

Brownfield Definitions

Iron Range
Brownfields



TAB
Technical Assistance
to Brownfields

KANSAS STATE
UNIVERSITY

m
DEPARTMENT OF IRON RANGE
RESOURCES & REHABILITATION



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Acronym	Stands For	Description
AAI	All Appropriate Inquiry	Process of evaluating a property's environmental conditions and assessing potential liability for any contamination. Usually completed prior to purchasing a property.
ABCA	Analysis of Brownfield Cleanup Alternatives	Compares multiple cleanup methods and cost estimates to establish the best approach for cleaning up a brownfield site.
ACBM	Asbestos-Containing Building Materials	Building materials, such as insulation, floor tiles, mastic, drywall, roof shingles, etc. that contain asbestos
ACM	Asbestos Containing Materials	Any material that contains asbestos. Asbestos was commonly used for fire suppression from the late 1800s through the mid-1980s.
ACRES	Assessment, Cleanup, and Redevelopment Exchange System	The online system for reporting progress on projects that use EPA funding.
AST	Aboveground Storage Tank	Tank system used to store petroleum or hazardous substances above ground.
ASTM	American Society for Testing and Materials (formerly), now just ASTM	ASTM publishes standards for a wide range of materials, products, systems, and services. ASTM Standard 1527-21 governs Phase I ESAs and how they should be conducted. This standard is updated every few years, with the final two digits of the standard number changing to reflect the year of the most recent update.
AUL	Activity and Use Limitation	Legal restriction on property use after cleanup. (Also called Institutional Controls)
BAC	Brownfield Advisory Committee	Group of local stakeholders who assist with site prioritization and outreach for brownfield grant funding.
BER	Business Environmental Risk	Similar to a REC, but typically refers to an environmental condition that does not trigger a Phase II, such as asbestos or lead paint.
BF	Brownfield	Abandoned or underused property complicated by environmental contamination.
BFPP	Bona Fide Prospective Purchaser	Buyer of contaminated property protected from certain liabilities. Specific steps must be followed to establish.
BUILD	Brownfields Utilization, Investment, and Local Development Act	The BUILD Act (2018) reauthorized the federal Brownfields Program and made amendments to CERCLA, including liability relief for certain entities and extended grant eligibility to non-profit organizations.
CAA	Clean Air Act	U.S. law regulating air emissions.
CERCLA	Comprehensive Environmental	Initial establishing law governing cleanup of contaminated sites. Commonly known as Superfund.

Acronym	Stands For	Description
	Response, Compensation, and Liability Act	
CFR	Code of Federal Regulations	CFR is published by the federal Office of Management and Budget and contains information on numerous federal regulations. 2 CFR Part 200 provides requirements for competitively procuring a contractor.
COC	Contaminant of Concern or Constituent of Concern	Chemical or substance that has the potential to adversely affect humans due to its concentration, distribution, and mode of toxicity.
CREC	Controlled Recognized Environmental Condition	A CREC is a REC that has been remediated, but residual contamination may still be present, and may require ongoing monitoring, treatment, or land use restrictions on the site. See also REC.
CWA	Clean Water Act	U.S. law regulating discharges into water bodies.
CWA	Community-Wide Assessment Grant	Type of grant offered by EPA.
CWAGST	Community-Wide Assessment for States and Tribes Grant	Type of grant offered by EPA.
DBE	Disadvantaged Business Enterprise	Includes MBEs, WBEs, and VBEs.
EC	Engineering Controls	Physical systems (e.g., caps, barriers) to control contamination.
EPA	Environmental Protection Agency	Federal agency overseeing environmental protection and brownfield programs.
EA	Environmental Assessment	Preliminary NEPA review to assess environmental impact.
EC	Engineering Controls	Physical systems (e.g., caps, barriers) to control contamination.
EPA MARC	Multipurpose, Assessment, Revolving Loan Fund, and Cleanup Grants	Main EPA funding streams for brownfields. Sometimes referred to as “MAC” or “ARC” depending on which grants are being offered that Fiscal Year.
ESA	Environmental Site Assessment	Phase I or II investigation for site contamination.
HBM	Hazardous Building Materials	Includes common building materials such as asbestos, lead paint, mercury, PCBs, etc.

Acronym	Stands For	Description
HBMS	Hazardous Building Material Survey	An investigation to determine the type and amount of HBMs. Typically provided in addition to a Phase II report, or in lieu of a Phase II report if HBMs are the only REC identified in the Phase I.
IC	Institutional Controls	Legal or administrative restrictions on site use.
LBP	Lead Based Paint	Lead Based Paint was frequently used up until the late 1970s. Deteriorating lead-based paint is a health hazard.
LRTA	Land Revitalization Technical Assistance	An EPA technical assistance program that provides free reuse planning assistance on brownfield projects.
LUP	Land Use Plan	Planning document guiding future property use.
LUST	Leaking Underground Storage Tank	Common environmental issue involving leaking fuel tanks.
MBE	Minority-Owned Business Enterprise	A business that is at least 51% owned and controlled by one or more minority persons.
MMP	Materials Management Plan	A plan that addresses the handling, treatment, transfer, and disposal of various materials found on brownfield sites, including soils, wastes, and construction materials.
NAD	No Action Decision or No Action Determination	Written documentation from state agency issued after remediation has appropriately managed risk. Sometimes used interchangeably with NFA (see below).
NFA	No Further Action	Written documentation from state agency issued after remediation has appropriately managed risk. Sometimes used interchangeably with NAD (see above).
OBLR	Office of Brownfields and Land Revitalization	The federal brownfields office, which falls under OLEM (see below).
OLEM	Office of Land and Emergency Management	The office at EPA under which the brownfields program falls.
PCB	Polychlorinated Biphenyl	PCBs are a group of man-made organic chemicals used in transformers, electrical equipment, oil, fluorescent light ballasts, and more. The production of PCBs was banned in 1979, but many PCB-containing materials are still in use.
PCE	Perchloroethylene	A volatile organic compound frequently used for dry cleaning and degreasing. See also TCE.
PO	Project Officer	For EPA grantees, the staff member at EPA who is your primary contact for questions, reporting, and oversight.
PRP	Potentially Responsible Party	An entity that may have contributed to the contamination present on a site. See also RP.

Acronym	Stands For	Description
QAPP	Quality Assurance Project Plan	A general QAPP is a written document that provides a blueprint for the entire project to ensure that the project produces reliable data that can be used to meet the project's overall objectives and goals. A Site-Specific QAPP is also prepared for individual sites.
QEP	Qualified Environmental Professional	Typically a consultant who helps implement an EPA brownfield grant. A QEP must meet the EPA requirements described here: https://www.ecfr.gov/current/title-40/chapter-I/subchapter-J/part-312/subpart-B/section-312.10
RAP	Response Action Plan or Remedial Action Plan	Written document that outlines how cleanup will occur at a site.
RCRA	Resource Conservation and Recovery Act	Regulates hazardous waste and cleanup processes.
REC	Recognized Environmental Condition	A REC is the presence or potential presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment. A Phase I identifies potential RECs on a site, and a Phase II confirms the location and extent of the REC or rules out its presence.
RFQ	Request for Qualifications	Used to prequalify firms or developers.
RFP	Request for Proposal	Formal solicitation for project proposals.
RI	Remedial Investigation	Detailed analysis of contamination extent and risk.
RLF	Revolving Loan Fund	Type of grant offered by EPA; many states, regional organizations, and cities administer Revolving Loan Funds, which provide low-cost loans for brownfield cleanup projects.
ROD	Record of Decision	Formal decision on a cleanup plan under Superfund.
RP	Responsible Party	The entity responsible for contamination or a portion of the contamination present on a site. See also PRP.
SAP	Sampling and Analysis Plan	A document that describes the approach for collecting and testing soil, groundwater, and air samples.
SI	Site Investigation	Study to determine the presence and extent of contamination.
TAB	Technical Assistance to Brownfields	The TAB program provides free assistance to communities and nonprofits to help them determine how to clean up and redevelop brownfield sites. To find your

Acronym	Stands For	Description
		TAB provider, visit https://www.epa.gov/brownfields/technical-assistance#Technical_Assistance
TBA	Targeted Brownfield Assessment	EPA Regions and most states offer free Phase I, Phase II, hazardous building material surveys, ABCAs, and cleanup planning to communities and non-profits via their TBA programs.
TCE	Tetrachloroethylene	A volatile organic compound frequently used for dry cleaning and degreasing. See also PCE.
TSCA	Toxic Substances Control Act	Governs the regulation of hazardous chemicals.
UST	Underground Storage Tank	Tank buried underground, often linked to petroleum storage.
VBE	Veteran-Owned Business Enterprise	A business that is at least 51% owned and controlled by one or more veterans.
VCP/VCUP	Voluntary Cleanup Program	State program allowing voluntary site cleanup. Terminology varies state-to-state. See also VRP.
VOC	Volatile Organic Compound	Human-made chemicals that are used and produced in the manufacture of paints, pharmaceuticals, and refrigerants.
VRP	Voluntary Response Program	State program allowing voluntary site cleanup. Terminology varies state-to-state. See also VCP.
WBE	Woman-Owned Business Enterprise	A business that is at least 51% owned and controlled by one or more women.