



**City of San Ramon**  
**Building and Safety Services**

2401 Crow Canyon Road, San Ramon, CA 94583

Office: (925) 973-2580 Fax (925) 838-2821

E-mail: [Building@sanramon.ca.gov](mailto:Building@sanramon.ca.gov)

Website: [www.sanramon.ca.gov](http://www.sanramon.ca.gov)

**Updated: July 2019**

EFFECTIVE DATE: July 01, 2019

SUBJECT

PCB Management Policy

PURPOSE

To provide general guidelines and consistency as to when and how staff will implement the City's PCB management policy pertaining to demolition of qualifying structures. This policy will establish the necessary authority to implement the provisions of the City's Stormwater Municipal Regional Permit Sections C.12.f.

POLICY

The City's PCB Management policy provides the required authority for the City of San Ramon to meet the requirements of Provision C.12.f of the Bay Area Municipal Regional Stormwater Permit (MRP) issued by the San Francisco Bay Regional Water Quality Control Board. Provision C.12.f requires co-permittees to manage priority PCBs containing building materials during demolition of applicable structures. Applicable structures are buildings constructed or remodeled between January 1, 1950 and December 31, 1980. Remodeling without demolition of a structure, wood framed structures, and single-family residence demolition projects are exempt from this requirement.

This policy, the provisions of the San Ramon Municipal Code and the MRP require building demolition permit applicants to conduct a Screening Assessment for PCBs in Priority Building Materials and submit information documenting the results of the screening to the City. Such documentation includes: (1) the results of a determination whether the building proposed for demolition is high priority for PCBs-containing building materials based on the structure age, use, and construction, and (2) the concentration of PCBs in each Priority Building Material present and, (3) for each Priority Building Material present with a PCBs concentration equal to or greater than 50 ppm, the approximate amount (linear feet or square feet) of that material in the building. The PCBs in Priority Building Materials Screening Assessment application shall be included with the Building Demolition Permit application.

Applicants will be required to follow the directions in the PCBs in Priority Building Materials Screening Assessment Applicant Package (Applicant Package), provided on the City's website. The assessment shall include conducting representative sampling of the priority building materials and analyzing the samples for PCBs at a certified analytical laboratory. Any representative sampling and analysis shall be conducted in accordance with the Protocol for Assessing Priority PCBs Containing Materials before Building Demolition, which is located in the applicant package.

Demolition permit applications for applicable structures with PCBs present in one or more of the Priority Building Materials (based on the above screening assessment) must comply with all related applicable federal and state laws. This may include reporting to the U.S. EPA, the San Francisco Bay Regional Water Quality Control Board, and/or the California Department of Toxic Substances Control. Additional sampling for and abatement of PCBs may be required.

This City of San Ramon's PCB Management policy and program is administered by the Community Development Department, Building and Safety Services Division.

EXEMPTIONS

Remodeling without demolition of the structure, wood framed structures, and single-family residence demolition projects are exempt from this policy.

ATTACHMENT

Policy definitions attached.

APPROVED BY:

DATE:

*Vance Phillips*

07/01/2019

Vance Phillips  
Chief Building Official

## POLICY DEFINITIONS

Demolition means the wrecking, razing, or tearing down of any structure. This definition is intended to be consistent with the demolition activities undertaken by contractors with a C-21 Building Moving/Demolition Contractor's License.

San Ramon Municipal Code B6-360 Intent and Purpose (Chapter XII – Stormwater Management and Discharge Control)

(a) The intent of this chapter is to protect and enhance the water quality in the City of San Ramon's watercourses pursuant to, and consistent with the Porter-Cologne Water Quality Control Act (Water Code Section 13000 et seq.) and the Federal Clean Water Act (33 U.S.C. Section 1251 et seq.).

(b) This chapter also carries out the conditions in the city's National Pollutant Discharge Elimination System (NPDES) permit that require implementation of appropriate source control and site design measures and stormwater treatment measures for development projects.

(c) It is the purpose of the city council in enacting this chapter to protect the health, safety and general welfare of San Ramon's citizens by:

- (1) Minimizing non-stormwater discharges, whose pollutants would otherwise degrade the water quality of local streams, to the stormwater system.
- (2) Minimizing increases in nonpoint source pollution caused by stormwater runoff from development that would otherwise degrade local water quality.
- (3) Controlling the discharge to the city's stormwater system from spills, dumping or disposal of materials other than stormwater.
- (4) Reducing stormwater run-off rates and volumes and nonpoint source pollution whenever possible, through stormwater management controls and ensuring that these management controls are properly maintained and pose no threat to public safety.

(Ord. No. 449, § II, 4-8-2014)

San Ramon Municipal Code B6-365 Prohibited Discharges (Chapter XII – Stormwater Management and Discharge Control)

(a) The release of non-stormwater discharges to the city stormwater system is prohibited.

(b) The discharge of stormwater from premises or an activity that causes or contributes to a violation of receiving water limitations in the city's NPDES permit is prohibited.

(c) The following discharges are exempt from the prohibition set forth in subsection (a) above:

- (1) Any discharge in compliance with a NPDES permit issued to the discharger.
- (2) Flows from riparian habitats and wetlands, diverted stream flows, flows from natural springs, rising ground waters, uncontaminated and unpolluted groundwater infiltration, single-family homes' pumped groundwater, foundation drains, and water from crawl space pumps and footing drains, and pumped groundwater from drinking water aquifers.

(d) Discharges are exempt from the prohibition set forth in subsection (a) above if and only if the discharges are in accordance with conditions including but not limited to specific conditions for each type of discharge set forth in Section C.15 of the city's current NPDES permit.

(Ord. No. 449, § II, 4-8-2014)

2016 California Building Code, Section 105: Permits

[A] 105.3 Application for permit.

Application for permit. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the City for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in Section 107.
5. State the valuation of the proposed work.
6. Be signed by the applicant, or the applicant's authorized agent.
7. Give such other data and information as required by the building official.

Priority Building Materials:

- a. Caulking: e.g., around windows and doors, at structure/walkway interfaces, and in expansion joints;
- b. Thermal/Fiberglass Insulation: e.g., around HVAC systems, heaters, boilers, heated transfer piping, and inside wall or crawl spaces;
- c. Adhesive/Mastic: e.g., below carpet and floor tiles, under roofing materials, and under flashing; and
- d. Rubber Window Gaskets: e.g., used in lieu of caulking to seal around windows in steel framed buildings.



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## Building Demolition – Certification Form - Condition of Approval for Buildings Having Potential of Mercury and/or PCB Containing Materials

**PERMIT CANNOT BE ISSUED UNTIL THIS SELF-CERTIFICATION FORM HAS BEEN SIGNED AND RETURNED TO THE BUILDING DIVISION**

*This complete, signed form will serve as the required self-certification.*

Owner Name: \_\_\_\_\_ Permit No.: \_\_\_\_\_

Address: \_\_\_\_\_ Unit/Suite #: \_\_\_\_\_

Description of work: \_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**APPLIES TO**

Applicable structures are buildings constructed or remodeled between January 1, 1950 and December 31, 1980. Remodeling without demolition of a structure, wood framed structures, and single-family residence demolition projects are exempt from this requirement.

Select One:

- EVALUATED and FOUND NOTHING
- FOUND and ADDRESSED

**BACKGROUND**

Some older structures have the probability of been built with products containing Polychlorinated Biphenyls (PCBs) and Mercury. These substances accumulate in fish and may cause serious adverse health effects to people and wildlife that eat fish. During the demolition process, these substances can mobilize and wash into our waterways and drainage system. The city has an obligation to reduce the discharge and control all potential sources of PCBs and Mercury in the environment as mandated in the city’s NPDES Permit Order No. CAS612008. Therefore, prior to issuance of a commercial demolition permit from the Building Department, the applicant shall have the structure evaluated for PCB and Mercury containing materials.

Potential Mercury containing devices include thermometers, thermostats/switches, light bulbs and some batteries. Potential PCB-containing items include caulk in concrete joints, doors and windows, light ballasts, transformers, fluorescent light tubes, exit signs, air conditioning units, and Freon-containing refrigeration systems. Light fixtures should be visually inspected, prior to disposal, to determine the presence of PCBs. If PCB and/or Mercury containing materials are found to be present, the applicant shall have these items removed and properly disposed of by a licensed contractor. Applicant further understands that removal of PCB and/or Mercury containing materials shall be performed according to federal or California law and regulations, including but not limited to the toxic substances control act or the PCBs regulation at 40 CFD part 761, and EPA regulations, 40 CFD 761.