



THERE ARE GOOD REASONS TO REMOVE OR CLOSE YOUR FARM OR RESIDENTIAL UNDERGROUND STORAGE TANK (UST)

THEY INCLUDE:

- the environmental threat
- to maintain homeowner's insurance
- to remove a barrier to selling the property

This brochure outlines the steps needed to remove or close the tank in a way that protects the environment and your property value.

THE FOLLOWING TYPES OF UNDERGROUND TANKS ARE COVERED BY THIS BROCHURE:

- residential heating oil tanks
- motor fuel tanks, only if they are located at a private residence, or a farm, and are used for non-commercial purposes

All other types of underground tanks are subject to additional requirements which are not covered by this brochure!

Tanks less than 1,100 gallons can be removed or closed in-place without any oversight except when a tank is located at a public building or participating in the tank removal/replacement financial assistance program. Buyers, banks and/or insurance companies may not accept the tank's removal or in-place closure without documentation from a qualified professional who is familiar with the removal/closure procedures in Vermont. For a list of contractors or consultants, please visit our website: <http://dec.vermont.gov/waste-management/storage-tanks/removal>

Tanks greater than 1,100 gallons, must follow these procedures.

STEP-BY-STEP PROCEDURE:

- 1) Hire a qualified consultant to perform an environmental site assessment to be done during the tank removal/closure. Visit the following website for a list of consultants <http://dec.vermont.gov/waste-management/storage-tanks/removal>
- 2) For tanks, greater than 1100 gallons capacity contact the UST Program at least 5 days prior to closure date. Smaller tanks are not required to call ahead prior to commencement of the removal/closure.
- 3) All liquid and sludge must be pumped from the system and disposed of properly.
- 4) Fuel lines may be closed-in-place provided their removal is not necessary to adequately assess the tank area for contamination. The fuel lines must be drained into the tank and be purged. All openings must be securely plugged or capped for proper closure.
- 5) It is recommended that whenever possible tanks should be removed from the ground. However, not all tanks can be safely removed due to overlying structures, proximity to building foundations/supports or underground utilities
- 6) Excavations should be planned to limit the amount of soils removed and to segregate clean soil from contaminated soil. Contaminated soil can be temporarily stockpiled on-site and should be wrapped in plastic to minimize any impact to public health or the environment. **Contaminated soils may not be transported off the site without authorization by the DEC Sites Management Section or Spills Program staff.** Call 802-828-1138.
- 7) Any tank used to contain a Class I liquid (i.e. gasoline and other flammables) must be purged of flammable vapors prior to removal. Purging should be done only by qualified tank contractors/consultants.

- 8) If transported, the tank must be scraped to remove loose backfill and then properly placarded on the ends and sides under the authority of the Agency of Transportation (AOT) if the tank is subject to reaching an explosive condition. All transportation must be in accordance with applicable Department of Motor Vehicle (DMV) rules. Tanks should be cleaned inside and out for transport over the road
- 9) Tanks transported off-site should be properly cleaned by trained personnel before disposal or salvage.
- 10) Tanks removed from the ground may not be reinstalled underground or aboveground for petroleum storage.
- 11) Tanks located at a public building and tanks that are greater than 1,100 gallons or any home heating oil tank participating in the tank removal financial assistance program shall have an environmental site assessment be completed by a qualified person at time of removal/closure. The site assessment is to measure for the presence of a release where contamination is most likely to be discovered. Site information shall be recorded on the DEC's "tank pull form" and site map. Comments and recommendations for further action must be attached on a separate page and the entire package returned to DEC within 72 hours of tank closure. However, reporting to the DEC by phone within 2 hours of discovery is required when:
 - a. free liquid product is discovered; or
 - b. petroleum vapors are determined to pose an immediate public health or safety threat.

IN-PLACE CLOSURE of Underground Storage Tanks

In-place closure is practical when a tank cannot be safely removed from the ground because of overlying structures, proximity of adjacent foundations and/or buried utility lines.

The procedures are:

- 1) The tank must be purged of explosive vapors by using an inert material such as carbon dioxide or nitrogen. The vent line shall remain connected during the purging process.
- 2) To clean the tank, an access port can usually be cut in a purged tank. From this access port, all liquid and sludge can be removed from the tank.
The above activities should only be accomplished by trained professionals familiar with the health and explosivity hazards associated with petroleum vapors.
- 3) After the tank has been properly cleaned, it can be filled to capacity with an inert material (such as sand or concrete slurry) until all voids are filled.
- 4) **Tanks located at a public building, tanks that are greater than 1,100 gallons, and for a home heating oil tank participating in the tank removal financial assistance program a site assessment is to be conducted.**

Subsurface environmental contamination can be assessed by using one of the following methods:

- a) **Excavation** beside the UST. Dig Safe should be contacted to determine if there are underground wires, pipes etc., that would limit excavation.
- b) **Groundwater monitoring wells.** Once the wells are installed, groundwater samples can be taken and analyzed.
- c) **Soil boring.** Soil samples are drawn at specified intervals using a split spoon sampler, typically every five-feet of drilling. The soils can either be analyzed on-site by field instruments or sent to a laboratory for analysis.

If significant contamination is found the state requires the tank owner to hire a qualified consultant to do more investigation and recommend ways to deal with the contamination. The consultant will follow state guidelines in remediating impacted soils, groundwater or surface waters.

REMOVING YOUR FARM OR RESIDENTIAL UNDERGROUND STORAGE TANK



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<http://dec.vermont.gov/waste-management/storage-tanks>