This international standard was developed in accordance with internationally recognized principles on standardization established in the Decision on Principles for the Development of International Standards, Guides and Recommendations issued by the World Trade Organization Technical Barriers to Trade (TBT) Committee.

Designation: D6008 – 22

Standard Practice for Determining the Environmental Condition of Federal Property[1]

This standard is issued under the fixed designation D6008; the number immediately following the designation indicates the year of original adoption or, in the case of revision, the year of last revision. A number in parentheses indicates the year of last reapproval. A superscript epsilon (ε) indicates an editorial change since the last revision or reapproval.

1. Scope

1.1 *Purpose*—The purpose of this practice is to define good commercial and customary practice in the United States for assessing the *environmental condition of property (ECP)* of federal real *property*. This practice applies to *property* under consideration for lease, excess and surplus *property* at closing and realigning military installations, claims reverting to federal ownership such as abandoned mines, and other federally-owned *property*. The steps in this practice are conducted to fulfill certain requirements of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) section 120(h), as amended by the Community Environmental Response Facilitation Act of 1992 (CERFA) and the federal real *property disposal* regulations codified in 41 CFR Subpart C (41 CFR 102-75). As such, this practice is intended to help a *user* to gather and analyze data and information in order to classify *property* into the applicable *environmental condition of property area types* (in accordance with the ASTM D5746, Standard Classification of Environmental Condition of Property Area Types, (see Appendix X1). Once documented, the *ECP report* is used to support Findings of Suitability to Transfer (FOSTs), Findings of Suitability to Lease (FOSLs), or uncontaminated *property* determinations, or a combination thereof, pursuant to the requirements of CERFA and CERCLA § 120(h). *Users* of this practice should note that it does not address (except where explicitly noted) requirements for appropriate and timely regulatory consultation or concurrence, or both, during the conduct of the *ECP* or during the identification and use of the *standard environmental condition of property area types*.

1.1.1 *Environmental Condition of Property*—In accordance with the federal landholding agency policies and General Services Administration's (GSA) federal real *property* management regulations, an *ECP* will be prepared or evaluated for its usefulness (and updated if necessary) for any federally-owned *property* to be transferred by deed or leased. The *ECP* will be based on existing environmental information related to *storage*, *release*, treatment, or *disposal* of *hazardous substances*, munitions, or petroleum products on the *property* to determine or discover the *obviousness* of the presence or likely presence of a *release* or threatened *release* of any *hazardous substance* or petroleum product. In certain cases, additional data, including sampling, if appropriate under the circumstances, may be needed in the *ECP* to support the FOST or FOSL. A previously conducted *ECP* may be updated as necessary and used for making a FOST or FOSL. An *ECP* also may help to satisfy other environmental requirements (for example, to satisfy the requirements of CERFA or to facilitate the preparation of environmental condition reports). In addition, the *ECP* provides a useful reference document and assists in compliance with hazard abatement policies related to *asbestos* and lead-based paint. The *ECP* process consists of discrete steps. This practice principally addresses *ECP*-related information gathering and analysis.

1.1.1.1 *Discussion*—Prior versions of this practice referred to environmental baseline surveys (EBS). The 2018 Department of Defense 4165.66M Base Redevelopment and Realignment Manual changed the focus to *ECP*. Appendix 3 of DODM 4165.66M provides direction on the preparation of FOST and FOSL documentation. Section C2.4.2.3 of DODM 4165.66M provides direction for Department of Defense *property* proposed for *disposal* and redevelopment.

1.1.2 *CERCLA Section 120(h) Requirements*—This practice is intended to assist with the identification of federal real *property* and DoD installation areas subject to the notification and covenant requirements of CERCLA § 120(h) relating to the deed transfer of contaminated federal real *property* (42 USC 9601 et seq.), (see Appendix X2). Examples of other federal landholding agencies that must comply with CERCLA §120(h) requirements include the Bureau of Land Management, the Federal Aviation Administration, and U.S. Forest Service.

1.1.3 *CERFA Requirements*—This practice provides information to partially fulfill the identification requirements of CERFA [Pub. L. 102-426, 106 Stat. 2174], which amended CERCLA. *Property* classified as area Type 1, in accordance with Classification D5746 is eligible for reporting as "uncontaminated" under the provisions of CERFA and the Federal

[1] This practice is under the jurisdiction of ASTM Committee E50 on Environmental Assessment, Risk Management and Corrective Action and is the direct responsibility of Subcommittee E50.02 on Real Estate Assessment and Management.

Current edition approved Sept. 1, 2022. Published December 2022. Originally approved in 1937 as PS 37. Last previous edition approved in 2014 as D6008-96(2014). DOI: 10.1520/D6008-22.

Copyright © ASTM International, 100 Barr Harbor Drive, PO Box C700, West Conshohocken, PA 19428-2959. United States