

# Renovation, Demolition and Asbestos



## A Message from the Spokane Regional Clean Air Agency

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 and/or demolition project, you need to review this information very carefully. This is not a substitute for the regulations which are available in their entirety at [www.spokanecleanair.org](http://www.spokanecleanair.org) or by calling Spokane Clean Air, 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
- ◆ Altering a structure or component (e.g., wall, pipe, equipment, etc.) in any way, other than demolition

### Examples of Demolition

- ◆ Wrecking, leveling or dismantling a structure thereby 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
- ◆ Moving a structure 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.

### 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. Geological Survey, Worldwide Asbestos Supply and Consumption Trends from 1900 through 2003, Circular 1298, 2006*). In 2010 the U.S. relied exclusively on imports, mostly from Canada, to meet manufacturing needs. That same year, roofing products accounted for 72% of U.S. consumption (*USGS, Minerals Commodity Summaries, January 2011*).

Because of its extensive use, asbestos can be found in more than 3,000 different construction materials and manufactured products, including acoustical ceiling, “popcorn ceiling” texture, 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, 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.

### 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.

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◆ To create or allow a condition that will likely result in the disturbance of asbestos-containing material (i.e., 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 Structure an Owner-occupied, Single-family Residence?

Spokane Clean Air’s asbestos regulations are divided into two general categories: (1) owner-occupied, single-family residences and (2) all other projects. The distinction serves to provide homeowners relief from the more complex survey, notification, and fee requirements that apply for all projects other than 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. 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 used for living, sleeping, cooking, eating, etc., 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 as such to the Agency upon request (e.g. utility bills). 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.”

**Owner-occupied, Single-family Residence Does Not include** rental property (even if it is a single-family rental), 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 (i.e., 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. It also excludes most structures that are being moved.

### Is My Project Regulated by Others?

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

### 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 prior to and/or 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 legal requirement?
- 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 477-4727.

**PROJECT REQUIREMENTS**

<b>OWNER-OCCUPIED, SINGLE-FAMILY RESIDENCES</b> (refer to page 2 to determine if your project qualifies)				
<b>Project</b>	<b>Survey</b>	<b>Notification</b>	<b>Asbestos Removal</b>	<b>Asbestos Disposal</b>
Renovation Performed by Resident Homeowner	A homeowner is encouraged to hire an accredited AHERA Building Inspector <sup>(a)</sup> , but can do his/her own assessment for the presence of asbestos.	A Notice of Intent <sup>(d)</sup> is <b>not</b> required by Spokane Clean Air for removal done by the resident owner.	If asbestos is found, the owner is encouraged to hire certified asbestos workers <sup>(a)</sup> ; however, the owner can do his/her own asbestos removal. <sup>(b)</sup>	All asbestos waste materials must be properly disposed of within 10 days of removal. <sup>(c)</sup>
Renovation NOT Performed by Resident Homeowner	An asbestos survey <b>must</b> be performed by an accredited AHERA Building Inspector. <sup>(a)</sup>	A Notice of Intent <sup>(d)</sup> must be submitted to Spokane Clean Air before a contractor removes asbestos.		
Demolition	An asbestos survey <b>must</b> be performed by an accredited AHERA Building Inspector. <sup>(a)</sup>	Prior to demolition <sup>(f)</sup> a Notice of Intent <sup>(d)</sup> must be submitted with a filing fee <sup>(f)</sup> Asbestos must be properly removed prior to demolition.		

Footnotes (a) through (f) refer to the publications listed below which are available online at [www.spokanecleanair.org](http://www.spokanecleanair.org) or by calling Spokane Clean Air at 477-4727.

<b>ALL OTHER PROJECTS (including single-family residences that do not qualify as owner-occupied)</b>				
<b>Project</b>	<b>Survey</b>	<b>Notification</b>	<b>Asbestos Removal</b>	<b>Asbestos Disposal</b>
Renovation	Prior to beginning any renovation or demolition work, an asbestos survey <sup>(e)</sup> <b>must</b> be performed by an accredited AHERA Building Inspector. <sup>(a)</sup>	A completed Notice of Intent <sup>(d)</sup> must be submitted to Spokane Clean Air with a filing fee <sup>(f)</sup> , before any asbestos removal.	All asbestos identified in the asbestos survey must be removed prior to renovation by certified asbestos workers <sup>(a)</sup> if it is likely to be disturbed during the renovation.	All asbestos waste materials must be properly disposed of within 10 days of removal <sup>(c)</sup>
Demolition	A copy of the survey must be kept on-site during renovation and/or demolition.	Most projects require a 10-day waiting period <sup>(f)</sup>	All asbestos-containing materials must be removed by certified asbestos workers <sup>(a)</sup> 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.spokanecleanair.org](http://www.spokanecleanair.org) or by calling Spokane Clean Air at 477-4727.

- (a) Asbestos and Demolition Service Providers List (a list of area businesses that provide demolition and conduct asbestos surveys, removal, and training)
- (b) Asbestos Removal Procedures for Homeowners: (textured or “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 back page

**Asbestos Service Providers** — Spokane Clean Air has a list of known providers of asbestos surveys, removal, training, demolition and laboratory analysis. This list is available online at [www.spokanecleanair.org/asbestos\\_publications.asp](http://www.spokanecleanair.org/asbestos_publications.asp). L&I has an online list of Certified Asbestos Abatement Contractors at [www.lni.wa.gov/safety/](http://www.lni.wa.gov/safety/).

**Before Hiring an Asbestos Contractor** — Do your homework. Contractors you hire need to be familiar with local asbestos regulations. Check the contractor's credentials and ask them how many projects they do annually 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 do your research and make an informed decision when hiring an asbestos contractor can help you avoid being cited for violating asbestos regulations.

To research a company's violation history with Spokane Clean Air, you may request public records (call 477-4727 or download a public records request form at [www.spokanecleanair.org/forms.asp](http://www.spokanecleanair.org/forms.asp)) and/or you may review a 5-year penalty history at [www.spokanecleanair.org/penalty\\_history.asp](http://www.spokanecleanair.org/penalty_history.asp). For L&I records, call (360) 902-5400, or visit [www.lni.wa.gov](http://www.lni.wa.gov). You may also visit the Better Business Bureau's website at [www.bbb.org](http://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

<b>Owner-occupied, Single-family Residence Projects</b>	<b>Notification Waiting Period</b>	<b>Fee</b>
Any asbestos removed by residing owner	Notification not required	N/A
<10 linear ft. and/or <48 square ft. of asbestos NOT performed by residing homeowner	Notification not required	N/A
≥10 linear ft. and/or ≥48 square ft. of asbestos NOT performed by residing homeowner (e.g. done by a contractor)	Prior notice required	\$0
Any demolition work	3 day notice required	\$30

  

<b>NOT Owner-occupied, Single-family Residence Projects</b>	<b>Notification Waiting Period</b>	<b>Fee</b>
≤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 day notice required	\$250 <sup>A</sup>
260-999 linear ft. and/or 160-4,999 square ft. of asbestos	10 day notice required	\$500 <sup>A</sup>
≥ 1,000 linear ft. and/or ≥ 5,000 square ft. of asbestos	10 day notice required	\$1,250 <sup>AB</sup>
Any demolition work	10 day notice required	\$250

<sup>A</sup> Includes demolition fee, if applicable, provided the asbestos project and demolition project are submitted to the Agency on one notification.

<sup>B</sup> An added fee of \$250 shall be paid for each increment of up to 1,000 linear feet when removing 2,000 or more linear feet.

An added fee of \$250 shall be paid for each increment of up to 10,000 square ft when removing 10,000 or more square feet.

<b>Additional Categories</b>	<b>Notification Waiting Period</b>	<b>Fee</b>
Amendment to Notification	Prior notice required	\$0
Annual Notification	Prior notice required	\$750
Emergency Notification	Prior notice required	Twice the Regular Fee
Alternate Asbestos Project Work Practices	10 day notice required	Twice the Regular Fee
Demolition with Nonfriable Roofing	10 day notice required	Twice the Regular Fee
Exception for Hazardous Conditions	10 day notice required	Regular Fee