

Tab 17 Phase I Environmental Review / Environmental Test Results

A Phase I Environmental Site Assessment prepared in accordance with ASTM E-1527-05 and the PHFA requirements found in the Submission Guide for Architects, is required for all developments. Existing buildings scheduled for demolition shall be investigated for environmental hazards. For new applications, the report cannot be more than 12 months old at the time of submission. For a previously submitted application a Developer may choose to have an update letter provided by the environmental consultant that performed the original Phase I ESA rather than having a completely new Phase I prepared. An update letter is allowed only for a project whose Phase I ESA is between 12 and 24 months old at time of submission. An update letter from the environmental consultant will not be acceptable for a report older than 24 months and a new report must be prepared. **The update letter from the environmental consultant must certify that the five (5) actions listed as items (i-v) under section 4.6 Continued Viability of Environmental Site Assessment of the ASTM E 1527-05 Environmental Site Assessment Standard have been met.** The report shall also be accompanied by a certification from the sponsor stating that any issues raised in the environmental review have been reviewed and budgeted accordingly in the development budget. Applicant must provide a breakdown of related costs and identify where this cost is included in the development budget. Only the executive summary of the report should be submitted in the application, which shall indicate if remediation or further testing is required, and include a cost estimate for remediation.

For existing buildings scheduled for rehabilitation, the Phase I report must also include testing for the following hazards: lead in water, lead-based paint, asbestos and radon.

Lead in Water: At least one test for lead in the domestic water shall be performed in each building within the development. In buildings larger than 10,000 total square feet, at least two tests shall be performed. Each test shall consist of two samples; an initial draw sample taken after a period of no water use, and a second sample taken after thoroughly flushing the system. Samples shall be taken as far as possible from the water service entrance to the building.

Lead Based Paint: Paint throughout the building(s) shall be analyzed for lead content using an x-ray fluorescence (XRF) spectrum analyzer performed in accordance with HUD's "Final Rule", 24 CFR Part 35, as amended June 21, 2004.

Asbestos: A survey of the building shall be performed to identify suspect asbestos containing materials. All such materials shall be tested using polarized light microscopy (PLM).

Radon: Radon testing shall be performed on the lowest floor level of each building in the development, at a rate of one test for every 5,000 square feet of basement/ground floor area. In addition, a test shall be performed in each stair tower and elevator shaft that will remain in use after the rehabilitation.

All environmental sampling shall be performed by certified personnel and all testing shall be done by an accredited testing laboratory. All test results that are above the “action level” shall be clearly identified.

Preservation development applicants should also see Tab 34 “Physical/Capital Needs Assessment” for testing requirements.

Only PennHOMES applicants must follow the Environmental Remediation Monitoring Program found at Section 1.22.6 of the Submission Guide for Architects.