

Renovation, Demolition, and Asbestos

The Spokane Regional Clean Air Agency (Spokane Clean Air) administers an asbestos program in Spokane County. Whether at home or work, if you will be involved in any renovation project or demolition project, you need to review this information sheet very carefully. This sheet is not a substitute for the regulations. Asbestos regulations in their entirety are available on-line at www.spokanecleanair.org or by calling Spokane Clean Air at 477-4727.

Examples of Renovation

- ◆ Remodeling a residence or other building, inside or out;
- ◆ Replacing, repairing, or disturbing flooring, wall, ceiling, siding or roofing materials;
- ◆ Replacing, repairing, or disturbing heating, plumbing, or electrical systems; and
- ◆ Altering a structure or structural component (e.g., wall, pipe, equipment, etc.) any way, other than demolition.

Examples of Demolition

- ◆ Wrecking, leveling or dismantling a structure, making it permanently uninhabitable or unusable in part or whole;
- ◆ Wrecking or taking out any load-supporting structural member of a facility;
- ◆ Using a structure for fire training; and
- ◆ Moving a facility to a different location.

Structure means something built or constructed in part or whole and includes, but is not limited to the following: commercial buildings, houses, garages, mobile homes, pole-buildings, barns, canopies, lean-tos, foundations, equipment (e.g., boiler, ducting, etc.), and other parts and miscellaneous components.

Facility means any institutional, commercial, public, industrial or residential structure, installation or building with more than four dwelling units under one roof. It includes structures that are part of urban renewal or highway construction projects.

Why Regulate Renovation/Demolition?

Disturbing asbestos is regulated because asbestos is a known human carcinogen. When asbestos-containing materials are disturbed, microscopic fibers are released to the air. When inhaled, these fibers travel deep into the lungs. Medical research shows that exposure to asbestos fibers can cause lung cancer, mesothelioma, or asbestosis up to 30 years after inhalation.

After 110 years, asbestos mining ceased in the United States in 2002 (U.S. Department of the Interior and U.S. Geologic Survey, Worldwide Asbestos Supply and Consumption Trends from 1900 through 2003, Circular 1298, 2006). In 2007, the U.S. relied exclusively on imports, mostly from Canada, to meet manufacturing needs. That same year, roofing products accounted for 41% of U.S. consumption, coating and compounds (much of it probably used in roofing products) accounted for 35%, and unknown or unspecified uses accounted for 24% of U.S. consumption (USGS, DOI, 2007 Minerals Yearbook, August 2008).

Because of its extensive use, asbestos can be found in more than 3,000 different construction materials and manufactured products, including acoustical ceiling texture “popcorn”, roofing paper and shingles, built-up roofing, cement board, furnace and ducting tape/paper/insulation, mudded pipe elbows, joint compound/wallboard, pipe insulation, stucco, sub-floor slip sheet, textured paints/coatings, vinyl floor tile/mastic, vinyl sheet flooring/mastic or “linoleum”, and many others.

Is My Project Regulated by Spokane Clean Air ?

Regardless of the age of the building, if you plan to alter a structure or component (e.g., equipment, pipe, structural member, etc.) in any way, or wreck, raze, level, dismantle a structure, use a structure for fire training, or move a facility, your project is subject to asbestos regulations. Even small-scale remodeling projects are affected, like carpet removal, window replacement and new furnace installation.

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In addition, it is unlawful for any person to cause or allow asbestos-containing material to be disturbed without first removing it in accordance with the asbestos regulations. It is also unlawful for any person to create or allow a condition that will likely result in the disturbance of asbestos-containing material (e.g., leaving asbestos-containing material in a state where it is peeling, delaminating, crumbling, blistering, etc.). Suspect asbestos-containing material that has been disturbed must be removed as soon as possible and disposed of properly pursuant to the asbestos regulations. For example, if a water-damaged ceiling with “popcorn”

texturing in an apartment complex begins peeling from the ceiling, it must be promptly removed and disposed.

Is My Project Regulated by Others?

Yes. Check with your local city/town planning departments, since most require permits for these activities (separate and in addition to Spokane Clean Air’s requirements). In addition, the Washington State Department of Labor and Industries (L&I) has asbestos survey, notification, removal, and worker standards. Contact L&I at (509) 324-2526 or www.lni.wa.gov.

Is My Structure an Owner-Occupied, Single-Family Residence?

Spokane Clean Air’s asbestos regulations are divided into two general categories: projects involving owner-occupied, single-family residences and all other projects. The distinction serves to provide homeowners relief from the more complex survey, notification, and fee requirements that apply to non-owner-occupied, single-family residence projects. To know what requirements apply to your project, you need to determine which category the project falls under. It’s important that you make the correct determination, because mistakenly identifying your project as one that fits into the owner-occupied, single-family residence category when it doesn’t, can result in a fine.

Owner-Occupied, Single-Family Residence means any non-multiple unit building containing space for uses such as living, sleeping, preparation of food, and eating that is used by one family who owns the property as their domicile (permanent and primary residence) both prior to and after renovation or demolition, and can be demonstrated to the Agency upon request (e.g., utility bills). The term, owner-occupied, single-family residence, includes houses, mobile homes, trailers, detached garages, outbuildings, houseboats, and houses with a “mother-in-law apartment” or “guest room”. This term does not include rental property, multiple unit buildings (e.g., duplexes and condominiums with two or more units) or multiple-family units, nor does this term include any mixed-use building (e.g., a business being operated out of a residence), structure, or installation that contains a residential unit. This term does not include structures used for structural fire training exercises, or structures that are part of an urban renewal or highway construction project.

Still Not Sure?

Your structure probably does **not** qualify as an owner-occupied, single-family residence if the answer to **any** of the following is “yes”:

- Does someone other than you own the structure? (e.g. developer, relative, etc.)
- Are utility bills in someone else’s name?
- Is the structure something other than your permanent, primary residence?
- Will the structure be used for something other than your permanent, primary residence after the renovation or demolition is complete?
- Does more than one family reside in the structure?
- Will the structure be used for fire training purposes?
- Is the structure a vacation or seasonal home?
- Is the structure now, or will it be, a mixed-use building (e.g., home business)?
- Was the structure previously used for public or business/commercial purposes?
- Will the structure be demolished as part of an urban renewal project, highway construction project, or some other type of government order?
- Is or will the structure be a rental property?

If you answered “yes” to any of the above questions, then your project does not qualify under the Owner Occupied, Single Family Residence category.

If you are still unsure, contact Spokane Clean Air at 477-4727.

PROJECT REQUIREMENTS

QUALIFYING OWNER-OCCUPIED, SINGLE-FAMILY RESIDENCES				
Project	Survey	Notification	Asbestos Removal	Asbestos Disposal
Renovation Performed by Homeowner	A homeowner is encouraged to hire an accredited AHERA Building Inspector (a)(g), but can do his/her own assessment for the presence of asbestos.	A Notice of Intent is not required by Spokane Clean Air	If asbestos is found, the owner is encouraged to hire certified asbestos workers (a)(h), however, the owner can do his/her own asbestos removal (b)	All asbestos waste materials must be properly disposed of within 10 days of removal (c)
Renovation NOT Performed by Homeowner	An asbestos survey (e) must be performed by an accredited AHERA Building Inspector (a)(g)			
Demolition	An asbestos survey (e) must be performed by an accredited AHERA Building Inspector (a)(g)	3 days prior to demolition, a completed Notice of Intent (d) must be submitted with a \$30 filing fee. Asbestos must be properly removed prior to demolition.		

Footnotes (a) through (h) refer to the publications listed below, available at www.spokaneleanair.org, or call 477-4727.

ALL OTHER PROJECTS				
Project	Survey	Notification	Asbestos Removal	Asbestos Disposal
Renovation	Prior to beginning any renovation or demolition work, an asbestos survey (e) must be performed by an accredited AHERA Building Inspector (a)(g)	A completed Notice of Intent (d) must be submitted to Spokane Clean Air with a filing fee (f), before any asbestos removal. Most projects require a 10-day waiting period (f)	All asbestos identified in the asbestos survey must be removed prior to renovation by certified asbestos workers (a)(h) if it is likely to be disturbed during the renovation.	All asbestos waste materials must be properly disposed of within 10 days of removal (c)
Demolition	A copy of the survey must be kept on-site during renovation and/or demolition		All asbestos-containing materials must be removed by certified asbestos workers (a)(h) prior to demolition.	

The tables are to help you understand asbestos rules—they do not substitute actual regulation language. Asbestos regulations in their entirety are available online or by calling Spokane Clean Air.

- (a) Asbestos Service Providers List (lists businesses that conduct surveys, removal, training)
- (b) Asbestos Removal Procedures for Homeowners: (textured/ “popcorn” ceilings; siding; and flooring.)
- (c) Waste Shipment Record Form for Graham Road Landfill
- (d) Notice of Intent/Amendment Form
- (e) Asbestos Survey Guidance for AHERA Building Inspectors
- (f) Refer to applicable waiting periods and filing fees in the table on page 4
- (g) Need an Asbestos Survey? (provides useful information on hiring an AHERA Building Inspector.)
- (h) Need Asbestos Removed? (provides useful information on hiring an asbestos removal contractor.)

Asbestos Service Providers

Asbestos service providers are listed in the yellow pages under “Asbestos Abatement” and “Asbestos Consulting & Testing.” Spokane Clean Air has a list of providers of asbestos surveys, removal, and training. This list is available online at www.spokanecleanair.org/asbestos.asp.

Before Hiring an Asbestos Contractor

You should do your research before hiring an asbestos contractor. Be sure that you and any contractors you hire are familiar with Spokane Clean Air’s asbestos requirements. It’s up to each person to research a contractor’s credentials prior to hiring them. You might ask the contractor how many projects they do each year and how many violations they’ve received from regulatory agencies like Spokane Clean Air or L&I. Ask other questions that you think are relevant. Many contractors have received some type of violation in the past, but some

violations are purely administrative and others are more severe and involve improper asbestos removal or disposal. Some companies do many projects, but receive few violations where other companies may perform few projects, but receive more violations. The property owner and owner’s agent(s) are often held accountable for asbestos violations, so doing your research and making an informed decision when hiring an asbestos contractor can help you avoid being cited for violations of asbestos regulations.

To find out if a company has been found in violation of asbestos regulations by Spokane Clean Air or L&I, you may submit a Public Records Request form. Forms are available by calling (509) 477-4727, www.spokanecleanair.org/forms.asp and L&I (360) 902-5400, www.lni.wa.gov/forms. You may also visit the Better Business Bureau’s website at www.bbb.org, to see if there are any complaints against the company you’re considering hiring.

Asbestos Project and Demolition Notification Waiting Period and Non-Refundable Fees

Owner-Occupied, Single Family Residence	Waiting Period ^A	Fee
≥ 0 linear ft and/or ≥ 0 square ft of asbestos	Notification Not Required	N/A
All Demolition	3 days	\$30

NOT Owner-Occupied, Single Family Residence	Waiting Period ^A	Fee
≤10 linear ft and/or ≤48 square ft. of asbestos	Notification Not Required	N/A
10-259 linear ft and/or 48-159 square ft. of asbestos	3 days	\$250
260-999 linear ft and/or 160-4,999 square ft. of asbestos	10 days	\$500
≥ 1,000 linear ft and/or ≥ 5,000 square ft. of asbestos	10 days	\$1,250
All Demolition	10 days	\$250 ^B

A The waiting period may be waived for emergency projects (refer to Regulation I, Section 9.04.A.6.h)

B The \$250 demolition fee is waived if demo is performed in conjunction with an asbestos project involving ≥10 ln ft or ≥ 48 sq. ft

Additional asbestos resources, including these below, are at www.spokanecleanair.org/asbestos_publications.asp or call (509) 477-4727.

Publications – Non-Owner-Occupied, Single-Family Residence:

- ◆ Asbestos Service Providers List (Spokane Area)
- ◆ Asbestos Survey Guidance
- ◆ Alternate Asbestos Surveys
- ◆ Fire Damaged Structures
- ◆ Spokane Clean Air’s Asbestos Regulations
- ◆ Various forms

Publications – Owner-Occupied, Single-Family Residence:

- ◆ Asbestos —is it a problem in your home?
- ◆ Asbestos Service Providers List (Spokane Area)
- ◆ Fire Damaged Structures
- ◆ How-to Removal Guides
- ◆ Notice of Intent/Amendment Form
- ◆ Spokane Clean Air’s Asbestos Regulations
- ◆ Waste Manifest Form

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