



PCB Notice to Property Owners, Developers and Contractors: New PCBs Screening Requirements Prior to Building Demolition

The County of Alameda is required by the Regional Water Board via the Municipal Regional Permit to reduce discharges of polychlorinated biphenyls (PCBs) in stormwater runoff (MRP Provision C.12.f). Applicable commercial, public, institutional, and industrial structures constructed or remodeled between January 1, 1950 and December 31, 1980 may have PCBs in materials prioritized for screening such as caulk, insulation, mastic and window gaskets. During demolition, PCBs can be released as dust and end up in our water and air.



Beginning July 1, 2019, applicants proposing to demolish applicable structures built or remodeled between January 1, 1950 and December 31, 1980 must conduct a PCBs screening assessment before a demolition permit will be issued. Single-family residential and wood frame structures are exempt. The screening assessment guides applicable to:

- 1) Determine whether the structure is likely to have building materials containing PCBs.
- 2) Determine whether PCBs are present at a concentration equal to or greater than 50 parts per million (PPM) in prioritized building materials of interest, which include caulk, insulation, mastic and window gaskets. (To find a contractor to do testing, contact the Association of Environmental Contractors (AEC) at aec-ca.org or the Association of Northern California Environmental Consultants (ANCEC) at ancec-ncal.com).
- 3) Follow applicable federal and state laws if PCBs exist in priority building materials. This may include reporting to USEPA, the San Francisco Bay Regional Water Quality Control Board (RWQCB), and the California Department of Toxic Substances Control (DTSC). These agencies may require additional sampling and abatement of PCBs.

Obtain PCB screening forms at

<https://basmaa.org/wp-content/uploads/2021/01/applicant-pkg-pcbs-demo-revised-11-7-2019.pdf>

To Obtain a Building Demolition Permit:

1. Building permit application - <https://acpermit.acgov.org/Portal/#/>
2. Site Plan – Show all property lines, all existing structures on site and setback distances to property lines. Clearly specify the structure proposed for demolition. Planning/Zoning Department approval and sign-off is required on Site Plan and building permit application.
3. PCB - For structure proposed for demolition, please provide the year of original construction and building material type (steel frame, concrete, wood frame, etc). Please note that effective July 1, 2019, demolition permits are subject to PCB Screening Assessment to address requirements of Provision C.12.f of the Bay Area Municipal Regional Stormwater Permit (MRP) to manage PCB-containing building materials during demolition. Please see PCBs Screening Assessment Form: <https://basmaa.org/wp-content/uploads/2021/01/applicant-pkg-pcbs-demo-revised-11-7-2019.pdf>
4. BAAQMD - Permit (J#) for demolition of existing structure prior to permit issuance. You may contact BAAQMD at 939 Ellis St., San Francisco CA 94109. Tel. (415) 749-4762 or visit their website.
5. Construction and Debris Management Plan (C&D) - This demolition project is subject to the Alameda County Construction and Debris Ordinance. The applicant or designee shall complete the C&D form on the portal, <https://acpermit.acgov.org/Portal/#/>. Alternatively, it can be downloaded at <https://www.acpwa.org/permits/forms-and-handouts.page>.
6. Business license - Please note that contractor shall be CA-licensed C-21 Building Moving/Demolition Contractor. When issuing building permits to Contractor, their County business license shall be active and valid, <https://www.acgov.org/business/buslic.htm>.

Questions?

Please visit our website, <https://www.acpwa.org/permits/building-inspections/index.page>.
Or contact Building Inspection Division staff at 510-670-5440, permitbid@acpwa.org.