

Compliance Advisory Asbestos Survey Requirements for Contractors, Architects, Building Owners and Property Managers

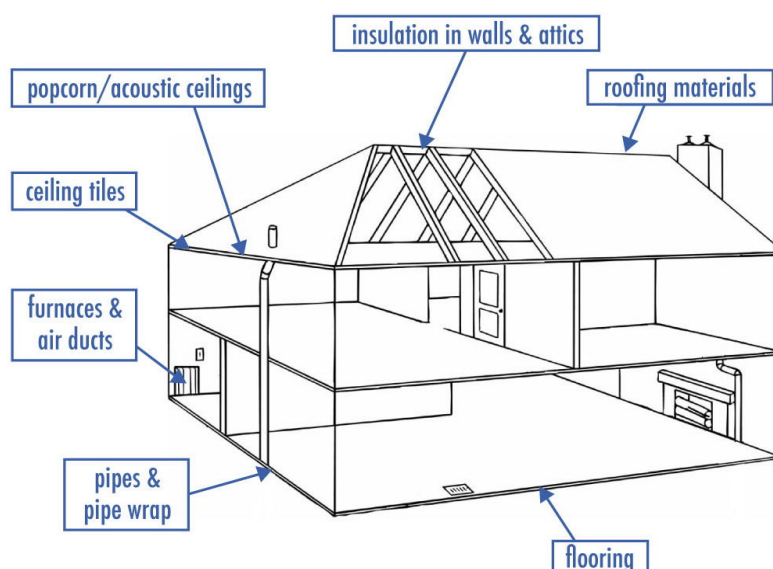
Asbestos Surveys are Required before Building Demolitions and Renovations

The Code of Federal Regulations contains a section covering several hazardous substances. These are referred to as the National Emission Standards for Hazardous Air Pollutants or NESHAP. One section of the NESHAP is devoted to **ASBESTOS** and has been adopted in our District Rule 424. The Federal Asbestos NESHAP regulates asbestos **renovations** and building **demolitions**, and is a cradle to grave tracking and handling regulation for hazardous asbestos materials. The intent is to eliminate asbestos fiber releases from demolition and renovation activities. All commercial and many residential buildings are covered by this regulation which requires thorough inspection of work areas and *asbestos testing before any renovation or demolition work begins*.

Significant Penalties Exist for Violations of Asbestos Rules and Regulations

Regulated facilities that conduct demolitions, or will be disturbing more than 160 sq. ft. of building materials during a renovation project, must survey the affected areas for asbestos. The Asbestos NESHAP, OSHA and other codes, require these asbestos surveys for regulatory compliance. Contractors and building owners conducting demolitions and renovations must assure asbestos surveys have been conducted by licensed asbestos consultants before disturbing materials that might contain asbestos. Since asbestos has not been completely banned, it is still used in some building materials to this day, and imported from other countries in products that may not even list the asbestos content. **Significant penalties exist for failures of these regulations.**

Asbestos materials can be present in almost any building



Asbestos containing materials can be found in **flooring, wall textures, ceilings, roofing, exterior siding, and insulating materials** found in attics or heating system components.

Testing for Asbestos will help to:

- **Protect People's Health**
- **Assure Regulatory Compliance**
- **Limit Legal Liability**

Please call the Monterey Bay Air Resources District at 831-647-9411 or visit our website at mbard.org for more information.