



ARE YOU PREPARED FOR THE TRANSITION? UPGRADING TO ASTM E1527-21 FOR PHASE I SITE ASSESSMENTS



ERIS PRODUCT SOLUTIONS TO SATISFY ASTM E1527-21

Beginning Feb. 14, 2024, E1527-13 can no longer be used to satisfy All Appropriate Inquiries (AAI) requirements under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). While the revised standard is not an EPA regulation and is not required for AAI compliance, it is now widely recognized as the industry standard for Phase I environmental site assessments, which are required for most CRE transactions.

While -21 is similar -13, there are notable differences, including:

- 1) Increased scope of **historical research**,
- 2) New requirements for **environmental liens, activity and use limitations (AULs)**,
- 3) Revised **report contents**, and
- 4) Considerations for **emerging contaminants**, as described below.

1 INCREASED SCOPE OF HISTORICAL RESEARCH - THE "BIG 4"

Under the 2013 standard, environmental consultants only had to review as many historical sources as needed to identify whether past uses could have led to a Recognized Environmental Condition (REC). The revised standard requires the review of at least four historical sources (aerial photographs, topographic maps, fire insurance maps, and city directories) for both the subject property and adjoining properties.

If the subject property was used for industrial, manufacturing, and now retail purposes, the environmental professional must review additional historical

resources, such as building department records, interviews with persons knowledgeable about past uses, property tax files, and zoning/land use records if they are likely to identify a more specific use and are reasonably ascertainable. One primary goal behind these new requirements is to determine whether a property was previously used for dry cleaning, which is the leading source of environmental liability in CRE transactions.

ERIS OFFERS COMPREHENSIVE COVERAGE OF...

- ✓ Historical aerial photographs,
- ✓ Topographic maps,
- ✓ Fire insurance maps, and
- ✓ City directories, including our innovative SmartCD.

[Click here](#) to obtain information about each of these products.

ERIS' SmartCD identifies the Phase I Subject Property and any commercially used adjacent properties, exceeding the ASTM E-1527-21 standard for Phase I ESAs. This ensures a compliant and more relevant search that includes necessary addresses and excludes unnecessary ones.

2 NEW REQUIREMENTS FOR ENVIRONMENTAL LIENS AND AULS

To qualify for CERCLA liability defenses, users must research title records to identify environmental liens and AULs. Previously, searches often stopped at the last change in title, which might not have identified active liens or AULs. The new standard clarifies that users must research title records back to 1980.

ERIS PROVIDES ENVIRONMENTAL LIEN SEARCH REPORTS BACK TO 1980 & HISTORIC CHAIN OF TITLE REPORTS

Together the environmental lien search report and historic chain of title report provide the most detailed information on the history of ownership and financial status of a property, researching AULs back to 1980.

3 REVISED REPORT CONTENTS

All reports must contain site plans and color photographs with captions to improve reporting documentation and to make ESA reports more consistent throughout the industry.

ERIS PROVIDES THE MOST SEAMLESS START-TO-FINISH WORKFLOW SOLUTION AVAILABLE IN THE INDUSTRY; FROM FIELDWORK TO REPORTING, EXPERIENCE THE ULTIMATE EFFICIENCY, COLLABORATION, AND REPORT CONSISTENCY.

Easy Photo Integration

Photos taken in ERIS Mobile will sync with Scriva's photo log generator, and any associated notes are automatically converted into captions, simplifying the process for review and insertion in reports.

Enhanced Workflow Efficiency

Your photos, notes and checklists are not only accessible in Scriva but also push to Xplorer, Figure Creator, and the My Orders page, enhancing overall workflow efficiency and collaboration.

Scriva is ready for E1527-21!

Scriva's report building, and data filtering is built for ultimate flexibility, for example, City Directory tables can show subject property, surrounding property, and adjacent property columns.

4 EMERGING CONTAMINANTS COULD BE EVALUATED AS A BUSINESS RISK

PFAS are not currently considered a REC under E1527-21. However, the revised standard adds emerging contaminants to the "non-scope issues" list that users may want to evaluate as a business risk. It also notes that "once the emerging contaminants are defined to be a hazardous substance under CERCLA, as interpreted by EPA regulations and the courts, these substances must be evaluated within the scope of E1527." PFAS is an issue that needs to be monitored closely as new regulations emerge.

ERIS HAS BEEN AT THE FOREFRONT OF PFAS DATA RESEARCH SINCE THE AUTUMN OF 2019, IDENTIFYING AND INCLUDING IN OUR REPORTS NEW FEDERAL AND STATE-LEVEL DATA SETS AS THEY BECOME AVAILABLE.

Many state-level environmental protection agencies have compiled information for sites where PFAS have been released, have contaminated, or are suspected of having contaminated properties or groundwater, or where these chemicals were or may have been manufactured or used.

ERIS is using proprietary methods to aggregate additional PFAS information and data. Filtering and loading these named PFAS incidents records means that the practitioner using ERIS data can quickly ascertain that PFAS is present without reading through multiple record details.

ERIS has the solutions to help satisfy the requirements of ASTM E1527-21

Ask your Regional Account Manager for more information. >>



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