



CONTRACTORS GUIDE:

**ENVIRONMENTAL REMEDIATION
AND SITE READINESS**

INTRODUCTION:

BUILDING PROGRESS, THE RIGHT WAY.

Before any demolition or redevelopment project can begin one critical question must be answered:

Is the site safe to work on?

Environmental remediation ensures that contaminated materials like asbestos, lead, and PCBs are properly identified, removed, and disposed of before construction moves forward. Getting it right the first time protects your people, your project schedule, and your reputation.

At Melching we've spent more than three decades helping general contractors, developers, and municipalities navigate the environmental side of demolition safely, efficiently, and in full compliance with MIOSHA, EGLE, and EPA regulations.

This guide outlines what to expect, what you'll need, and how to prepare your next project for success.

1. WHAT IS ENVIRONMENTAL REMEDIATION?

Environmental remediation is the process of identifying and removing hazardous materials or contaminants from a site so it can be redeveloped safely.

Remediation may involve:

- Asbestos abatement
- Lead paint removal
- PCB and mercury cleanup
- Contaminated soil removal
- Hazardous waste segregation and disposal

Every successful remediation project begins with an inspection and sampling phase followed by a detailed abatement plan and certified removal process.

Melching Tip: Early testing is the best way to avoid costly delays. Identify environmental hazards before bidding or breaking ground.

2. COMMON HAZARDS FOUND IN OLDER STRUCTURES

Asbestos

A common insulating and fireproofing material used through the 1970s. It becomes hazardous when disturbed by releasing fibers that can cause serious respiratory illness.

Lead Paint

Present in many pre-1980s structures. Lead dust generated during demolition or renovation is toxic and heavily regulated by the EPA.

PCBs (Polychlorinated Biphenyls)

Used in transformers, caulking, and paints. PCBs are persistent environmental toxins that require certified handling and disposal.

Mercury

Found in fluorescent lights, thermostats, and electrical equipment. Requires proper recovery and recycling before demolition.

Identifying and managing these materials properly keeps your site compliant and your crew safe.

3. HOW ENVIRONMENTAL AND DEMOLITION WORK CONNECT

Environmental remediation isn't a separate step; it's the foundation of a safe demolition.

At Melching our in-house environmental team works directly with our demolition crews to:

- Perform pre-demolition inspections and sampling
- Develop site-specific abatement and disposal plans
- Sequence abatement and structural teardown for efficiency
- Verify clearance levels before demolition begins
- Manage waste manifests and documentation through project closeout

Because we self-perform both environmental and demolition work you get fewer handoffs, faster communication, and tighter quality control.

4. COMPLIANCE 101: MIOSHA, EPA, AND EGLE OVERSIGHT

Environmental work is governed by multiple agencies, each with strict rules for how hazardous materials are handled.

MIOSHA

(Consultation Education and Training Division – CET)
Provides guidance and oversight to ensure safe work practices and employee protection.

EPA

(Environmental Protection Agency)
Regulates hazardous waste removal and disposal under the Clean Air Act, RCRA, and TSCA.

EGLE

(Michigan Department of Environment Great Lakes and Energy)
Manages state-specific permitting, reporting, and waste transport documentation.
Partnering with a contractor that understands and stays ahead of these agencies' requirements means fewer surprises and no compliance gaps.

5. THE BENEFITS OF SELF PERFORMING ENVIRONMENTAL WORK

Melching is one of the few demolition contractors in the Midwest that self performs environmental remediation with certified in-house crews and owned equipment.

That means:

- No waiting on subcontractors – we control the schedule
- Full accountability – one team responsible for the entire process
- Lower risk – fewer communication breakdowns and delays
- Better documentation – everything from air monitoring to disposal manifests handled internally

This integration saves time, reduces costs, and keeps every project on track and compliant.

6. CONTRACTORS CHECKLIST: 7 QUESTIONS TO ASK BEFORE YOU HIRE*

1

Does your contractor hold all required asbestos, lead, and HAZWOPER certifications?

2

Do they self-perform abatement and demolition or rely on multiple subcontractors?

3

Can they provide references for complex or contaminated site work?

4

Are they current with MIOSHA CET and EPA compliance training?

5

How do they document and track hazardous waste removal?

6

Do they have an established safety record and EMR score below 1.0?

7

Will they provide clear communication and daily reporting throughout the job?

*If a contractor can't confidently answer "yes" to each question your project and your liability could be at risk.

ABOUT MELCHING



Since 1992 Melching has been making way for progress through safe, responsible demolition and environmental remediation across Michigan, Ohio, and Indiana.

We specialize in high-risk, contaminated, and complex sites managing every phase of work in-house with certified crews and a culture built on safety, trust, and results.

Bring us your next tough job. We'll make way.

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