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## Building Department Handout

# Asbestos Information

## Renovation and Demolition Requirements

[The National Emission Standards for Hazardous Air Pollutants \(NESHAP\)](#) regulations under the Clean Air Act specify work practices for asbestos to be followed during demolitions and renovations of all structures, installations, and buildings (excluding residential buildings that have four or fewer dwelling units). The regulations require the owner of the building or the operator to notify the appropriate state agency before any demolition, or before any renovations of buildings that could contain a certain threshold amount of asbestos or asbestos-containing material. In addition, manufacturing and fabricating operations either cannot emit visible emissions into the outside air or must follow air cleaning procedures, as well as follow certain requirements when removing asbestos-containing waste.

## Renovation and Demolition of Buildings

Air toxics regulations under the Clean Air Act specify work practices for asbestos to be followed during demolitions and renovations of all facilities, including, but not limited to, structures, installations, and buildings (excluding residential buildings that have four or fewer dwelling units). The regulations require a thorough inspection where the demolition or renovation operation will occur. The regulations require the owner or the operator of the renovation or demolition operation to notify the appropriate delegated entity (often a state agency) before any demolition, or before any renovations of buildings that contain a certain threshold amount of regulated asbestos-containing material. The rule requires work practice standards that control asbestos emissions. Work practices often involve removing all asbestos-containing materials, adequately wetting all regulated asbestos-containing materials, sealing the material in leak tight containers and disposing of the asbestos-containing waste material as expeditiously as practicable, as the regulation explains in greater detail.

These work practice standards are designed to minimize the release of asbestos fibers during building demolition or renovation, waste packaging, transportation and disposal.

When buildings are under renovation, they are not being demolished, but asbestos-containing building material is being removed or disturbed. Performing the work in accordance with the Asbestos NESHAP helps to ensure that areas in use during the renovation are not contaminated and that the area under renovation, when it is complete, is also free of contamination.

Many building owners have turned to **renovation** as a budget-friendly alternative to new construction. Starting renovations on an existing structure, however, means that **asbestos** regulations need to be taken into special consideration.

***One of the most common misconceptions building owners and designers have when it comes to these renovations is that they don't need to test for **asbestos** if the building was constructed after 1980.***

### **Why is asbestos a concern in buildings constructed after 1980?**

While OSHA has identified specific thermal insulation and surfacing materials that are “presumed” to contain asbestos if they were used in a building constructed before 1981, there are still more elusive “suspect asbestos-containing materials” that can be found in structures built after the 1980 cutoff. These suspect materials include thermal insulation and surfacing materials found in buildings built after 1980, as well as other commonly recognized applications for asbestos in facilities. Due diligence would require that these suspect materials be identified and tested before any renovations begin.

### **But I thought that all asbestos-containing products were banned.**

Contrary to popular belief, not all asbestos-containing products have been banned. In fact, there are still asbestos-containing products being manufactured today that are allowed for use in the United States. These include vinyl-asbestos floor tile, roofing felt and coatings, pipeline wrap, non-roofing coatings, and some cement products, among others. As you can imagine, even many newer buildings have the potential to contain asbestos.

### **In sum, do you need to test for asbestos before starting your next **renovation** project?**

Yes. Even if your building was constructed after 1980, you still need to test for Asbestos-Containing Materials (**ACM**'s) before starting renovations because all buildings (except for residential structures with four or fewer dwelling units) are subject to the **EPA**'s Asbestos **NESHAP** Standard. Regulations require that a thorough inspection of the structure be completed, as well as an inspection of any areas that will be affected by renovations and repair.

### **For Asbestos Abatement Projects:**

For renovations where, asbestos removal is required or for any other asbestos abatement project where at least 260 linear feet, 160 square feet, and/or 35 cubic feet of regulated asbestos containing material (**RACM**) will be disturbed or removed, submit the Asbestos **NESHAP** Notification of Asbestos Abatement form to **DAQM** at least 10 working days prior to beginning the abatement work. Supervisors and workers of asbestos abatement projects must be licensed by Nevada OSHA.