



**FREQUENTLY ASKED QUESTIONS  
ASBESTOS DECISION MAKING  
STRUCTURALLY UNSOUND/IMMINENT DANGER OF COLLAPSE PROPERTIES**

**My corporation owns several small commercial buildings which are abandoned and in significant disrepair. We plan to demolish these properties for future redevelopment. The buildings were constructed in the 1960's. What steps must be followed prior to and during demolition.**

**Answer:** EPA NESHAP regulations require an asbestos survey to be completed on any institutional, commercial, public, industrial or residential structures (as part of a larger overall project) to identify the presence and quantity of asbestos containing materials (ACM) prior to demolition. Friable/ Regulated Asbestos Containing Materials (RACM) (such as pipe insulation) must be removed prior to demolition. Non-friable ACM (such as floor tile, roofing materials, etc.) may also have to be removed depending upon specific state/local regulations and where non-friable materials are rendered friable during the demolition process.

An asbestos survey is not required and asbestos can remain in the building(s) during demolition where the building(s) are unsafe for entry provided that:

1. An engineering survey classifies the building(s) as structurally unsound and/or imminently dangerous of collapse.
2. A trained asbestos competent person remains on site to identify and control asbestos fiber release from ACM discovered during demolition.
3. Building materials are kept adequately wet throughout the demolition process (including site cleanup, transport and waste disposal) to prevent visible emissions from the suspect ACM.
4. When site safety conditions permit, identified RACM is segregated from the demolition waste stream and properly packaged, labeled, and disposed of as asbestos containing waste.

AET's Professional engineering team frequently evaluates the structural conditions of abandoned properties to determine if the property is structurally unsound. AET's determination is reviewed/signed by a professional engineer and includes rationale for such classification as well as photo documentation.

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 on our website [www.aetinc.biz](http://www.aetinc.biz).

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