Compliance Tips for Owners and Managers of Buildings Containing Asbestos

Do you plan to demolish any structure or renovate a building, where more than 100 square/linear feet or 35 cubic feet of asbestos-containing material will be disturbed? If yes, you must notify the Bay Area Air Quality Management District (BAAQMD). If you plan to demolish the building even if no asbestos is present, you must notify the BAAQMD. Other requirements also apply.

How Would I Know if Asbestos is present in my Building?
Asbestos has been used in a large range of building materials, including the following:

- Thermal and Acoustic Insulation
- Fireproofing
- Concrete (Transite)
- Plastic products (vinyl floor tiles)
- Paper products (drywall joint tape)
- Gaskets and packaging
- Roof felts and paper
- Electrical insulation

Why Should I Care about Asbestos in my Building?

- Asbestos is listed as a hazardous air pollutant by the Federal Environmental Protection Agency.
- Asbestos fibers accumulate in the lungs. As your exposure increases, so does the risk of disease, including:
  - Asbestosis
  - Mesothelioma
  - Pleural Plaques
  - Lung Cancer
  - Other cancers such as esophageal, stomach, colorectal, kidney, nose, throat.
- There is no safe level of exposure to asbestos; all exposure should be avoided.

How does “Exposure” to Asbestos occur and why are Asbestos Fibers from Building Materials particularly important?
You can be exposed to asbestos in a number of ways, however the two most common routes are:

- **Inhalation** - You breathe in asbestos fibers that have become airborne, usually because they have been disturbed during demolition, renovation or repair activities.
- **Ingestion** - Airborne asbestos fibers from any source land on your food or water and enter your digestive tract.

● 939 Ellis Street ● San Francisco, California 94109 ● 415.771.6000
www.baaqmd.gov
How do I avoid Exposure? - Leave it to the professionals!

- If YOU are planning to do renovation or demolition in any area that may contain asbestos, you need State Certification and AHERA training:

  - Survey - You will need to have a State-Certified Asbestos Consultant do an inspection for asbestos. If you are planning to renovate or demolish a building with 4 or fewer units, you will still need to sample any materials that may contain asbestos prior to starting work.
  - Demolition - Prior to any demolition occurring, ALL regulated material and Category II nonfriable material must be removed.

- Once asbestos removal work begins you must ensure the following:

  - Wet methods - All exposed asbestos should be adequately wet during cutting, stripping, renovation, removal and handling operations.
  - Containment - When asbestos is disturbed it must be isolated by physical barriers, which prevent its migration. These barriers, usually plastic sheeting, need to include a viewing port and a negative air pressure ventilation system.
  - On site representative - The building owner must have a trained person familiar with applicable asbestos regulations, present during the disturbance of any regulated materials.

What Do I Do if I Discover I’ve removed Material that Contains Asbestos?

All asbestos containing waste material must be kept wet and must be sealed in labeled, leak-tight containers. This waste must be deposited in an approved Landfill.

See the District “Asbestos” web page at www.baaqmd.gov for more information