



COMPLIANCE ASSISTANCE PROGRAM

Renovation, Demolition and Asbestos Fact Sheet

Yakima Regional Clean Air Agency (Yakima Clean Air) administers an asbestos program in Yakima County. Whether at home or work, if you will be involved in any renovation or demolition project, you need to review this information very carefully. This is not a substitute for the regulations which are available at www.Yakimacleanair.org or by calling Yakima Clean Air at 834-2050.

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 and Demolition?

Disturbing asbestos is regulated because asbestos is a known human carcinogen. When asbestos-containing materials (ACM) 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. 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.

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 and insulation; mudded pipe elbows; wallboard and joint compound; pipe insulation; stucco; sub-floor slip sheet; textured paints and coatings, vinyl floor tile and mastic, vinyl sheet flooring (linoleum) and mastic; and many others.



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Is My Project Regulated by Yakima 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.

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.
- ◆ 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 immediately removed and disposed of properly

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 Yakima 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?

Some of Yakima Clean Air’s asbestos regulations apply differently to 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 under which category the project falls. 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, 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.

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 is complete?
- Does more than one family reside in the structure?
- Will the structure be used for fire training?



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- 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?

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, call 834-2050.

QUALIFYING OWNER-OCCUPIED, SINGLE-FAMILY RESIDENCES				
Project	Survey	Notification	ACM Removal	ACM Disposal
Renovation Performed by Resident Homeowner	A homeowner is encouraged to hire an accredited AHERA Building Inspector, but can do his/her own assessment for the presence of asbestos.	A Notice of Demolition or Renovation (NODR) is required for removal by resident owner.	If asbestos is found, the owner is encouraged to hire certified asbestos workers. However, the owner can do the ACM removal.	All ACM waste materials must be properly disposed of within 10 days of removal.
Renovation NOT Performed by Resident Homeowner	An asbestos survey must be performed by an accredited AHERA Building Inspector.	An NODR must be submitted to Yakima Clean Air before a contractor removes asbestos.		
Demolition	An asbestos survey must be performed by an accredited AHERA Building Inspector.	Prior to demolition a NODR must be submitted with a filing fee Asbestos must be properly removed prior to demolition.		

ALL OTHER PROJECTS				
Project	Survey	Notification	ACM Removal	ACM Disposal
Renovation	Prior to beginning any renovation or demolition work, an asbestos survey must be performed by an accredited AHERA Building Inspector. A copy of the survey must be kept on-site during renovation or demolition.	A completed NODR must be submitted with a filing fee, before any ACM removal or demolition. Most projects require a 10-day waiting period.	All ACM identified in the asbestos survey must be removed prior to renovation by certified asbestos workers if it is likely to be disturbed during the renovation.	All ACM waste materials must be properly disposed of within 10 days of removal.
Demolition			All ACM must be removed by certified asbestos workers 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 at www.Yakimacleanair.org.



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Asbestos Service Providers — Yakima Clean Air has a list of known providers of asbestos surveys, removal, and training. This list is available online at yakimacleanair.org/asbestos.asp. L&I has an online list of Certified Asbestos Abatement Contractors at www.lni.wa.gov/Safety/Topics/AtoZ/Asbestos/contractorlist.asp.

Before Hiring an Asbestos Contractor — Do your homework prior to hiring an asbestos contractor. You and any contractors you hire need to be familiar with Yakima Clean Air's asbestos requirements. Know the 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 Yakima 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 specific company has been found in violation of asbestos regulations by Yakima Clean Air you may submit a Public Records Request by calling (509)834-2050 or download a request form at www.Yakimacleanair.org/forms.asp.

For L&I records, call (360) 902-5400, or visit 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.