



REMEDIATION AND REDEVELOPMENT POLICY AND PROCEDURE

RRD-21 – Leaking Underground Storage Tank (LUST) Site Classification System

Effective Date: February 20, 2025

ISSUE

This document establishes the process for the classification of a LUST site. This supersedes previous direction provided by EGLE regarding the site classification process for LUST sites.

Section 21314a of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA), requires LUST sites to be classified as consistent with the process outlined in RBCA.

DEFINITIONS

All terms are the same as those defined in Part 213.

ACRONYMS:

APC – Approved Project Completion

ASTM – ASTM International

CR – Closure Report

EGLE – Department of Environment, Great Lakes, and Energy

FAR – Final Assessment Report

IAR – Initial Assessment Report

LUST – Leaking Underground Storage Tank

MIRBCA – Michigan Risk-Based Corrective Action

NAPL – Nonaqueous-Phase Liquid

Part 213 – Part 213, Leaking Underground Storage Tanks, of NREPA, 1994 PA 451, as amended

PM – Project Manager

RBCA – ASTM Risk-Based Corrective Action

RRD – Remediation and Redevelopment Division

VIAP – Volatilization to Indoor Air Pathway

POLICY

The site classification system, Leaking Underground Storage Tank Site Classification Form, is based on the current and projected degree of risk to the public and environment, i.e., 1) immediate, 2) short-term, 3) long-term, 4) no demonstrable long-term unacceptable risk based on current use, or 5) no demonstrable long-term unacceptable risk based on current and reasonably anticipated future use. The classification system identifies the exposure pathways and example site scenarios representative of the degree of risk. Sites should be evaluated for all complete exposure pathways. The classification selected must represent the greatest risk at the site. For example, if the evaluation identifies any conditions in Class 1, then Class 1 is selected. The site classification table is included within the Part 213 MIRBCA Report Forms (EQP4056) and is also included as a link in RRD-21. If the site evaluation for an exposure pathway does not fit any of the example scenarios for the pathway, then select the classification that best represents the site's greatest risk condition for that pathway. Site classification should be updated as risk conditions change. This can occur because of changes in site conditions (expanding plume, contracting plume due to remediation or natural attenuation, addition or removal of pavement, etc.) or changes in the conceptual site model (i.e., based on additional site characterization). The completed form must be included with the Initial Assessment Report (IAR), Final Assessment Report (FAR), Closure Report (CR), and within any report that identifies a change in site classification.

If a site has not been classified by the person submitting the LUST Report, or if the assigned site classification does not represent the risks posed by the site based on available data, RRD will assign the site an appropriate site classification until RRD is presented with evidence that either a higher or a lower site classification is more appropriate. If there is not enough information to assign a site classification, RRD will enter the site status as "unknown." This status is reserved solely for RRD's use.

A site classification of Class 4 is appropriate for releases where there is no unacceptable risk based on current use but there is an unacceptable risk for future use. Class 4 is generally the appropriate site classification when a site reaches an APC status. When corrective actions are complete and there is no unacceptable risk for both current use and future use, Class 5 is the appropriate site classification. Class 5 is the appropriate site classification for releases that qualify for either a restricted or unrestricted closure based on either residential or nonresidential use. If a release meets the applicable RBSLs or SSTLs and no restrictions or institutional controls under Section 21310a are required, RRD staff should reclassify the release as no longer a facility. This status is reserved solely for RRD's use.

Site classification or re-classification requires risk-based analysis using Part 213, the referenced ASTM RBCA standards E1739-95, E2081-00, and E2531-06, and the MIRBCA guidance document.

PROCEDURE

Step	Who	Does What
1.	Liable owner, liable operator, person submitting LUST Report under Section 21301b(3)	<p>Classify LUST sites consistent with RBCA and Part 213. Enters the site classification on each LUST report coversheet form submitted to the department. Includes the completed Site Classification form within the IAR, FAR, CR, and within any report that identifies a change in site classification.</p> <p>Reclassify the site as appropriate based on the site assessment data or changed risk to receptors.</p>
2.	Project Manager (PM)	<p>At a minimum, conducts a cursory review of the Site Classification form, LUST report, and cover sheet to determine if the site classification is appropriate for the site conditions.</p> <p>Reviews other available data, as necessary, to determine an appropriate site classification consistent with this policy and procedure.</p> <p>Reclassify the site as appropriate based on available site data or changed risk to receptors.</p>
3.	PM	If the site classification on a LUST report submitted under Part 213 is reclassified because it did not represent the risks posed by the site, informs the owner or operator who submitted the report.
4.	PM	Enters the appropriate classification for the site in the Remediation Information Data Exchange database.

LINKS TO ADDITIONAL INFORMATION

- [Non-Aqueous Phase Liquid \(NAPL\) Characterization, Remediation, and Management for Petroleum Releases](#)
- [Guidance Document for the Volatilization to Indoor Air Pathway \(VIAP\): Volume 4 – Investigative Approach for Petroleum Volatilization to the Indoor Air Pathway \(VIAP\)](#)
- [Part 213, Leaking Underground Storage Tanks, of NREPA, 1994 PA 451, as amended](#)
- [Leaking Underground Storage Tank Site Classification Form](#)
- **Risk-Based Corrective Action Standards (no link provided due to copyright)**
 - E1739-95 Standard Guide for Risk-Based Corrective Action Applied at Petroleum Release Sites
 - E2081-00 Standard Guide for Risk-Based Corrective Action
 - E2531-06 Standard Guide for Development of Conceptual Site Models and Remediation Strategies for Light Nonaqueous-Phase Liquids Released to the Subsurface

APPROVING AUTHORITY



Mike Neller, Director
Remediation and Redevelopment Division

HISTORY

Policy No.	Action	Date	Title
USTD Operational Memorandum No. 5	Original	7/10/1995	Leaking Underground Storage Tank (LUST) Site Classification System
USTD Operational Memorandum No. 5	Reprinted	7/21/1997	Leaking Underground Storage Tank (LUST) Site Classification System
RRD Operational Memorandum No. 3	Reviewed	8/21/2003	Leaking Underground Storage Tank (LUST) Site Classification System
RRD-21 Leaking Underground Storage Tank (LUST) Site Classification System	Revised	11/8/2013	Leaking Underground Storage Tank (LUST) Site Classification System
RRD-21 Leaking Underground Storage Tank (LUST) Site Classification System	Revised	2/23/2022	Leaking Underground Storage Tank (LUST) Site Classification System
RRD-21 Leaking Underground Storage Tank (LUST) Site Classification System	Revised	2/20/2025	Leaking Underground Storage Tank (LUST) Site Classification System

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