

3.2 Limitations

Estimates of quantities and evaluation of conditions were subject to accessible materials. OHC warrants that the investigations and methodology reflect the prevailing standard of work practices in the environmental consulting field.

3.3 Conclusions

The NESHAP regulation for demolition classifies Regulated Asbestos Containing Material that contain greater than 1% asbestos content as; friable material, Category I ACM in poor condition or that has been reduced to dust or powder, or Category II ACM that has a high probability of becoming crumbled or reduced to dust by the forces expected to act on it during the demolition activity. No materials sampled during this survey fit this description.

According to the survey, the gypsum wall board system is non-regulated since it contains < 1% asbestos and may remain in the building. OSHA considers material that contains any amount of asbestos as asbestos-containing and requires compliance with OSHA regulations.

3.4 Regulatory Requirements

General Requirements

Employer workplaces must comply with the OSHA Asbestos Standards 29 CFR 1910.1001 (workplace exposure) and 1926.1101 (construction standard). The owner or building managers are responsible to implement the following actions if assumed or identified asbestos-containing materials are to remain in the building:

1. Develop an Operations and Maintenance program to manage the assumed and identified asbestos-containing materials (ACM).
2. Notify any outside contractors (i.e., electrical, mechanical, etc.) who are working in the facility, or bidding on upcoming projects, of the location of ACM which they may come in contact with or disturb.