



RFDS 10.00 FLAMMABLE, COMBUSTIBLE, OR HAZARDOUS MATERIAL LIQUID STORAGE TANK REMOVAL OR ABANDONMENT.

International Fire Code (IFC) (2012) Sections 5003.2.6, 5704.2.13, and 5704.2.14 and this standard shall apply to all above- and underground flammable, combustible, and hazardous material liquid storage tanks (AST; UST) that are being temporarily or permanently removed or abandoned.

10.1; APPLICABILITY:

All flammable, combustible, and hazardous materials liquid storage tanks out of service for more than one year shall be removed from the ground or site. **The Fire Code Official** may allow a tank to be abandoned in place in accordance with IFC Section 5704.2.13.1.4 upon written application if it is determined that removal is not feasible and the requirements of Section 10.4 of this standard are followed. The criteria used to determine if abandonment in place is appropriate shall be:

10.1.1; Removal would jeopardize the integrity of a public right of way, a public utility, or foundation of a building or house.

10.1.2; Removal would jeopardize a sensitive area as defined by the Redmond Community Development Guide, unless reconstruction or enhancement is possible. Applicant is responsible to coordinate with the appropriate City agencies.

10.1.3; Removal would jeopardize established and valuable trees.

10.2; PERMITS AND FEES REQUIRED:

10.2.1; Permits: The following operations require IFC permits to be issued by the Redmond Fire Department. See IFC section 105.7.8, #3.

10.2.1.1; Temporarily out of Service (91 to 365 days) IFC section 105.6.16 (7)

10.2.1.2; Remove from the ground or site. IFC section 105.7.8 (3)

10.2.1.3; Abandon in place IFC section 105.7.8 (3)

10.2.2; Fees: Fees for the Permits listed in section 10.2.1 shall be paid in accordance with the current City of Redmond User Fee Schedule, with the following clarifications:

10.2.2.1; Residential home heating oil tanks 300 gallons or less capacity – **No fee**

10.2.2.2; Fees paid for all other permits required by this section shall cover **up to two (2) site inspections**. Each additional site visit for the same permit shall be billed at the "Fire Inspection" straight time hourly rate with a one (1) hour minimum.

10.3; PROCEDURE FOR TANK REMOVAL:

10.3.1; Permit Application: Apply for an International Fire Code permit from the Redmond Fire Prevention Division; 15670 NE 85TH Street, Redmond WA., **at least five (5) business days in advance** using the attached Underground/Aboveground Storage Tank Closure Checklist form and including the following:

10.3.1.1; Site Plan scaled no less than 1"=50'. The plan shall denote the following on the affected parcel:

1. All permanent structures over 100 sq. ft.
2. Property lines
3. Sensitive area easements
4. Significant trees
5. Any tanks (e.g. fuel tanks, LPG tanks, ASTs, USTs)
6. Roads, streets, driveways and other similar improved surfaced areas



10.3.1.2; Written approval from METRO and City of Redmond Public Works – Waste Water Division for sanitary sewer discharge of tank waste materials (if applicable)

10.3.1.3; Washington State Department of Ecology Underground Storage Tank 30 day Notice (Registered/Commercial underground tanks only)

10.3.1.4; Redmond Fire Department Underground/Aboveground Storage Tank Closure Check List.

10.3.1.5; Pre-approval of the “Closure Checklist” from the City of Redmond Department of Public Works, Natural Resources Division – Wellhead Protection Program (Allow a minimum of 5 business days).

10.3.2; Tank Contents:

10.3.2.1; Liquid Removal: All liquids must be removed from the tank prior to work commencing. Any liquid found in tanks out of service more than 90 days must be tested and analyzed by a testing agency acceptable to the Fire Marshal prior to commencing work. It is the responsibility of the property owner or his agent to arrange for the required testing and disposal. A Washington State licensed disposal company must be employed if liquid removal is required. Written approval from King County Industrial Waste (206-263-3000) and the City of Redmond Public Works – Waste Water Division is required if the testing agency determines the liquid is safe to be discharged into the sewer system.

10.3.2.2; Leaks/Spills: If evidence of vapors or leakage (contaminated groundwater or soil) is present, removal operations shall cease immediately. The following agencies shall be contacted immediately to evaluate the situation and recommend appropriate action:

- Department of Ecology
- City of Redmond, Department of Public Works, Natural Resources Division (425-556-2825)

10.3.3; Tank Safety:

10.3.3.1; Tank inert: Underground Storage Tanks and non-protected Aboveground Storage Tanks containing combustible or flammable liquids must be made inert prior to removal from the ground or site (ref. IFC 5704.2.14.1, item #5). Tanks shall be tested and determined to be safe by a State Licensed Marine Chemist prior to removal. Test records shall be provided to the Fire Department during our onsite inspection prior to removal.

Exception from test records (Chemist report): Tanks with a capacity of 1,000 gallons or less may be made inert by filling the tank with a minimum of 1 lb. of dry ice per 50 gallons of water capacity of the tank or an equivalent method. Fire Department inspection (if otherwise required) shall be conducted prior to removal. Documentation of dry ice purchase shall be made available upon request.

10.3.3.2; Tank Disposal:

10.3.3.2.1; Disassembly/Hot work: Mechanical cutting; hot work, or other similar operations shall not be conducted on the removal site. This restriction shall be in effect once tank excavation begins extending until all extracted tanks have been transported off site. Such operations shall not be performed on extracted tanks inside the City limits of Redmond without prior written approval of the Fire Department (e.g. separate permit condition).

10.3.3.2.2; Removal: Tanks removed from the ground shall be transported to an approved location for disposal within 24 hours of extraction or from being moved from their sited location unless prior approval is received from the Fire Department (e.g. separate permit condition).



10.3.4; Inspection Required:

10.3.4.1; Single family home heating oil tanks:

10.3.4.1.1 Fire Department: None.

10.3.4.1.2 Public Works – Natural Resources: Wellhead Protection Zones 1, 2 and 3.

10.3.4.2; All others: A Redmond Fire Department Inspector shall witness making the tank inert and the actual removal of the tank. The applicant is responsible to notify the Fire Department and Natural Resources of any tank removal at least 48 hours in advance.

10.3.5; Permit Documentation: A copy of the completed Redmond Fire Department Underground/Aboveground Storage Tank Closure Check List shall be submitted to the Redmond Fire Prevention Division within 24 hours after extraction:

10. 4; PROCEDURE FOR TANK ABANDONMENT:

10.4.1; Permit Application: Apply for an International Fire Code permit as outlined in section 10.3.1.

10.4.2; Tank Contents: Contents of the tank shall be removed as required in section 10.3.2.

10.4.3; Inspection Required:

10.4.3.1 Fire Department: None.

10.4.3.2 Public Works – Natural Resources: Wellhead Protection Zones 1, 2 and 3.

10.4.4; Permit Documentation: A copy of the completed Redmond Fire Department Underground/Aboveground Storage Tank Closure Check List shall be submitted to the Redmond Fire Prevention Division within 24 hours after abandonment.