

HOMEPRO REPORTER

BURIED OIL TANKS, A RESIDENTIAL PROBLEM?

While it is the “Authority Having Jurisdiction” who is supposed to call the shots, the driving force behind the buried oil tank concern is the insurance companies.

Essentially, to get new insurance on an existing home, any oil tank issues must be dealt with.

HOW DO I KNOW IF THERE IS A BURIED OIL TANK?

Obviously, you are not going to see a buried oil because it is buried under ground.

Some of the signs and symptoms include:

- A masonry chimney with gas heat but the top of the chimney is all black (this indicates the house may have originally had oil heat).
- A 2” pipe sticking out of the ground close to the house (A tall pipe could be a vent pipe and a short pipe could be a filler pipe).
- Two ½” copper tubes leading through the foundation to the area of the furnace (these may be covered with concrete if they run across the floor).

You can find a buried oil tank in any house that is older than the gas service to the area.

Call **HOMEPRO** for a pre-purchase inspection and we will watch for the signs and symptoms for you!

WHO DECIDES IF AN OIL TANK NEEDS TO BE REMOVED?

Officially, the “Authority Having Jurisdiction” over underground storage tanks is the Fire Department. Removal of Underground storage tanks is covered by Section 4.10.3 of the Fire Safety Act. This is what it has to say:

4.10.3.1. Removal

1) When underground *storage tanks* have no further use or have been out of service for 2 years, such tanks, together with connected piping and dispensers, shall

- a) have all *flammable liquids* and *combustible liquids* removed from them,
- b) be purged of vapours, and
- c) except as permitted in Article 4.10.3.2., be removed from the ground.

2) If contaminated, soil surrounding the *storage tanks* described in Sentence (1) shall be replaced with clean fill.

4.10.3.2. Abandonment in Place

1) Where the *authority having jurisdiction* determines that it is impractical to remove an underground *storage tank* described in Sentence 4.10.3.1.(1), such tank shall be filled with an inert material.

2) Where the *authority having jurisdiction* determines that it is impractical to remove underground piping described in Sentence 4.10.3.1.(1), such piping shall have the ends permanently sealed by capping or plugging.

Oh man, I'll never get this thing out of here by morning!



WHAT DO YOU MEAN, "I CAN'T DO IT MYSELF"?

Removing an oil tank requires equipment, skill and materials. It is a job best left to the pros.

What are the options? Well, you can contact one company that will do everything from location and excavation to testing and remediation or you can contact various companies who will do specific parts of the job for you, the choice is yours.

OKAY, SO WHAT IS INVOLVED IN REMOVING AN OIL TANK?

First, all remaining oil and fumes must be removed from the tank.

Next, the tank has to be excavated and removed. The soil around the tank checked for contamination and contaminated soil removed.

In some jurisdictions, if the tank is under a slab, too close to the foundation or some spot were it is impractical to remove, it can stay in the ground if filled with an inert material (usually sand). Check with your local fire department.

WHO ARE THE VALLEY-WIDE "ONE CALL DOES IT ALL" PEOPLE?

- | | |
|--------------------------------|----------|
| • D & L Environmental Services | 212-1819 |
| • Zyka Excavation Services | 863-6045 |
| • Hazco | 878-0172 |
| • Wildstone Engineering | 493-3947 |

WHO CAN CLEAN THE OIL OUT OF THE TANKS?

- | | |
|--------------------------------|----------------|
| • New Alta Corp | 1-800-999-9441 |
| • EnviroWest | 1-866-766-1124 |
| • D & L Environmental Services | 1-250 212-1819 |

WHO DIGS THEM OUT AND GETS RID OF THEM?

- | | | |
|--------------------------|----------|---------------------------|
| • H & M Excavating | 493-4677 | South Okanagan Area |
| • Rital Enterprises Ltd. | 493-1624 | South Okanagan Area |
| • BCROCKS | 862-6461 | Valley Wide |
| • Gil Barry Contracting | 862-7379 | Winfield to Peachland |
| • Workman Enterprises | 470-9259 | Winfield-Westbank |
| • Naramata Excavating | 490-1066 | Naramata and South Valley |
| • Big B Contracting | 212-8638 | South Central Okanagan |
| • Lakeland Excavating | 766-5064 | Central Okanagan |
| • J&M Contracting | 764-4900 | Central Okanagan |
| • Hohn Construction | 768-7597 | Central Okanagan |

WHAT DOES IT COST?

Everything is underground and unobservable, so costs are never quoted or fixed. It will depend on ease of access, distance from a disposal site, contamination and numerous other variables.

No one we spoke to was starting below \$1000.00.

HOMEPRO HAS ASSEMBLED THE PRECEDING LISTS FOR INFORMATION PURPOSES ONLY. WE DO NOT ENDORSE, WARRANT OR IN ANY WAY ASSURE THE WORK OF ANY OF THE ABOVE CONTRACTORS.



Vernon
545-7071

Kelowna
861-1802

Penticton
492-4461