

## DECOMMISSIONING OF RESIDENTIAL HEATING OIL TANKS

### The Law

Section 3404.2.13 of the International Fire Code requires that tanks and piping serving heating oil tanks (which have been out of service for a period of one year or more) be removed from the ground or abandoned in place.

Section 105.7.6 of the International Fire Code further requires that a permit be obtained to remove, abandon, place temporarily out of service or otherwise dispose of a heating oil tank.

### Permits - Process and code

A permit from the City of Fircrest is required prior to decommissioning **each individual** underground heating oil tank. Permits are issued to the person or contractor performing the decommissioning work. Permits are not issued to the property owner, unless that person is actually doing the work.

Permit applications may be downloaded from the City of Fircrest webpage at [www.cityoffircrest.net](http://www.cityoffircrest.net) or by calling the Planning/Building Department at 253-564-8901, Monday - Friday, 8:00 a.m. to 5:00 p.m. Applications may also be obtained in person from the Planning/Building Department at 115 Ramsdell Street, Fircrest WA 98466.

Complete permit applications will be processed and returned to the applicant accompanied by:

- Permit conditions
- Information bulletin - decommissioning of residential heating oil tanks
- Heating oil tank decommissioning report form

**NOTE:** No permit will be issued after tank decommissioning work is performed. Work shall not commence until after a permit application has been processed, approved and a permit received by the applicant.

### Requirements

Decommissioning work must not start until a permit has been issued. The decommissioning must be performed, or directly supervised, by an individual certified by the International Code Council (ICC) as an Underground Storage Tank (UST) Decommissioner. A copy of the individual's current ICC certificate must be submitted with the application. The ICC-Certified Decommissioner must be present at the tank site during the entire decommissioning operation, whether tank decommissioning is done by an independent contractor or by the property owner. This requirement applies to both tank removal and abandonment in place.

Both removal and abandonment in place are methods of decommissioning available for the purposes of the International Fire Code. However, removal of the tank is strongly recommended. ***\*If abandonment in place is selected as the method of decommissioning, the tank is require to be filled with an inert solid material, e.g., sand, concrete slurry, foam, etc.***

**\*This is a new requirement of the 2009 IFC Section 3402.2.13.1.4**

In both cases when abandoning a tank in place, the interior of the tank must be triple rinsed and washed to remove as much residual product and bottom sludge as possible. The tank must be permanently capped below grade to prevent accidental refilling.

Applicants should carefully review the merits of their options before choosing a method of decommissioning. Tanks suspected of leaking should be removed from the ground rather than abandoned in place. The City of Fircrest cannot predict and does not attempt to predict, what future Fire Code regulations may require of tanks abandoned in place under the current guidelines. A tank abandoned in place now may later require removal at additional cost and potential hazard.

The *Heating Oil Tank Decommissioning Report Form* accompanying the approved permit must be completed by the ICC-Certified Under-ground Storage Tank Decommissioner performing or supervising the work. This form must be returned to the Planning/Building Department by the ICC-Certified Decommissioner within 30 days of completion of the decommission.

To document decommissioning of the tank, the property owner should retain a copy of the Tank Decommissioning Report Form and the approved permit, as well as all receipts, certifications and written materials associated with the project.

Compliance with the International Fire Code does not require that a site plan be submitted or that any soil samples be taken. However, the property owner or operator may have other obligations, including but not limited to, spill or leak reporting requirements and clean-up requirements under environmental or other laws apart from the International Fire Code. For example, if a tank has leaked, the Washington State Department of Ecology does have reporting requirements based on the extent of contamination found. The Southwest Regional Office at the Department of Ecology may be reached at (360) 407-6300. The City of Fircrest makes no representation

about the application of any other laws and it is the responsibility of the property owner or operator to determine what laws apply in an individual case.

**NOTE:** It is the responsibility of the ICC-Certified Decommissioner conducting or overseeing the decommissioning work to provide a copy of the Decommissioning Report to the property owner within 30 days of completion of the decommission work. Additionally, a copy of the permit shall be provided to the property owner.