



Understanding the Asbestos Notification Requirements for Facility Demolition and Renovation Activities

Introduction

As a **contractor, property owner, or municipality** it is very important that you are aware of and in compliance with the asbestos notification requirements. Allegheny County Health Department's rules require an asbestos survey (a thorough inspection to determine the presence of asbestos) for all renovation and demolition projects, and depending on the quantity of asbestos identified, proper notification, specific work practices, and proper disposal of asbestos containing material (ACM) are required. Non-compliance may mean violations and a penalty for your municipality, business, and customers.

Demolition and renovation activities at a facility

A facility is any institutional, commercial, public, or industrial structure, or any operation involving the demolition of one or more residential structures as part of an installation or project. A ship or any active or inactive waste disposal site may also be considered a facility.

Demolition or renovation activities performed for a private home owner of a residential structure with 4 or fewer dwelling units are exempt from the asbestos regulations, unless they are part of a larger installation or project. Dust control measures and other Article XXI regulations still apply.

What is the difference between demolishing a facility and renovating it?

You **demolish** a facility when you remove or wreck any load-supporting, structural member of that facility or perform any related operations. Lifting a facility or intentionally burning a facility

specifically for fire training are both demolition activities.

You **renovate** a facility when you alter (other than remove load-supporting structure) any part of that facility in any other manner. Renovations also include disturbing, stripping, or removing asbestos from a facility.

Burning a facility is allowed only in very limited circumstances, usually for fire training. ALL asbestos must be removed prior to burning of facility. You must receive a separate ACHD air quality open burning permit before any such burning is conducted.

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Do demolition or renovation activities at a single-family residence require notification?

A residential building with four or fewer dwelling units is not considered a facility, unless it is part of a larger installation. Also, if you are converting a single-family home into a commercial structure, the renovation requires notification. For example, if someone buys a house and converts it into a store, the renovation must be done in compliance with the asbestos regulations. In addition, if the residential structure was ever a business then it remains subject to ACHD's asbestos notification rules. Examples of what may be considered part of a larger installation include, but are not limited to:

- an army base
- company housing
- apartment or housing complex
- **homes which are demolished as part of an urban renewal**/public safety project, a highway construction project or a project to develop a shopping mall
- an apartment which is an integral part of a commercial facility
- homes or other adjacent buildings being demolished on adjoining pieces of property within one calendar year

Demolition or renovation of one or more residential structures by a municipality, or contractor for urban renewal, or a public or commercial project requires a thorough asbestos survey and notification.

What is the asbestos notification process and when is it submitted?

A notification is a written notice of the intent to renovate or demolish. Some contractors are not aware that **every demolition project at a facility requires an asbestos notification, regardless of the presence of asbestos**. The asbestos survey must be attached to the notification. ACHD has one notification form used for both **demolition** and **renovation** activities. The notification requirements for facility demolition and renovation activities are dependent upon the amount of asbestos-containing material (ACM) at the site. If less than 160 square feet of ACM is identified in the facility, a properly completed notification must be submitted 10 days before demolition or renovation activity begins. If the amount of ACM is 160 square feet or more, a properly completed permit application must be submitted with appropriate payment at least 10 working days before the asbestos abatement begins. A licensed asbestos contractor must remove all ACM identified as described in the permit. Demolition or renovation activities may proceed once ACHD has performed a final clearance inspection.

****IMPORTANT****

All demolitions at a facility require notification, even if no asbestos is present, and must minimize dust creation

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Note: The notification must be sent by mail (postmarked) or hand-delivered at least 10 working days before the demolition or renovation may begin. Incorrectly completed notifications or permit applications will be returned. The 10-day waiting period will begin once the properly completed notification or permit is submitted with payment. When 160 square feet or more of ACM is present, the demolition or renovation may proceed once all ACM is removed and the ACHD has performed a final clearance inspection.

Who is responsible for submitting a notification?

The owner of the building is required to submit the notification. The contractor may submit the notification on behalf of the owner. Regardless who submits the notification, all parties can be cited for a violation if no notification or an inadequate notification is submitted. The original notification must go to the ACHD Air Quality Program and a copy must be sent to US EPA. Contact information can be found at <http://www.achd.net/air/asbestos.html>.

Please note that a change in type of operation to be performed (i.e. renovation becoming a demolition operation) requires the submittal of a new original notification and observance of the 10-working day waiting period.

If information in the initial notification changes, you may be required to inform the ACHD of the changes by submitting an amended written notification. Examples of changes requiring amended written notification are:

- When the amount of regulated asbestos-containing material affected by the demolition or renovation operations change by at least 10%;
- Any deviation in the methods to be used for asbestos removal or disposal;
- Any change in the owner or operator;
- Any change in the air monitoring firm;
- Any change in the name and location of the selected waste disposal site; and
- Any change in dates of asbestos removal operation or demolition operation.

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Emergency (Ordered) Demolitions or Renovations

For an emergency demolition or renovation project, call ACHD before work begins and submit written notification as soon as possible, but no later than the following day.

Emergency demolition means any demolition operation conducted under a written order issued by a state or local government agency because a facility is structurally unsound and in danger of imminent collapse. Emergency demolitions of structures certified as structurally unsound and in imminent danger of collapse, are to be treated as ACM which requires building materials to be adequately wet at all times (including site cleanup, transport, and waste disposal). The entire structure is treated as ACM and all regulations for ACM waste management are to be adhered to. **A licensed asbestos abatement contractor must be on site to identify and control asbestos fiber release from ACM discovered during the demolition.**

Emergency renovation means a renovation operation that was not planned but results from a sudden unexpected event that, if not immediately attended to, presents a safety or public health hazard or is necessary to protect equipment from damage.

Other requirements that apply

- A thorough asbestos survey may only be performed by a Certified Asbestos Building Inspector.
- It is also important to know that under the Allegheny County Health Department, Article XXI, ACM removal, encasement, or encapsulation may only be performed by a person who has been issued and currently holds a valid Annual Asbestos Abatement Contractor License issued by the Pennsylvania Department of Labor and Industry.
- No visible emissions can be discharged to the outside air from the collection, processing, transport, and disposal of asbestos-containing waste materials.
- All asbestos waste transportation vehicles shall be licensed in accordance with ACHD Rules and Regulations, Article VIII, Solid Waste and Recycling Management, and shall comply with all applicable PA DOT regulations.
- All sources must take actions to control dust from becoming airborne including, but not limited to, water use, pace of the demolition or earth movement, tarps, fencing, garbage chutes, or other work practices.

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Can a Phase I site assessment or Environment Site Assessment be used for an asbestos survey?

No, neither a Phase I nor an ESA is considered a thorough asbestos survey as required before renovation or demolition activities begin.

After what year can a building be built when no asbestos survey is required?

Asbestos surveys are required on all buildings regardless of the year of construction.

Is an asbestos survey needed for new construction?

No, unless the new construction is attached to or will disturb materials in an existing building.

Are asbestos containing materials available for purchase in the U.S.?

Yes. In 1989, the EPA imposed a ban to phase out asbestos products; however, the US Supreme Court overturned this ban in October 1991. Asbestos-containing products such as floor tiles, adhesives (mastic), and roofing materials can still be purchased.

The thorough asbestos survey MUST be kept at the site during renovation and demolition activities. All contractors must have access to survey to confirm no ACM is present where work is being performed. (e.g. plumbers, electricians, etc.)

Contact ACHD to request notification forms or if you have any questions

412-578-8120 or visit our website at <http://www.achd.net/air/asbestos.html>