



RENOVATION AND DEMOLITION REQUIREMENTS

Survey Requirements

Prior to commencing a renovation or demolition, the building owner or contractor must obtain a good faith survey for the presence of asbestos performed by an AHERA Building Inspector.

Certain materials may be presumed to be positive and are not required to be sampled by an AHERA Building Inspector.

If the building is an owner-occupied single-family residence and the renovation is being performed by the owner, the owner's assessment of the building meets this requirement, in lieu of the AHERA Building Inspector.

Notification Requirements

Regardless of the presence of asbestos, the building owner or contractor is required to submit a notification of the renovation or demolition at www.bentoncleanair.org.

When asbestos is not identified in the survey, there is no fee for the notification. If asbestos containing material is identified, the notification must be submitted with the appropriate fees and the appropriate wait period must be observed prior to work commencing.

AHERA Building Inspector

An AHERA Building Inspector is trained to identify materials suspected of containing asbestos, pull a sample of the materials, and submit them to an approved lab for testing.

A list of AHERA Building Inspectors who perform work in Benton County can be located at www.bentoncleanair.org in the 'Asbestos' section. The list is not comprehensive and other inspectors may be available.

If you are a contractor who regularly performs renovation or demolition work, it may be beneficial to obtain your AHERA Building Inspector certification. A link to a list of training providers is available under the 'Asbestos' section of our website. The training program is managed by the EPA's Model Accreditation Program.

Asbestos Abatement

Typically, asbestos abatement must be completed by a contractor licensed to perform such work by the WA Department of Labor & Industries. However, the owner of an owner-occupied single family residence may do his/her own abatement.

Common Asbestos Materials

There are over 4,000 known asbestos containing building materials. However, the following materials are commonly present:

- Insulation on piping, boilers, or furnace ducts
- Resilient floor coverings (vinyl asbestos, asphalt, and rubber), the backing on sheet vinyl flooring, and adhesives used for flooring
- Cement sheet, millboard, and paper used as insulation around furnaces and woodstoves
- Soundproofing or decorative textures troweled on walls and ceilings
- Patching and joint compound for walls and ceilings
- Cement asbestos board siding and roofing
- Window caulking or putty
- Roof felt or built up asphaltic roofing
- Stucco or other textured sidings
- Loose, blown-in insulation, such as vermiculite

Applicable Rules

Benton Clean Air Agency Regulation I, Article 8 Asbestos

40 CFR 61, Subpart M Asbestos National Emission Standards for Hazardous Air Pollutants (Asbestos NESHAP)

Washington Department of Labor & Industries also regulates renovation and demolition work as it pertains to asbestos, separate of the Benton Clean Air Agency. Please consult WA Department of L&I for more information.

Asbestos Hazards

Asbestos was widely used in many building products because of its tensile strength and chemical and thermal resistance. However, asbestos is extremely hazardous to those exposed to it. Asbestos is a carcinogen that causes asbestosis, lung cancer and mesothelioma.

Due to this hazard, laws have been enacted to prevent asbestos exposure. These laws require surveying and the safe handling and disposal of asbestos containing materials.

Benton Clean Air Agency

www.bentoncleanair.org

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