



Contaminated Site Remediation & Redevelopment



From NJ Department of Environmental Protection
To NJDEP@public.govdelivery.com
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Subject Updates to the Ground Water Screening Levels for the Vapor Intrusion Exposure Pathway

On February 7, 2025, the New Jersey Department of Environmental Protection (Department) released updates to the ground water screening levels (GWSL) for the vapor intrusion exposure pathway for 1,1-dichloroethene, ethylbenzene, and vinyl chloride that are contained in Tables 1 and 3 of the *Vapor Intrusion Screening Levels and Indoor Air Remediation Standards Tables* (<https://dep.nj.gov/srp/guidance/vapor-intrusion/>). The updated GWSL reflect updates the Department recently made to the Ground Water Quality Standards (GWQS) at N.J.A.C. 7:9C that were published in the New Jersey Register February 3, 2025. Pursuant to the Remediation Standards at N.J.A.C. 7:26D-2.2, the GWQS are incorporated by reference as the Remediation Standards for ground water (GWRS).

In accordance with Department policy and Section 2 of the Vapor Intrusion Screening Levels Basis and Background document (<https://dep.nj.gov/srp/guidance/vapor-intrusion/>), when calculated health-based ground water screening values are below the current GWRS, the screening levels are to be set at the GWRS. The updated GWSL for 1,1-dichloroethene defaults to the updated GWRS of 31 µg/L as it is greater than the health-based screening level of 26 µg/L. The updated GWSL for ethylbenzene defaults to the updated GWRS of 150 µg/L as it is greater than the health-based screening level of 70 µg/L. The updated GWSL for vinyl chloride is set to the health-based screening level of 0.59 µg/L as it is now greater than the updated GWRS of 0.035 µg/L.

Table 1 Updated GWSL for the Vapor Intrusion Exposure Pathway:

- 1,1-Dichloroethene = 31 µg/L
- Ethylbenzene = 150 µg/L
- Vinyl chloride = 0.59 µg/L

In addition, the GWSLs for alternate soil textures for ethylbenzene in Table 3 have been updated to:

- 160 µg/L for loamy sand
- 410 µg/L for sandy loam
- 630 µg/L for loam

For further details on the derivation of the GWSL, please see the Vapor Intrusion Screening Levels Basis and Background document (<https://dep.nj.gov/srp/guidance/vapor-intrusion/>). The updated GWSL for 1,1-dichloroethene, ethylbenzene, and vinyl chloride are effective the date of this notice, February 7, 2025.

Similar to remediation standards, the Department allows for a six-month phase-in period for use of updated GWSL when a remedial action workplan (RAW) or remedial action report (RAR) referencing GWSL is submitted within six months of the effective date of the updated GWSL (February 7, 2025), provided that:

- The RAW or RAR is approved by the Department or is certified by a licensed site remediation professional; and
- The remedial action complies with the applicable regulatory timeframes pursuant to the Technical Requirements for Site Remediation at N.J.A.C. 7:26E-5.

For vapor concern cases, the Department considers the 60-day mitigation plan [N.J.A.C. 7:26E-1.15(e)2] equivalent to the remedial action workplan (RAW), and the 180-day mitigation response action report [N.J.A.C. 7:26E-1.15(e)4] the equivalent to the remedial action report (RAR).

For vapor intrusion immediate environmental concern (IEC) cases, the Department considers the approved Engineered Systems Report Action (ESRA) and IEC Source Control Report equivalent documents to the RAW or RAR, respectively.

Contact Erica Snyder, the vapor intrusion standards and screening levels contact, at Erica.Snyder@dep.nj.gov or 609-940-4586 with any questions or concerns.

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