



Targeted Brownfield Assessment (TBA)

Program Services

Last Updated: April 2021

↓ TBA Services*	Description	Pre-Requisites	Use	Time to Complete
Phase I (VAP, AAI, ASTM)	Evaluation of property history and potential for release of hazardous substances or petroleum	None	-Pre-requisite for many TBA services -Recommended prior to purchasing property -VAP Phase I required for Abandoned Gas Station Program	3-4 months
Asbestos Survey	Evaluation of building materials inside structures to determine the presence of asbestos	None	-Required before demolition or renovation of a structure	2-3 months
Geophysical Survey	Use of various instruments to indirectly determine if UST's and/or systems may be present	BUSTR Files, Historic Information, or Phase I	-Determine if UST's are present -Assist in identifying sampling locations for assessments -Presence of UST's may require additional actions (e.g. removal, closure assessment)	2-3 months
Determining Release from UST / Closure Assessment	Sampling of soil and limited ground water in former UST area(s) to determine the presence of petroleum compounds OR for completion of BUSTR Closure Assessment	BUSTR Files or Phase I	-Determine if petroleum compounds are present -Use data to support BUSTR Class C Release Form -Use data to support a BUSTR Closure Assessment	3-4 months
BUSTR Class C Release Form	Form required for BUSTR to assign Class C designation to UST release. Phase I documentation must be provided with request	BUSTR Confirmed release and Phase I	-Required for Abandoned Gas Station Program -Assist in determining BUSTR status and required response actions	2-3 months
BUSTR Tier I Evaluation	Sampling of soil and ground water to determine extent of petroleum release and evaluation of data compared to BUSTR standards	Phase I and Class C release designation	-Support possible BUSTR NFA report -Support property transaction decisions -Support Class C release site not eligible for the Abandoned Gas Station Program	3-5 months
Limited Phase II Assessment / Limited BUSTR Tier II Evaluation	Sampling of soil, ground water, sediment, surface water, or vapors to determine any impacts/releases at a property	Phase I and BUSTR Tier 1	-Completed for sites with known or anticipated redevelopment plans -Support property transaction decisions -Support remedial action planning -Assist site in the Abandoned Gas Station Program where additional sampling is required.	4-6 months

*Note: All TBA projects require that the applicant have access to the property allowing Ohio EPA and contractors to perform work.

Acronyms List:

AAI – All Appropriate Inquiry

BUSTR – Bureau of Underground Storage Tank Regulations

LOE- Ohio EPA's Level of Effort Contractors

IA's – Identified Areas

NFA – No Further Action

SIFU- Ohio EPA's Site Investigation Field Unit

VAP – Ohio EPA's Voluntary Action Program