

Big Box Retail Store Receives “No Further Action” Status after Geo-Seal® Application

Project Highlights

- Incorporated the new Illinois Environmental Protection Agency’s (IEPA) Tiered Approach to Corrective Action Objectives (TACO) legislation vapor intrusion regulations
- Geo-Seal® applied to 150,000-square-feet of commercial space
- Geo-Seal application helped obtain a “No Further Action” letter

Project Summary

Geo-Seal was selected to mitigate vapor intrusion at a new retail development in Skokie, Illinois. The former industrial site was contaminated with chlorinated solvents (PCE, TCE, DCE and VC) and regulatory agencies required mitigation. A developer purchased the underutilized 15-acre light industrial business park for redevelopment and initial due diligence investigations identified numerous environmental issues on the property.

Geo-Seal was utilized to address the new IEPA’s TACO legislation, Part 742. The project was one of the first in Illinois to incorporate the use of Subpart L: Building Control Technologies, which specifies the performance criteria of barriers used to mitigate vapor intrusion.

Geo-Seal was applied to 150,000-square-feet of retail space and the applicator was able to meet union labor guidelines for the project. Vapor intrusion risks were also mitigated at a fast-food restaurant and bank on-site through the application of Geo-Seal. The site was issued a draft “No Further Remediation” letter with the final letter issued upon completion of the engineered barriers constructed as part of the redevelopment.



Site Details

Site Type: Commercial space

Contaminant of Concern: PCE, TCE, DCE, and VC

Vapor Intrusion Solution: Vapor intrusion barrier

Treatment Area: 150,000 ft²

Technology Used:  **Geo-Seal**
Vapor Intrusion Barrier

Technology Description

Geo-Seal is a gas vapor management technology designed to eliminate vapor intrusion on Brownfields or any type of environmentally-impaired site. Geo-Seal is a chemically-resistant material placed between the foundation of the building and the soil pad to eliminate vapor intrusion pathways and stop contaminant vapors from permeating through the slab.

By deploying Geo-Seal, developers can ensure a healthy indoor environment while reducing the cost of site remediation and expediting site construction.



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