



BAY AREA  
AIR QUALITY  
MANAGEMENT  
DISTRICT

## 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 papers
- 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.

## 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](http://www.baaqmd.gov) for more information*