

## Pfeiffer, Jane K - DNR

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**From:** Robert Reineke <rreineke@ksinghengineering.com>  
**Sent:** Tuesday, December 6, 2022 5:11 PM  
**To:** Pfeiffer, Jane K - DNR  
**Cc:** Pratap Singh; Shane LaFave  
**Subject:** Community Within the Corridor West Block - Notification  
**Attachments:** CWC West Block - Notification of Residents91.docx; RR892.pdf; p02480 DHS Fact Sheet.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Jane,

Please find attached the documents that are being distributed to the residents of the Community Within the Corridor today. We should be able to forward documentation of the distribution tomorrow.

Please let us know if you have any questions or comments. Thanks.

**Robert Reineke, PE**

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Scientists  
Consultants



December 5, 2022

**Subject: Notification of Indoor Air Quality Results**

Dear CWC Resident,

As you may know, the Community Within the Corridor is located within an old industrial property. Our environmental consultant, K. Singh & Associates, Inc., has been working with the Wisconsin Department of Resources (WDNR) and Department of Health Services (DHS) to help ensure the property's transition into a safe living environment for all residents. Part of that work includes performing routine tests and maintaining systems to protect residents and staff from residual underground vapors from previous industrial operations.

During a recent round of indoor air sampling, the chemical Trichloroethylene (TCE) was detected in the air of a storage room and pair of hallways on the ground floor of the building. TCE levels in those locations met or slightly exceeded the WDNR's standards for residential air quality. The air quality results indicated a TCE concentration of 2.7 ug/m<sup>3</sup> in the storage room and 2.1 ug/m<sup>3</sup> in the hallways. The WDNR Vapor Action Limit standard is 2.1 ug/m<sup>3</sup>.

Tests did not detect air quality exceedances in residential apartments. Additional air testing was performed immediately, and it did not show a continuing vapor risk.

Nonetheless, the WDNR has been notified of the exceedances and additional action and investigation is ongoing to ensure that there is no repeat of the air quality exceedance. Our environmental consultant is working closely with the WDNR to address the environmental concerns.

You may notice the additional presence of our environmental consultant and tradesmen in the coming weeks. Work will include sampling and investigation of suspected sources, sealing potential routes of entry, and potential changes to the HVAC system. Please cooperate with the environmental consultant and tradesmen as they work to ensure a continued safe environment for all residents.

Please find attached WDNR and DHS fact sheets about the risks associated with TCE and how vapor intrusion is addressed. Additional information on the results of air sampling may be obtained from the WDNR's website at

<https://dnr.wi.gov/botw/GetActivityDetail.do?dsn=587376&siteId=8561800&crumb=1>.

We are committed to ensuring a safe living environment for each resident and appreciate your cooperation and patience as we conduct additional testing and mitigation measures. If you have additional questions, please contact:

Community Within the Corridor management staff

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DHS Contact:

Curtis Hedman

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Phone: (609) 287-4152

Sincerely,

Cherie Lockhart

515.708.6722

Property Manager CWC

Roers Companies

Enc. DNR Publication RR-892 "What is Vapor Intrusion"

DHS Factsheet P-02480 "TCE in Air"

## What is Vapor Intrusion?



Chemicals used in commercial or industrial activities – dry cleaning chemicals, chemical degreasers and petroleum products such as gasoline – are sometimes spilled and leak into nearby soil or groundwater. When this happens, these chemicals may release gases or vapors, which travel from the contaminated groundwater or soil and move into nearby homes or businesses. This is called vapor intrusion.

*The process when chemical vapors from contaminated soil or groundwater enter a home or other structure is called vapor intrusion.*

### Why are these chemical vapors a problem?

The chemicals that cause vapor intrusion are known as volatile organic compounds, or VOCs. Even when spilled into soil or water, these chemicals easily evaporate. They don't cause human health problems when they evaporate into the outside air, but when their vapors move into homes or businesses, they may cause long-term health problems for the people who live or work in those buildings. These vapors are usually odorless and colorless and undetectable without special testing equipment.

### Why is vapor intrusion a concern?

Exposure to some chemical gases or vapors can cause an increased risk of adverse health effects. Whether or not a person experiences any health effects depends on several factors, including the amount and length of exposure, the toxicity of the chemical, and the individual's sensitivity to the chemical. When harmful chemical vapor intrusion is the result of environmental contamination, the Wisconsin Department of Natural Resources (DNR) requires that steps be taken to reduce or eliminate exposures which could be harmful to human health.

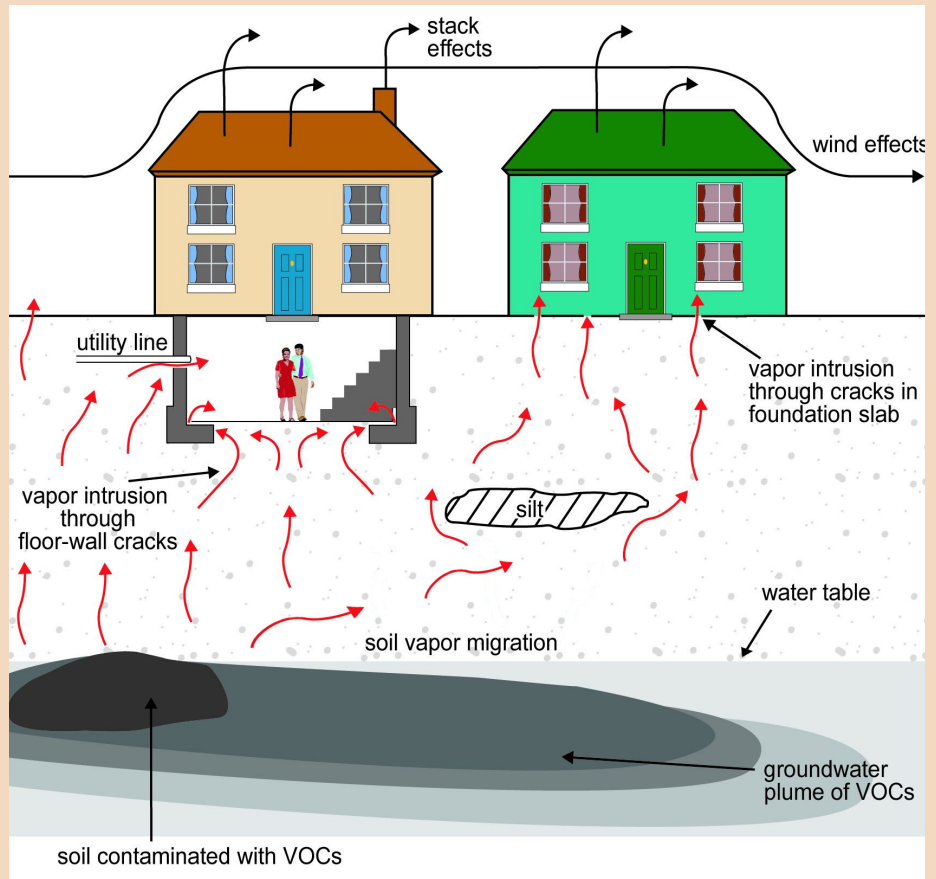
### What should I expect if vapor intrusion is suspected near my home or business?

For businesses or other locations where VOC contamination has been found, the DNR requires that the potential for vapor intrusion be investigated. If you live near a site being cleaned up, you may be contacted by the site owner or others working on the cleanup. Your cooperation and consent will be requested before any testing or sampling is conducted on your property. Ask the person contacting you any questions you have about the work being done, or contact the DNR for more information (see DNR contact information on reverse). For more information about testing for vapor intrusion, see DNR-Pub-RR-954, "What to Expect During Vapor Intrusion Sampling."



## How Vapors Enter a Building

If you live near a commercial or industrial facility or landfill where VOCs have entered either the soil or groundwater, there may be a potential for those chemicals to travel as vapors into your home or business. Vapors can enter buildings in various ways, including through cracks in the foundation and openings for utility lines. Building ventilation and weather can influence the extent of vapor intrusion.



Adapted from U.S. Environmental Protection Agency (EPA) graphic.  
[www.epa.gov/oswer/vaporintrusion/basic.html](http://www.epa.gov/oswer/vaporintrusion/basic.html)

## Where can I find more information?

Health and vapor-related information can be found at the Wisconsin Department of Health Services (DHS) website at [dhs.wisconsin.gov](http://dhs.wisconsin.gov), search “Vapor.” For other health-related questions, please contact your local health department: [www.dhs.wisconsin.gov/localhealth](http://www.dhs.wisconsin.gov/localhealth).

For more DNR information, please visit the DNR’s Remediation and Redevelopment (RR) Program’s Vapor Intrusion page at [dnr.wi.gov/topic/Brownfields/Vapor.html](http://dnr.wi.gov/topic/Brownfields/Vapor.html).

Additional information can be obtained through the DNR field office in your region. To find the correct office, visit the RR Program Staff Contacts page at [dnr.wi.gov/topic/Brownfields/Contact.html](http://dnr.wi.gov/topic/Brownfields/Contact.html) or call the RR Program at (608) 266-2111.

This document contains information about certain state statutes and administrative rules but does not necessarily include all of the details found in the statutes and rules. Readers should consult the actual language of the statutes and rules to answer specific questions. The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240. This publication is available in alternative format upon request. Please call 608-267-3543 for more information.

# TCE in the Air

## Trichloroethylene (TCE) health effects and actions you can take to protect your home's air

TCE is a man-made chemical used to clean metal in some factories and is found in some household items like paint, spot removers, and varnishes. If spilled, it can stay in the ground for a long time.

### Why should I care?

- It can enter your home through cracks in the floor or walls of your basement, and other openings.
- It evaporates quickly and breathing the vapors is not healthy.
- It can cause cancer if you breathe it over a long period of time.

### Who has more risk?

Babies whose mother's breathe in TCE while pregnant can have:

- Lower birth weights
- Heart defects
- Nervous or immune system problems

### What if TCE is in my community?

If there is a known concern, environmental health professionals will ask to check your home to make sure there is no TCE inside.

They need your permission to drill in your basement and test.

If they find high levels of TCE, they will suggest that you have a special system installed to fix the problem.

### Do I have to pay?

The people responsible for the spill will probably have to pay for the testing and any repairs that have to be made.

A "sub-slab mitigation" system moves air from below to outside the house.



### What else can I do?

- Wear protective gloves if you use products with TCE (like paint remover).
- Use only small amounts of products containing TCE.
- Use the chemical in well-ventilated areas.
- Do not stay in the room for long periods of time if you can smell the chemical while using it or after using it.

### Where can I learn more?

- [Vapor Intrusion 101 \(video\)](https://www.youtube.com/watch?v=izo0QKqCToU):  
[www.youtube.com/watch?v=izo0QKqCToU](https://www.youtube.com/watch?v=izo0QKqCToU)
- [Vapor Intrusion Investigation — Information Sheet for Neighbors](https://dnr.wi.gov/files/PDF/pubs/rr/RR067.pdf):  
<https://dnr.wi.gov/files/PDF/pubs/rr/RR067.pdf>
- [Why Test for Vapor Intrusion?](https://dnr.wi.gov/files/PDF/pubs/rr/RR953.pdf):  
<https://dnr.wi.gov/files/PDF/pubs/rr/RR953.pdf>
- [Mitigation: Protection from Vapor Intrusion](https://dnr.wi.gov/files/PDF/pubs/rr/RR094.pdf):  
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