

2013 Phase I Guide

ASTM Standard

E1527-13 Revision

Phase I ESA

Definitions reference



E 1527-05 REC

Old REC Definition

"the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property, or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws."

Revised REC Definition

"the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."

Old HREC Definition

"an environmental condition which in the past would have been considered a REC, but which may or may not be considered a REC currently."

E 1527-05 HREC

Revised HREC Definition

"a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls). Before calling the past release an HREC, the EP must determine whether the past release is a REC at the time the Phase I ESA is conducted (e.g., if there has been a change in the regulatory criteria). If the EP considers the past release to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a REC."

New Definition CREC

New CREC Definition

"a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls) a CREC shall be listed in the Findings Section of the Phase I ESA report, and as a REC in the Conclusions Section of the report."

New Definition "de minimis"

New "de minimis" Definition

"In ASTM E 1527-13, the definition of "de minimis" conditions (those that generally do not present a threat to human health or the environment) was removed from the REC definition and assigned its own separate section (3.2.22)."

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