



FREQUENTLY ASKED QUESTIONS ASBESTOS DECISION-MAKING INSPECTION ON CONDEMNED PROPERTIES

My municipality has three condemned houses which we plan to demolish. Is an EPA NESHAP inspection required to identify any ACM present in the structures prior to demolition?

Answer #1: No, a NESHAP inspection is not required. NESHAP regulations include a **residential building exemption** for the demolition or renovation of 4 or fewer dwelling units/residential buildings that have been declared safety hazards or public nuisances by local governments.

Answer #2: Yes, a NESHAP inspection is required if the demolition of 1 or more homes is part of an urban renewal project (such as highway construction, development of a shopping mall, industrial facility or other private development) or a larger project involving non-residential buildings.

Answer #3: Yes, a NESHAP inspection is required if the demolition or renovation of 1 or more small residential buildings is performed on the **same site** by the same owner/operator as part of the planning or scheduling of the same project. A scheduling period is often a calendar year or physical year or term of a contract.

AET Recommendations: A NESHAP inspection is always the best practice to protect the workers performing renovation/demolition activities and the landfill receiving the waste.

Know what specific asbestos containing building materials can remain in your building being demolished; this varies between states. Once ACM is identified in your NESHAP inspection, notify the demolition workers and landfill accordingly.