

CASE STUDY: ASBESTOS JOINT COMPOUND ON DRYWALL/SHEETROCK \$100,000.00 SAVINGS

SCOPE OF SERVICES: AET was contracted by a not-for-profit senior adult community facility to provide asbestos contracting services prior to planned demolition of one of their outdated buildings. An EPA NESHAP inspection of the building had previously identified 24,000 SF of asbestos containing joint compound associated with non-asbestos drywall on the interior walls of the building. The asbestos building inspector had made a recommendation to remove the joint compound and associated drywall prior to demolition. AET was asked to provide a competitive bid for asbestos work along with two other asbestos contractors.

AET EXPERIENCE: Joint compound or mud is used to seal joints/seams of the drywall. After application and drying the compound is sanded before being painted. Sanding can create an inhalation hazard from the dust release. Joint compound used before 1980 can contain asbestos. OSHA regulates disturbance/exposure to joint compound and requires this building material to be analyzed separately from the drywall by PLM.

The EPA regulates disposal of drywall/joint compound and allows for this combined material to be composited into a single matrix. When analyzed as separate layers by OSHA, the drywall itself rarely contains asbestos and the joint compound where asbestos is found usually contains between 2-4% chrysotile asbestos. However, when analyzed as a composite per EPA protocol, the combined building material (2 layers) rarely exceeds >1% criteria to be defined as ACM.

ABATEMENT REQUIREMENTS/COST SAVINGS: AET informed the potential new client that the drywall/joint compound did not have to be removed prior to demolition. Work did not have to be performed by a state licensed contractor or utilizing state licensed workers (an estimated \$100,000.00 savings).

Requirements for demolition of buildings containing only joint compound include:

1. Notification of the demolition workers and the chosen landfill of the asbestos content in the drywall.
2. Keeping the building materials wet throughout the demolition process including NESHAP requirement for no visible emission.
3. Exposure assessment monitoring in accordance with OSHA Construction Standard 29 CFR 1926.1101

CONCLUSION: New client relationships are based on specialized experience, regulatory knowledge and trust. AET always strives to save the client money while performing only the required services for the project in the most cost effective and timely manner.

When you need professional industrial hygiene 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 on our website www.aetinc.biz.

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