



SDA Asbestos Guidance Document

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Subject: **Guidance document for performing asbestos investigations, documentation, and abatement work in preparation for demolition activities**

SDA Field Procedure Guidance

- Review existing data including design drawings, as-built drawings, project specifications, and any existing survey and/or laboratory information, if available.
- Request and review district documentation such as AHERA reports, 3 year re-inspections, as-built drawings, blueprints, and previous asbestos abatement reports.
- Include TEM analysis on all suspected ACM materials that have tested <1% asbestos or negative by PLM analysis previously.
- Use equipment that will allow visual examination of all accessible spaces.
- Confirm with the owner or owner's representative the exact area under investigation, exact nature of demolition/renovation, and identify all materials that will be disturbed or accessed.
- Determine whether the building will be totally or partially renovated and/or demolished.
- Determine and investigate each building's structural, mechanical, flooring, and roofing systems that are to be disturbed.
- Perform a comprehensive invasive investigation to identify suspect materials to be sampled and/or assumed to contain asbestos. Invasive investigations are not necessarily destructive investigations. The SDA considers invasive investigations to include coring, drilling, and other sample methodologies performed by qualified asbestos sampling technicians that are completed in occupied spaces, and sample locations are repaired after sample collection.
- Create a sampling plan based on suspect materials present and requirements of 40 CFR 763.86.
- Bulk sample all suspect materials that will be disturbed and not assumed to be asbestos and submit them to a certified laboratory for analysis. (A "Sample Asbestos-Containing Material List" is included as a last page to the Guideline. Note that this is not a comprehensive list of all potential Asbestos Containing Materials.)
- Document where asbestos materials exist and record their exact location, condition and quantity. "Condition" shall include a physical assessment to determine whether or not each asbestos material is "friable."

- Also document all sampled materials found to be negative for asbestos, including original location, condition, and quantity.

Destructive Investigation

- Many asbestos containing materials are located in concealed areas such as wall cavities, below ground level, and other hidden spaces. The SDA expects destructive investigation, as necessary, to gain access to these hidden spaces and to inspect them for suspect materials. The following guidelines constitute reasonable criteria for locating concealed materials for buildings that will not be re-occupied and are slated for demolition:
- Identify the different building systems which may involve concealed asbestos materials such as the heating/cooling system, domestic water lines, roof drainage lines, miscellaneous piping lines, duct work, underlying flooring or roofing, etc.
- Open hidden areas and inspect each system in at least three (3) locations for each area of construction.
- Focus the inspection on likely areas for suspect materials (i.e. where insulated pipe enters walls or ceilings, behind heating units, etc.).
- Include photo documentation of all invasive and destructive testing activities.
- Examine additional areas if results of inspections are inconsistent.
- Clearly list all concealed areas which have not been inspected, and explain why they were not inspected. Reasons may include: (1) records showing recent access to such spaces and sample results, (2) safety hazards, and (3) restrictions imposed by the SDA.
- For those asbestos surveys that include inaccessible concealed spaces, a qualified person shall be available during the project to address the potential of unidentified suspect materials becoming disturbed once work begins.
- Consultant shall discuss with the SDA the possible need to disconnect electrical power or other utilities during the destructive phase of the investigation. Destructive testing shall only occur when the building is unoccupied.

Typical Survey Report Format and Content

The survey report shall list the results of an asbestos survey in a manner to promote ease of comprehension. The survey report shall contain an introductory summary that briefly explains what will be found in the report. Documentation such as field data sheets and photographs shall appear in appendices of the report.

Background Information & Scope of Work:

- Date(s) of field inspection.
- Date of report submittal.

- Building address.
- Building owner including address and contact person.
- Description of area surveyed including any exclusions or limitations (be specific).
- Description of building status after survey, if known (Will the building be totally or partially renovated and/or demolished?)
- Name of report writer(s) and reviewer(s) including AHERA accreditation information.

Building Description:

- Building name, if any.
- Type of building i.e. commercial, warehouse, retail, residential, etc.
- Special features of building.
- Type of business.
- Approximate age of structures and dates of past renovations.
- Description of building systems such as structural system, mechanical system, roofing system, non-structural systems (not inherent to building), etc.

Qualified Inspector/Firm Affiliation/ Laboratory Information:

- Name(s) of Qualified Inspector(s) including certification number, inspectors signature and expiration date
- Inspector firm information including name, address, and phone number.
- Laboratory name and accreditation.
- Special instructions regarding type of analysis requested such as PLM, point counting, TEM.

Survey Methodology:

- Describe the inspection procedure being used, including the scope of the survey.
- Inventory the locations of homogeneous areas where samples are to be collected.
- Describe the sampling methods employed.
- If hidden or inaccessible areas are to be disturbed or are likely to be disturbed, provide a detailed description of the procedure used to find hidden suspect materials. (For example, if asbestos pipe insulation is suspected in a wall cavity, describe by location, where wall was opened for examination.) The Agency recommends that each building and non-structural (not inherent to

building) system suspected of having asbestos materials be breached and sampled at a minimum of three locations.

Asbestos Identification Process:

- Prepare a sample and suspect asbestos material location plan.
- List all materials sampled and tested, including test results and date(s) collected.
- List all suspect materials assumed to contain asbestos; be specific in terms of quantity and location of materials.
- List whether homogeneous areas identified are surfacing material, thermal system installation, or miscellaneous material and indicate amount of suspect materials sampled; be specific.
- Describe exact location where each bulk sample is collected and assessment made of friability including reasons for assessment.
- Highlight in the inspection report any concealed areas that were not surveyed and that may contain undiscovered asbestos containing materials.
- Clearly list all hidden areas and list all potential asbestos containing materials that may be found.

Testing Requirements for All SDA Work:

The New Jersey Department of Labor requires negative TEM results to support investigation and abatement activities on all suspected ACM materials, not just for non-friable organically bound (NOB) materials. PLM analysis is also insufficient according to NJDOL to prove abatement clearance prior to demolition.

Sample Asbestos-Containing Material List

- Window Glazing
- Paper Fire Box in Walls
- Stucco
- Fire Doors
- Cement Pipes
- HVAC Duct Insulation
- Cement Board/Transite
- Boiler/Tank Insulation
- Duct Tape/Paper
- Breaching Insulation
- Furnace Insulation
- Ductwork Flexible Connections
- Vinyl sheet Flooring/Mastic
- Construction Mastics
- Vinyl Floor Tile/Mastic
- Acoustical Ceiling Texture (“popcorn”)

- Poured Flooring,
- Electrical Panel Partitions
- Pipe Insulation/Fittings
- Electrical Cloth
- Plaster/wall Joints
- Electrical Wiring Insulation
- Textured Paints/Coatings
- Chalkboards
- Ceiling Tiles/Panels/Mastic
- Roofing Shingles
- Spray-applied Insulation
- Built-up Roofing
- Blown-in Insulation
- Base Flashing
- Fireproofing
- Rolled Roofing
- Sink Insulation
- Caulking/Putties/Certain formulations of paint
- Packing Materials
- Incandescent Light Fixture Backing
- High Temperature Gaskets
- Joint Compound/Wallboard
- Lab Hoods/Table Tops
- Brick Mortar
- Fire Blankets
- Vinyl Wall Coverings
- Fire Curtains/Hose
- Vapor Barrier
- Cement Roofing Shingles
- Elevator Brake Shoes
- Gray Roofing Paint
- Asphalt Flooring
- Nicolet (white) Roofing paper
- Paper on backside of Fiberglass Insulation
- Sub-flooring Slip Sheet
- Laboratory Fume Hoods
- Mudded Pipe Elbow Insulation

Note: This list does not include every product that may contain asbestos. It is intended as a general guide to show which types of materials may contain asbestos.