTM E50 standard in 2005 following the EPA's release of the All Appropriate Inquiry Rule. New releases from the April 18th ASTM E50 task group meeting indicate proposed changes could include:

- Clarification on when local, state, and/or federal agency file reviews should be conducted as part of a Phase I ESA. The task group is addressing greater consistency without adding undue burden on professionals.
- Introduction of a new term, Controlled Recognized Environmental Condition. This identifies a site where contamination is controlled but could still pose ongoing or future obligations on the owner (such as special precautions during construction or grading activities). A CREC would be distinct from a Historical Recognized Environmental Condition (REC) and a REC.
- Reference to the ASTM E2600-10 Vapor Encroachment Screening Standard and explanation that vapor plumes should be treated as any other source of contamination would be treated within the Phase I ESA.

Look for Matanzas to keep you up to date on the latest revisions to the Phase I ESA standard.