

## **ASBESTOS ADVISORY Survey Requirements**

The Lane Regional Air Protection Agency (LRAPA) and the Department of Environmental Quality (DEQ) have specific rules regarding the handling and disposal of asbestos-containing materials (ACM). LRAPA/DEQ regulates the removal and disposal of asbestos-containing materials to prevent asbestos fiber release and exposure. Asbestos fibers in the air pose a significant health threat to employees, the public, and the environment. Before any public or private facility is demolished, all asbestos-containing materials must be properly removed, handled and disposed.

### **What is the survey requirement?**

LRAPA's survey rule requires that an asbestos inspection be performed by an accredited (AHERA) inspector before any demolition or renovation activities to determine the presence of friable and non-friable asbestos-containing materials and that a copy of the survey be on site during the course of the project. LRAPA believes this rule will be an important preventive tool. If building owners know there are asbestos-containing materials in or on the facility, they can have these materials properly handled and disposed of to prevent public exposure to asbestos.

### **Who must get a survey done?**

All facility owners, including but not limited to manufacturing facilities, public and private building owners, commercial facilities, apartment complexes, residential buildings, etc., undertaking a demolition or renovation project will be affected by this rule. There is an exception to this rule that exempts owner occupants of a single private residence or owners of a single private residence that is not used as a rental property, commercial business, or intended for demolition from the survey requirement if they are performing the project themselves. However, if a contractor is performing the renovation work in or on a single private residence, a building survey must be performed. Residential buildings with four or fewer dwelling units that were constructed after 1987 are also exempt from the survey requirement.

### **What is a demolition or renovation project?**

Demolition is defined as wrecking that involves the removal of load-supporting structural members and/or intentional burning. Renovation is defined as altering in any way one or more facility components that does not involve removing a load-supporting member.

### **Who can perform the survey?**

The rule requires that an accredited inspector perform the survey. LRAPA wants to ensure that the individual doing the inspection is qualified and understands what they need to look for to complete the survey. This training is in accordance with the Asbestos Hazard Emergency Response Act (AHERA) program regulations and the Model Accreditation Program training rules in 40 CFR Part 763.

Several trainers offer the AHERA training courses to ensure that inspectors are trained and able to conduct asbestos surveys. The training is a three-day class. To date there are approximately 160+ individuals with accreditation available to perform surveys.

### **What does LRAPA mean by survey?**

Generally, LRAPA will require a sample of each type of material suspected to contain asbestos be collected and analyzed before any demolition or renovation project takes place. LRAPA will not require the inspector to conduct an AHERA type survey. AHERA surveys can be restrictive and expensive because of the detailed and extensive amount of sampling and evaluation

necessary. LRAPA will continue to rely upon the types of surveys and sampling we have recommended in the past. For example, when complete demolition or extensive renovation is to be conducted, then a complete building survey will be required. If only a partial renovation or demolition activity is to take place, such as a kitchen remodel, then only that area of the structure requires a survey. If a single material, such as sheet vinyl, is involved then only one sample (each layer if applicable) will need to be collected and analyzed. When the suspected material involves either blown or troweled on surfacing materials (i.e. ceiling texture), LRAPA recommends that more than one sample is collected and analyzed.

A copy of the survey report must be kept onsite during the demolition or renovation project. A survey report includes documentation of all of the samples collected, locations of where the samples were collected, results of the laboratory analysis and an evaluation of the materials to assess their condition (friable or nonfriable).

Please keep in mind that a survey is not a 100% guarantee that all asbestos-containing materials have been identified. Discoverable materials can be found in areas which were not accessible during the survey, such as behind walls, under carpet, etc. During the demolition and renovation activities, an appropriately trained person should be on site and attentive for the discovery of asbestos-containing materials.

**Are there any situations where a survey is not required?**

Anyone may presume that a single material contains asbestos and have it properly abated without conducting a survey beforehand. LRAPA has the discretion to approve alternatives to the asbestos requirements under Title 43, Section 43-015-10. Such an alternative could be that an owner or operator wants to assume that all suspect materials contain asbestos. In this instance, the owner must contact LRAPA before starting their project to obtain permission to use that method of identification.

Materials that commonly contain asbestos, such as popcorn ceiling texture, cement siding, sheet vinyl and vinyl floor tile, are candidates for materials that may be presumed to contain asbestos and properly abated in accordance with the rules. However, you cannot assume that a material does not contain asbestos. Only through laboratory analysis can a negative determination be made.

**When will a survey always be required?**

A building survey will always be required before a structure is demolished and before a structure is intentionally burned.

**When did the survey requirement take affect?**

The rules were adopted for DEQ by the Environmental Quality Commission (EQC) on January 25, 2002, and the rules became effective on February 4, 2002. The Lane Regional Air Protection Agency's Board of Directors adopted the new rules on June 11, 2002, and the rules became effective June 11, 2002. LRAPA delayed formal enforcement of the survey regulation until August 15, 2002.