



FREQUENTLY ASKED QUESTIONS

FOUR (4) ASBESTOS RISK MANAGEMENT STEPS

As a building manager of a high-rise office building which has been recently surveyed and found to contain asbestos containing materials (ACM), what should I do next to protect my tenants and building maintenance staff?

- Step 1: Know the restrictions/limitations of your asbestos survey.** Complete a walkthrough inspection with building management, maintenance and your environmental consultant who performed the survey work. Ask questions regarding potentially concealed building materials and areas which were not evaluated. Do not start any planned renovation or demolition activities without re-contacting the environmental contractor for project specific advise.
- Step 2: Develop an Asbestos Operations and Maintenance Program (O&M) for your facility.** If used/enforced effectively, this program will be your best defense against asbestos's contingent liabilities. However, if developed and not enforced, this program can also show your disregard for asbestos health and safety issues. O&M programs are designed to manage intact ACM in-place; Repairs, cleaning, labeling and/or removal operations must be performed as part of the implementation of the O&M plan to achieve a stable non-hazardous condition of the ACM.
- Step 3: Perform asbestos awareness training on your maintenance staff.** Your maintenance staff are your eyes and ears as well as your first responders to the potential disturbance of ACM in your facility. Asbestos awareness training is required by OSHA for persons who contact/disturb ACM. This 2 hour training must be site specific (used in conjunction with the types/locations of asbestos identified in your asbestos survey). It will also train staff in the work practices and procedures "dos and don'ts" including proper cleanup to control asbestos exposures in your facility.
- Step 4: Obtain objective data/develop negative assessment exposure (NEA).** The various enforcement provisions of OSHA's Asbestos Standards are based on the disturbance of ACM and asbestos fibers becoming an airborne hazard. Know when and how your maintenance staff and outside contractors may contact ACM and develop objective data for specific tasks. Personal exposure monitoring results can be used to develop negative exposure assessments to verify/document where specific enforcement requirements are not applicable.

AET's four step risk management approach is designed to ensure the health and safety of both your tenants and building staff as well as to reduce contingent liabilities in potential future litigation activities. When you need professional help or advice, email Alan Sutherland, CIH, CHMM at a.sutherland@aetinc.biz or call 610-891-0114. We provide nationwide services; phone consultations are free. Check out the full range of environmental contracting/consulting services we provide at our website www.aetinc.biz.

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