

REMOVAL OF UST'S FROM SERVICE

FP 20

Revised: Oct 02, 2012

1.0 PURPOSE

- 1.1 To derive, define and interpret the various requirements for the permanent removal from service of underground storage tanks (UST's) used for the containment of flammable and combustible liquids as described in Division B - Part 4 of the British Columbia Fire Code.
- 1.2 To provide a guide for owner's to comply with the requirements of the Fire Code for the removal of a UST from a private property.

2.0 SCOPE

- 2.1 The attached bulletin shall apply to UST's used for the following applications:
 - a) Public fuel dispensing stations;
 - b) Card-lock type fuel dispensing stations;
 - c) Private fuel dispensing stations;
 - d) Any storage tanks used to supply fuel for stationary appliances; and
 - e) Residential fuel storage tanks used for oil burning appliances.
- 2.2 The attached bulletin does not apply to UST's located on federal crown property.

3.0 REQUIREMENTS

The attached directive defines the requirements to comply with the City of Coquitlam Fire Prevention and Life Safety Bylaw and the BC Fire Code Regulations for the permanent removal of UST's from service.

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4.0 PROCEDURES

- 4.1 Except as noted below for single and two-family residential properties, the removal from service of UST's shall be in accordance with the attached Directive D-7.
- 4.2 The removal of UST's from service from single and two-family residential properties need only comply with items 4 and 6 of Directive D-7.
- 4.3 Photographs of the UST and related appurtenances shall be taken at the site visit and logged into CEDMS when complete.
- 4.4 Update CEDMS document number 778783 when all of the requirements of the directive have been completed.

Attach.

COQUITLAM FIRE/RESCUE

DIRECTIVE



UNDERGROUND STORAGE TANKS – REMOVAL FROM SERVICE **D-07**

October 2, 2012

POST ON ALL BULLETIN BOARDS

To: Fire Prevention Inspectors
From: Shawn Davidson, Assistant Chief Prevention

In accordance with Article 4.3.15.1 of the BC Fire Code 2006, the removal, abandonment in place, disposal or temporary taking out of service of an underground storage tank shall be in conformance with good engineering practice.

This directive applies to the permanent removal from service of underground storage tanks (UST's) used for the storage of flammable or combustible liquids. Permanent removal from service applies to UST's that are removed from the ground.

When an owner, or occupant of a property, wants to permanently remove a UST from a property, the following procedures and requirements shall be followed in the order below:

1. Coquitlam Fire/Rescue shall be notified in writing of the intent to remove the tank(s) and associated appurtenances from the ground. The notification shall be accompanied by a scaled site plan showing the following:
 - a. The number and location of the tanks to be removed; and
 - b. The location of the associated dispensers and transfer and vent piping to be removed.

Note: A separate permit application is not required for the removal of a UST.

2. Submit proof of property ownership in the form of a recent title certificate.
3. For an occupant of a property removing a UST, submit written permission from the property owner permitting the removal of the underground storage tank(s).
4. In accordance with Section 9.4 of the "Environmental Code of Practice for Aboveground and Underground Storage Tank Systems Containing Petroleum Products and Allied Petroleum Products" published by the Canadian Council of Ministers of the Environment, the following shall be completed:
 - a. The remaining flammable or combustible liquids shall be removed and disposed by a qualified waste management contractor;

- b. The underground storage tank(s) and associated piping, dispensers, transfer equipment shall be removed from the site and transferred to a suitable waste receiving center; and
 - c. If the site is contaminated with petroleum or allied petroleum products, the site shall be remediated to the criteria defined by the Contaminated Sites Regulation of the Environmental Management Act.
5. Contact the Fire Prevention Division of the Department for an inspection of the site when the UST's and associated appurtenances have been removed from the ground but prior to backfilling of the UST nests. The appointment may be booked by contacting our department at (604) 927-6400.
6. Provide the following documentation to our department upon completion of the UST removal process:
 - a. Written confirmation from the owner that the tank(s) and associated appurtenances have been removed;
 - b. Copy of the bill of lading from the contractor that removed the remaining liquids in the tank and piping systems verifying that the product was removed to a suitable location;
 - c. Copy of the bill of lading from the transportation company disposing of the tanks and associated equipment verifying that the UST and associated equipment was disposed to a suitable location;
 - d. Written confirmation from a qualified electrician that all electrical wiring and sources of electrical power have been terminated at the site (with respect to the UST removal process) in accordance with the Electrical Safety Regulation of the BC Safety Standards Act; and
 - e. A copy of the environmental report for any soils remediation and testing performed as a result of the UST removal process.
7. Contact the Fire Prevention Division of the Department for a final inspection of the site when the backfilling and UST removal process is completed.

Please contact the Fire Prevention Division of the department should you have any questions.

Phone: (604) 927-6400

Facsimile: (604) 927-6437



Shawn Davidson