



Proper Asbestos Removal

You should never attempt to remove RACM yourself. If the material identified as RACM is in good condition, the AQMD recommends leaving it alone. If the RACM will be disturbed in the process of renovation or demolition a licensed asbestos abatement contractor must be hired to properly remove the material in a safe and legal manner at the onset of the project.

CAL/OSHA and the Contractors State License Board require the use of a licensed asbestos removal contractor who knows the legal requirements and has the trained staff and equipment to do the job properly for all asbestos removal. Asbestos abatement contractors can be located at the Department of Industrial Relations website at www.dir.ca.gov/Databases/doshacru/acruList.asp. The CSLB has prepared a booklet titled *What You Should Know Before You Hire a Contractor* that may help in the selection and hiring process.

Asbestos Disposal

Rule 902 applies only to friable asbestos, which currently cannot be disposed of in Sacramento County. Non-friable asbestos can be legally disposed of in any landfill willing to accept it. Currently, there are several landfills in Sacramento County that will accept non-friable asbestos waste.

Asbestos and Property Sales

If an asbestos survey was performed and it indicated that asbestos is present, or you otherwise have knowledge that asbestos exists in the structure, this fact must be disclosed to the buyer in the real estate transfer disclosure statement.



Consulting Hours

District staff is available Monday through Friday between 8:00 and 10:00 a.m. to review notifications and answer asbestos related questions.

For further information on asbestos call:

Sacramento Metropolitan Air Quality Management District
Stationary Source Division-Air Toxics: **(916) 874-4800**

CAL/OSHA (asbestos contractor and consultant registration)
Complaint: **(916) 263-2800**
Consultation: **(800) 963-9424**
Consultant registration: **(916) 574-2993**

Contractors State License Board (contractor licensing)
Investigation/complaints: **(800) 321-CSLB (2752)**

Department of Toxic Substances Control
Hazardous Waste Alert and Complaint Hotline
(800) 698-6942

American Lung Association of California **(916) 554-5864**

Breathe California of Sacramento-Emigrant Trails
(916) 444-5900

IMPORTANT

This brochure only provides general guidance for the proper removal of asbestos from renovation and demolition projects. Please visit www.AirQuality.org for additional information about the AQMD's asbestos program requirements and your responsibilities.

Improper removal/disposal of regulated asbestos-containing material can result in penalties of \$25,000 a day or more. It is your responsibility to understand and adhere to all regulations relating to renovation and demolition projects. You are strongly advised to read this brochure and other related material carefully.

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Asbestos

What Building Owners, Operators & Contractors Should Know

About the AQMD

The Sacramento Metropolitan Air Quality Management District (AQMD) is the local government agency responsible for regulating stationary, non-vehicular sources of air pollution in Sacramento County. The AQMD works to ensure that Sacramento County's air quality meets state and federal health standards.

Its jurisdiction includes all unincorporated areas of Sacramento County, as well as the cities of Citrus Heights, Elk Grove, Folsom, Galt, Isleton, Rancho Cordova and Sacramento.

The AQMD regulates asbestos renovation and demolition projects as well as other hazardous air emissions from burning, incineration, smoke, gasoline, paint, evaporative compounds and internal combustion engines.

Regulated Asbestos-Containing Material (RACM)

RACM contains friable asbestos in quantities greater than 1% by area and weight/volume. Friable means that the material can be crumbled, pulverized, or reduced to powder by hand pressure when dry. Some common examples of RACM are spray acoustic ceiling texture, duct wrap, paper backing of linoleum, nicotele roof material, fireproofing and thermal system insulation on pipes and boilers. Use of asbestos in the manufacturing of most products was banned on many products in 1978, however some products remained on the shelf and were used in the construction of buildings and homes for years thereafter.

Non-friable asbestos-containing material is typically bound up with cement, vinyl, asphalt or some other type of hardening binder. Some examples of non-friable asbestos building products are transite (cement) siding, vinyl asbestos floor tiles and asphalt roofing shingles. This material may become friable if it is disturbed during renovation (remodel, tenant improvement) or demolition activity and would then be classified as RACM. A limited amount of non-friable asbestos building materials are still manufactured today and are most commonly found in roofing and flooring products.

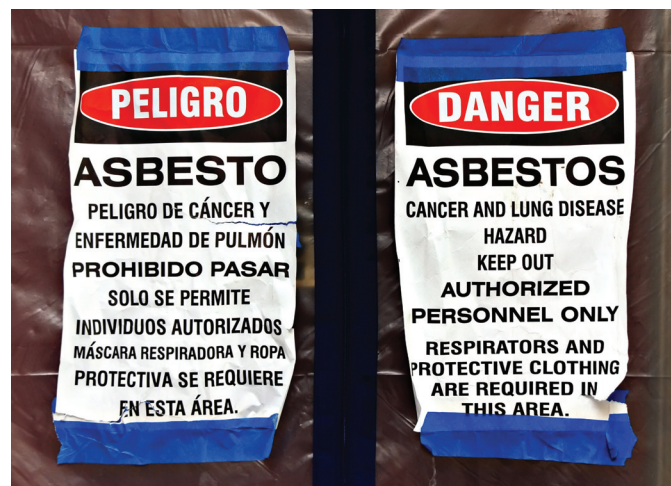
Asbestos Dangers

If RACM is disturbed, it may release airborne fibers that can become inhaled and pose a serious health risk. If the RACM is in good condition and is not being disturbed during your renovation/demolition project, it should not pose a health risk and is not required to be removed.

Rule 902: Residential Renovation or Demolition

Under the provisions of the AQMD's Rule 902, most, but not all, renovation and demolition projects of residences with four (4) or fewer units are exempt from the rule. However, Rule 902 does apply to residential projects when:

- The building being demolished is to be replaced by a commercial property.
- The building has within it a commercial enterprise such as a nursing home or any other business accessible by the public.
- The project is an eminent domain or public works project.
- The project has residential facilities with five (5) or more units.
- The project is scheduled for fire training or other intentional burning.



Be aware that CAL/OSHA and other agencies regulate certain aspects of renovations and demolitions of residential property and its worker training and waste handling requirements may be more stringent than Rule 902. It is recommended that a certified asbestos consultant be retained for asbestos sampling and project oversight of residential work.

Rule 902: Commercial Renovation or Demolition

Rule 902 requirements apply to commercial renovation projects impacting greater than or equal to:

- 160 square feet of any combination of walls, floors and ceilings.
- 260 lineal feet of asbestos containing pipe.
- 35 cubic feet of components where the length or area could not be measured previously.

Rule 902 applies to **all** commercial demolitions, where load bearing or structural elements are removed.

Who Is Subject to Rule 902 Requirements?

Any person or company who owns, manages, supervises, controls or directs the operation of onsite activities at any facility or portion thereof being demolished or renovated, including, but not limited to property managers, contractors, consultants, architects or supervisors is subject to the requirements of Rule 902.

Asbestos Survey Requirements

Many building materials can contain RACM. If you are going to renovate or demolish a building, you must hire a certified asbestos consultant licensed by CAL/OSHA to perform the asbestos survey in accordance with Rule 902. For a complete list of certified asbestos consultants, please visit the Department of Industrial Relations website at www.dir.ca.gov/Databases/doshcaccsst/caccsst_Query_1.HTML.

All commercial demolition and renovation projects require an asbestos survey, with two exceptions:

- All suspect materials are assumed to be RACM.
- The project is not under the authority of the AQMD to regulate.

Asbestos Sampling Requirements

Rule 902 requires a minimum number of samples be collected prior to the removal of surfacing materials. Any add-on building materials such as plaster, wall texture, stucco, etc. must be sampled in accordance with the Asbestos Hazard Emergency Response Act (AHERA) 3-5-7 protocol for surfacing materials. For information on all sampling requirements see Rule 902.

Notification Requirements

Most renovation and demolition projects jurisdictional to Rule 902 require notification to the AQMD prior to obtaining a building permit from the local building department. All demolitions and jurisdictional abatement projects (>160 ft² of RACM to be removed) require a 10-day advance notification and fees prior to approval. Appropriate forms and fees must be submitted via U.S. mail, email or hand delivery before the 10-day clock begins.

Renovation projects where no jurisdictional amounts of asbestos are present or scheduled to be disturbed have a two-day maximum notification period for complete submittals. These notifications should be submitted via email to asbestos@airquality.org. Approved notifications will be promptly returned for submittal to the appropriate building department. Notification forms and information can be found at www.AirQuality.org.