

**CASE STUDY:       SITE REDEVELOPMENT  
INDUSTRIAL MANUFACTURING/WAREHOUSE**

**Project Description:   Environmental Contracting, Paint Pigment Cleanup**

**Scope of Services:** AET was contracted by a property buyer to cleanup surface dust/debris in a warehouse of an industrial/manufacturing facility prior to the initiation of new plant operations. The warehouse also included paint booth locations and offices. Cleaning was performed due to employee concerns that prior plant operations involving paint pigments deposited potentially hazardous surface dust on the walls, floors and steel support beams in the warehouse. AET's contracted services also included the removal of HVAC ductwork.

**AET's Experience:** The historical use(s) of a property and the potential environmental hazards that may be present as a result of prior use is an essential component of the real estate due diligence process. Paint pigments can contain toxic metals such as lead, cadmium, chromium, arsenic, etc. Disturbance of surface dust during property conversion can result in occupational exposure hazards (both by inhalation and ingestion) to future facility occupants as well as the workers involved in the redevelopment process.

The toxicity of the surface dust must be verified by Safety Data Sheet evaluation for each of the products used previously in the facility as well as collection of representative samples and laboratory analysis to determine specific hazards which may be present. Cleanup and remediation design protocols during the redevelopment process must be based on the specific environmental contaminants identified.

**Project Specific Remediation/Protocols:**

1. **Work Area Isolation...** barriers were installed; the work area was vented with air filtration devices equipped with HEPA filtration.
2. **Exhaust ducts and other future non-use items within the ceiling area...** were cut out, lowered to the floor and disposed of as construction waste or recycled.
3. **Cleaning...** steel support beams and ceilings in office areas were HEPA vacuumed and wet wiped clean. High bay locations were accessed utilizing scissor lifts to ensure the safety of the remediation workers.
4. **Pressure Washing...** concrete block walls and floors were cleaned with a 3500 PSI power washer. Floor drains in each area were sealed and the cleaning water retrieved.
5. **Disposal...** all waste was containerized, TCLP sampling was completed per EPA RCRA regulations and proper disposal completed.

**CONCLUSION:** Cleaning was completed within the allotted 8 day work schedule. Redevelopment of the property occurred without restrictions.

When you need professional industrial hygiene advice email Alan Sutherland, CIH, CHMM at [a.sutherland@aetinc.biz](mailto:a.sutherland@aetinc.biz) or call 610-891-0114. We provide nationwide services; phone consultations are free. Check out the full range of environmental contracting/consulting services on our website [www.aetinc.biz](http://www.aetinc.biz).

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