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DOES YOUR SHOPPING CENTER HAVE AN OPERATING DRY CLEANER?

When is secondary containment required to be in place?

According to the Florida Department of Environmental Protection (FDEP), facilities that begin operation on or after January 1, 1996, must be equipped with secondary containment when the business begins operation. Secondary containment for these facilities must consist of rigid and impermeable containment vessels installed beneath each machine or item of equipment in which drycleaning solvents are used.

Facilities that began operations prior to January 1, 1996, must be equipped with secondary containment by January 1, 1997. Secondary containment for these facilities must consist of rigid and impermeable containment vessels, or a dike around each machine or item of equipment which drycleaning solvents are used.

All facilities, regardless of when operation began, must install secondary containment around any solvent or waste solvent storage area by January 1, 1997. The secondary containment for storage areas must be either a rigid and impermeable vessel, or a surrounding dike.

The rigid and impermeable vessels shall be constructed of metal or other material that cannot be permeated by drycleaning solvents, according to manufacturer product use and limitation recommendations. All diked containment areas must be sealed or otherwise made impervious to drycleaning solvents, including floor surfaces, floor drains, floor joints and inner dike walls. Concrete or asphalt floor surfaces are not impervious to drycleaning solvents. In order to maintain a secondary containment dike that is impervious to drycleaning solvents, all floor surfaces, floor drains and floor joints within the diked area must be sealed with a solvent-resistant sealer and/or caulking compound (sealant).

The FDEP does not recommend any specific floor sealers or sealants. However, the sealer and

sealant must be compatible with and resistant to all solvents used at the facility for a contact period of at least 72 hours, according to manufacturer product use and limitation recommendations. The sealant must be applied and maintained in accordance with manufacturer specifications. Sealant specifications and a record of application dates must be maintained at the facility.

TYPES OF HAZARDOUS WASTE GENERATORS.

There are three hazardous waste (HW) generator classifications. What type of hazardous waste generator is your tenant?

Conditionally Exempt Small Quantity Generators
(CESQG) generate less than 100 kilograms of HW per month and no more than 1 kilogram of acute HW (such as some pesticides, toxins or arsenic and cyanide compounds) per month. Many wastes that are recycled are included in this quantity determination.

Small Quantity Generators
(SQG) generate 100 - 1000 kilograms of HW per month. Many wastes that are recycled are included in this quantity determination.

Large Quantity Generators
(LQG) generate 1000 kilograms or more of HW per month or more than 1 kilogram of acute HW (such as some pesticides, toxins or arsenic and cyanide compounds) per month. Many wastes that are recycled are included in this quantity determination.

HOW MUCH ASBESTOS MUST BE PRESENT-

Before the Asbestos NESHAP Work Practice Standards Apply to Demolition Projects?

The Clean Air Act (CAA) requires the U. S. Environmental Protection Agency (EPA) to develop and enforce regulations to protect the general public from exposure to airborne contaminants that are known to be hazardous to human health. In accordance with Section 112 of the CAA, EPA established National Emissions Standards for Hazardous Air Pollutants (NESHAP) to protect the public. Asbestos was one of the first hazardous air pollutants regulated under Section 112. On March 31, 1971, EPA identified asbestos as a hazardous pollutant, and on April 6, 1973, EPA first promulgated the Asbestos NESHAP in 40 CFR Part 61. In 1982, EPA delegated primary authority for the implementation and enforcement of the Asbestos NESHAP to the State of Florida.

The Florida Department of Environmental Protection (FDEP) administers an asbestos removal program under Chapter 62- 257, Florida Administrative Code. The Asbestos NESHAP has been adopted by reference in section 62-204.800, Florida Administrative Code.

Asbestos NESHAP regulations must be followed for demolitions of facilities with at least 80 linear meters (260 linear feet) of regulated asbestos-containing materials (RACM) on pipes, 15 square meters (160 square feet) of regulated asbestos-containing materials on other facility components, or at least one cubic meter (35 cubic feet) of facility components where the amount of RACM previously removed from pipes and other facility components could not be measured before stripping. However, all demolitions must notify the appropriate regulatory agency, even if no asbestos is present at the site, and all demolitions and renovations are "subject" to the Asbestos NESHAP insofar as owners and operators must determine if and how much asbestos is present at the site.

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