



## FREQUENTLY ASKED QUESTIONS ASBESTOS DECISION-MAKING DUE DILIGENCE BUILDING INSPECTIONS

### *Do I need to have my building inspected for asbestos?*

**Yes, It's the Law!** This inspection must be completed by a specialty trained (licensed) building inspector in accordance with specific procedures and protocols. The inspection is mandated if your building was constructed prior to 1980.

**Renovations/Demolition:** EPA National Emission Standards for Hazardous Air Pollutants - 40 CFR Part 61.145(a) requires an owner or operator of a demolition or renovation activity to thoroughly inspect the affected facility or part of the facility where the demolition or renovation operation will occur for the presence of asbestos containing materials (ACM) (friable and non-friable)

**Schools:** EPA Asbestos Hazard Emergency Response Act - 40 CFR Part 763.85 Inspection and Reinspection, requires local education agencies to inspect each school building that they lease, own or otherwise use as a school building to identify all locations of friable and non-friable Asbestos Containing Building Materials (ACBM).

**Commercial Buildings/Work Sites:** OSHA General Industry Standards - 29 CFR 1910.1101 (J)(2)(i) requires building and facility owners to determine the presence, location and quantity of ACM and/or PACM at the work site. Employers and building and facility owners shall exercise due diligence in complying with these requirements to inform employers and employees about the presence and location of ACM and PACM.

OSHA Construction Industry Standards - 29 CFR 1926.1101(k)(2) requires building and facility owners (i)-Before work subject to this standard is begun, building and facility owners shall determine the presence, location and quantity of ACM and/or PACM at the work site pursuant to paragraph (k)(1) of this section. (ii)-Building and/or facility owners shall notify the following persons of the presence, location and quantity of ACM or PACM, at the work sites in their buildings and facilities. Notification either shall be in writing, or shall consist of a personal communication between the owner and the person to whom notification must be given or their authorized representatives: (ii)(A)-Prospective employers applying or bidding for work whose employees reasonably can be expected to work in or adjacent to areas containing such material; (ii)(B)-Employees of the owner who will work in or adjacent to areas containing such material; (ii)(C)-On multi-employer work sites, all employers of employees who will be performing work within or adjacent to areas containing such materials; (ii)(D)-Tenants who will occupy areas containing such material.

AET completes asbestos building inspections throughout the US on a daily basis. Our inspectors possess the training and licensing requirements mandated by specific state regulations. AET's laboratory is both AIHA and NIST Accredited.

When you need professional help or advice, email Alan Sutherland, CIH, CHMM at [a.sutherland@aetinc.biz](mailto: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](http://www.aetinc.biz).