EPA United States Environmental Protection Agency

Update on Investigation and Cleanup Plans

Former Hoover Company Facility

North Canton, Ohio October 2018

Want more information?
To learn more about the former Hoover Company site cleanup, please contact one of these team members:

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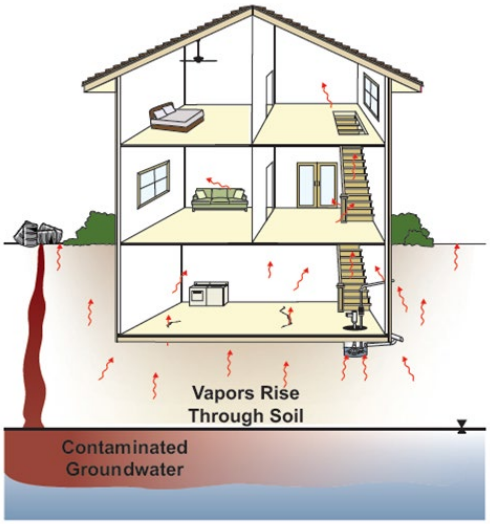
EPA toll-free: 800-621-8431,
9:30 a.m. – 5:30 p.m., weekdays



Vapor intrusion into a home.

The U.S. Environmental Protection Agency (EPA) Region 5 has been overseeing the investigation of the vapor intrusion pathway at the former Hoover Company Facility. EPA has been working with the owner (Maple Street Commerce-MSC) to make sure the risks have been adequately investigated and appropriate controls are proposed for the anticipated redevelopment. MSC has been testing the groundwater (underground water), soil gas (underground air), soil, and indoor air at and around the property on Maple Street since 2015.

Background

Hoover manufactured electric sweepers and various household appliances at the 85-acre site from 1907 through 2007, and the property was sold to MSC in 2008. Hoover operated a hazardous waste drum storage area at the Facility between 1980 and 2003, and identified contamination at the site related to their efforts to close the drum storage area in 1988.

The Facility is partially vacant with several commercial and industrial occupants, and a portion is being redeveloped for mixed commercial/residential purposes. Significant manufacturing processes previously conducted at the site included aluminum die casting, alloying, metal finishing, motor manufacturing, plating, painting, degreasing compression and extrusion molding of plastic parts, motor and hose manufacturing, and assembly. The primary chemicals of concern found in soil and groundwater are volatile organic compounds (VOCs), including tetrachloroethene (PCE), trichloroethene (TCE), and vinyl chloride. Other contaminants are also present, including polychlorinated biphenyls (PCBs), and to a lesser extent, certain metals. VOC from past degreasing operations, releases at the drum storage area, treatment of plating wastes in leach beds, and on-site waste disposal were found and extended from the site to approximately 1,000 feet off-site to the west in groundwater. Based on Hoover's site-specific risk assessment, EPA completed a Statement of Basis for cleanup in 2004.

The emergence of vapor intrusion as a potential pathway of concern caused EPA to revisit the data previously collected by Hoover. VOCs are especially prone to vapor intrusion, which occurs when contaminated underground water gives off gases that can rise through the soil and into buildings through foundation cracks, possibly causing unsafe indoor air quality. Hoover's initial soil gas testing at select locations identified that there was no significant vapor intrusion potential. However, when EPA reviewed Hoover's past data and compared it with updated information on the toxicity of TCE and PCE in 2011/2012, EPA identified that the potential for vapor intrusion was greater at the site than had been identified.

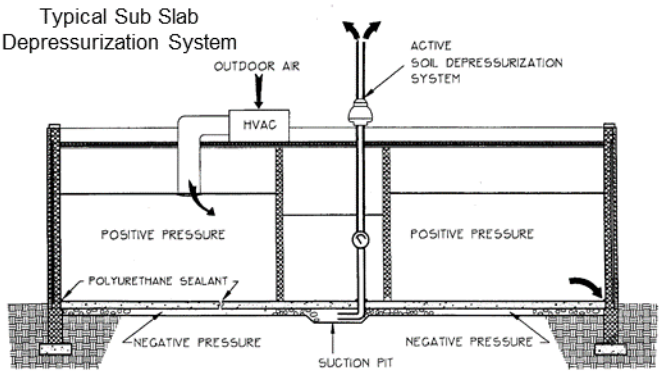
MSC began investigating the property in early 2015, and concurrently negotiated a legal order with EPA that was signed in 2016. After initial vapor intrusion work identified high levels of contamination in certain

areas of the site, and MSC expanded their scope of work under the legal order to evaluate the impacts. To date, MSC has installed and sampled approximately 74 co-located soil gas and air locations, 31 soil borings, and 8 groundwater monitoring wells, while sampling approximately 30 existing wells.

Initial work identified contamination in the air within and below the West Factory, near certain former process areas, in lower unoccupied levels of other buildings, and in most of the former waste disposal and handling areas. Upper occupied levels of buildings have contaminants in the air, but the primary VOCs related to this investigation are at levels below the screening criteria that represent a risk to human health. Additional investigation indicated that the extent of contaminated groundwater off-site appeared to have decreased in lateral extent.

After identifying contamination at high levels during the first phases of work, MSC initiated off-site investigation in certain areas at the direction of EPA and Ohio EPA. Results from most off-site areas were generally favorable, except at a Community Church where high levels of VOCs were found in the air in the basement, and later, on higher floor levels. Mitigation systems (sub slab depressurization systems, or SSDS) similar to radon systems were installed, and TCE concentrations in indoor air have been reduced to levels below the residential criteria. Note that while the residential criteria are the goals for off-site indoor air concentrations, the actual risk is often low even if the criteria are exceeded because the risk is based on both the concentrations and the duration of exposure.

Based on results from the West Factory area of the site, a SSDS is also proposed as a partial remedy to allow the redevelopment of those buildings. Indoor and outdoor testing and monitoring will be performed to ensure the effectiveness and continued operation of the systems, and to ensure safety in the surrounding area once startup begins.



Additional Work

Under the terms of the legal order, MSC will be performing additional soil and groundwater investigation work to more fully delineated the extent of contamination and potential pathways for contaminant migration. Once the work has been completed and the risks have been fully assessed, MSC will propose a final remedy for the site that ensures long-term protection of the community. Though public comments on a remedy were requested at the time of the last Statement of Basis, EPA will again request the public's input on the final remedy selected for the site. Possible remedies may include a combination of active soil cleanup, institutional controls, long-term engineering controls and monitoring to ensure that exposure to contamination is prevented.

For More Information

The public is encouraged to review information in the Facility Record, which is available at:

North Canton Public Library
185 N. Main Street
North Canton, Ohio
330.499.4712
Monday - Thursday 10 a.m. to 8 p.m.
Friday 10 a.m. to 6 p.m.
Saturday 9 a.m. to 5 p.m.
Sunday 1 p.m. to 5 p.m.

or:

EPA Region 5 Records Center
77 W. Jackson Boulevard, 7th Floor
Chicago, Illinois
Monday - Friday 8 a.m. to 4:30 p.m.

Individuals may write to EPA contacts to join a mailing list. Joining the mailing list will allow an individual to receive any updated information directly throughout the remedy selection process, which is anticipated to begin next year.

https://www.epa.gov/hwcorrectiveactionsites/hazardous-waste-cleanup-former-hoover-company-facility-north-canton-ohio