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Safely removing toxic materials and obtaining a LEED credit point for brownfield redevelopment projects



Frank Westfall

In New England, a region rich in architecture of historical significance, buildings or property with environmental issues are common. When deciding to address such environmental concerns, it is critical to choose an environmental consulting firm that can help you identify the environmental needs, assess the existing damages, monitor all asbestos-containing building materials (ACBMs), and then develop safe and effective measures to safely remove the toxic material.

Hygienetics Environmental Services Inc, the environmental subsidiary of ESIS, the risk management services company of the ACE Group, is an industry leader and noted for its responsiveness and long-term project management, with a background in working with buildings and properties with historic value.

Hygienetics' newly developed LEED (Leadership in Energy and Environmental Design) Practice Group assists the construction and real estate industries in obtaining LEED credit points for a wide range of architectural and design projects. The Sustainable Sites Credit 3 Brownfield Redevelopment is critical for the LEED New Construction (NC) rating, according to the United States Green Building Council (USGBC) credit ruling of June 8, 2005.

Steps for Achieving LEED Credit Points:

Identification and abatement of asbestos can qualify a site for Sustainable Sites Credit 3 Brownfield Redevelopment. According to the USGBC credit ruling regarding asbestos, the following steps must occur:

- * Asbestos on the site must be documented as outlined in EPA Reg. 40 CFR Part 763. The investigation report must explain the extent of contamination and necessary action.

- * An accepted standard for the abatement such as Resource Conservation and Recovery Act (RCRA) and National Emissions Standards for Hazardous Air Pollutants (NESHAPS) must be followed. In addition, the standard steps for the removal and abatement process should be included in the report provided by the company performing the removal.

Hygienetics is dedicated to providing exceptional service by applying technical proficiency paired with a commitment to communication and collaboration. Hygienetics' staff of LEED-accredited professionals can create the required credit template and

supporting documentation and submit it to USGBC. These documents will include the information from its hazardous material inspection reports and abatement closeout packages. Following submission, a site may have the potential to be awarded the Sustainable Sites Credit 3 Brownfield Redevelopment for asbestos.

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