



Missoula White Pine Sash Update

December 2011

BACKGROUND

The Missoula White Pine Sash (MWPS) facility is an approximately 40-acre property located at 1301 Scott Street at the intersection of Scott and Stoddard Streets on Missoula's north side. The MWPS facility is being addressed by the state Superfund law, CECRA. The Montana Department of Environmental Quality (DEQ) determined that Huttig Building Products, Inc. (Huttig) is liable for remediation of the MWPS. Huttig is currently conducting a remedial investigation/feasibility study under a Unilateral Administrative Order issued by DEQ. MWPS was a precision wood window and door component manufacturing facility which operated from the 1920s through 1996. From the mid-1930s until 1987, milled wood products were dipped into mixtures of pentachlorophenol (PCP) and petroleum products, some of which were released into the environment, contaminating soil and groundwater with PCP, petroleum hydrocarbons, and dioxins/furans. The MWPS facility has been the subject of many investigations, treatability studies, and interim cleanup efforts since 1993. The purpose of these activities has been to characterize the nature and extent of contamination, cleanup portions of the facility to protect human health and the environment, and allow for redevelopment.

RECENT ACTIVITIES

White Pine Park: In 2007, DEQ approved an interim action by the City of Missoula for cleanup of the City-owned property at the facility. The City conducted cleanup of the property west of Scott Street and a construction completion report for the White Pine Park was approved by DEQ on April 8, 2011.

Hazardous Waste Hot Spot Removal: In the summer of 2011, Huttig removed soil to a depth of about 10 feet where two above ground storage tanks were historically located on the facility just north of the railroad tracks. DEQ required the removal based on elevated concentrations of PCP and dioxins/furans detected during a 2010 soil sampling investigation. A total of approximately 150 cubic yards of soil were excavated from this location and disposed of off-site as hazardous waste.

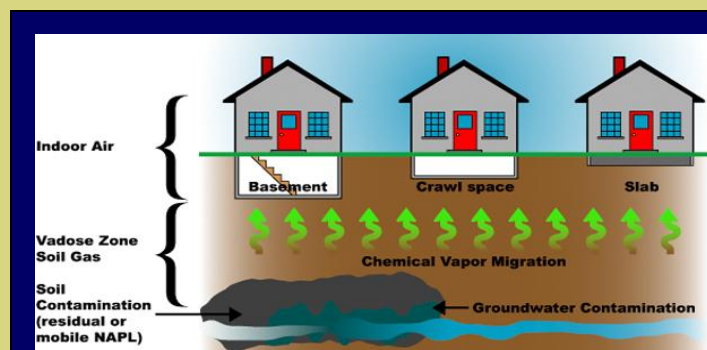
Risk Assessment Updates: A Risk Assessment was developed in 2001 to evaluate risk and to develop cleanup levels that will be protective of human health and the environment. Since the completion of this document, PCP was found in surface soils at high concentrations, and new toxicity and screening level information made it necessary for DEQ to update the risk assessment. While developing the update, DEQ identified data for the facility indicating a potential inhalation risk from vapors associated with the volatile petroleum constituents present in groundwater. This risk can only be fully evaluated through collection and analysis of vapor intrusion samples (see box at right).

The potential for vapor intrusion was evaluated in 2002 through scientific modeling, which indicated that adverse effects from inhalation of volatile contaminants from groundwater at the facility were not expected. However, the science and study of vapor intrusion has made significant advances and current available guidance indicates that the previous evaluation did not provide conclusive evidence of the absence or presence of vapor intrusion risk. Therefore, DEQ has decided that collection of vapor intrusion samples will be necessary to fully evaluate any inhalation risk in buildings at the facility. DEQ has postponed finalizing the risk assessment update in order to allow for collection and evaluation of vapor intrusion samples at the facility.

What is Vapor Intrusion?

The phrase "soil vapor intrusion" refers to the process by which volatile chemicals move from beneath the ground into the indoor air of overlying buildings. Soil vapor, or soil gas, is the air found in the spaces between soil particles. Because the air pressure inside may be lower than in the soil, this vapor may enter buildings through cracks in slabs or basement floors and walls, and through openings around sump pumps or where pipes and electrical wires go through the foundation. Heating, ventilation or air-conditioning systems may reduce the air pressure inside, drawing soil vapor into buildings.

Chemicals that readily evaporate or vaporize are called "volatile chemicals." Volatile chemicals include volatile organic compounds (VOCs). Subsurface sources of volatile chemicals may include contaminated soil and groundwater, broken pipes, or buried wastes. If soil vapor is contaminated and enters a building as described above, the air quality inside the building may be affected. In addition, when contaminated vapors are present nearby or under the foundation of the building, vapor intrusion is possible. Soil vapor can enter a building whether the building is old or new, and whether the building has a basement, a crawl space, or is on a slab (as illustrated in the figure below).





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UPCOMING ACTIVITIES

In order to evaluate potential risk from vapor intrusion at the MWPS facility, DEQ required Huttig to develop a work plan and collect samples in commercial buildings west of Scott Street and in the adjacent residential neighborhood east of Scott Street. Huttig developed the work plan but declined to conduct the required sampling. Therefore, DEQ finalized the work plan and hired a consultant, Camp, Dresser & McKee, Inc., to assist DEQ in conducting two separate sampling events in January and March, 2012. Huttig is required to reimburse DEQ for all costs associated with conducting the sampling.

What Should I Expect If Indoor Air Samples Are Collected In My Home?

If your residence is selected for sample collection you will be contacted by DEQ Project Officer, Colleen Owen, to schedule the sampling. You should expect the following:

- ◆ Indoor air samples are generally collected from the lowest-level space in a building, such as a basement. The samples will be collected during cold weather when the building is heated and the ground is frozen. Indoor air samples may also be collected from the first floor of living space, or any other area of potential concern. Indoor air samples are used to determine if vapors are inside buildings.
- ◆ Sub-slab vapor and outdoor air samples are usually collected at the same time as indoor air samples to help determine where volatile chemicals may be coming from (indoor sources, outdoor sources, and/or beneath the building).
- ◆ An indoor air quality questionnaire and building inventory will be completed with your input. The questionnaire includes a summary of the building's construction characteristics; the building's heating, ventilation and air-conditioning system operations; and potential indoor and outdoor sources of volatile chemicals. The building inventory describes products present in the building that might contain volatile chemicals. These products may be temporarily removed from the building while it is being sampled with homeowner consent.

Your assistance in completing this investigation is greatly appreciated.



Aerial view of the MWPS Vapor Intrusion Investigation Area.



White Pine Park after soil removal and replacement.

Additional information about vapor intrusion can be found online at the DEQ Frequently Asked Questions webpage at <http://deq.mt.gov/StateSuperfundFrequentlyAskedQuestions.mcp#2a>.

If you have questions about the upcoming sampling or the MWPS facility please contact DEQ Project Officer, Colleen Owen, at 406-841-5068 or cowen@mt.gov.