

Asbestos Building Survey Requirement

What is the survey requirement?

DEQ's survey rule requires that an inspection be performed before any demolition or renovation activities to determine the presence of friable and non-friable asbestos-containing materials (ACMs). This rule helps a building owner prevent asbestos fiber exposure when ACM is in or on their facility.

Who must get a survey done?

All facility owners, including but not limited to manufacturing facilities, public and private building owners, commercial facilities, apartment complexes, residential buildings with more than four dwelling units, undertaking a demolition or renovation project will be affected by this rule.

The survey rule does not apply to residential buildings with four or fewer dwelling units or a single private residence that is not used as a commercial business. However, contractors and building owners or operators are responsible for any asbestos rule violations that may occur from renovation or demolition work in or on their structure whether a survey is performed or not.

What is a demolition or renovation project?

Demolition is defined as wrecking that involves the removal of load-supporting members and/or intentional burning. Renovation is defined as altering in any way one or more facility components that does not involve removing a load-supporting member.

Who can perform the survey?

The rule requires that an accredited inspector perform the survey. This ensures the individual doing the inspection is qualified and understands what they need to look for to complete the survey. Training is in accordance with the Asbestos Hazard Emergency Response Act (AHERA) program regulations and the Model Accreditation Program training rules in 40 CFR Part 763.

For AHERA training courses contact [PBS Environmental Building Consultants](#) at 503-248-1939. Inspector training is three days.

What does DEQ mean by survey?

Generally, DEQ will require a sample of each type of ACM suspected material to be collected

and analyzed before a demolition or renovation project takes place. DEQ will not require the inspector to conduct an AHERA type survey. AHERA surveys can be restrictive and expensive because of the detailed and extensive amount of sampling and evaluation necessary. DEQ will continue to rely upon the types of surveys and sampling it has recommended in the past.

For example: When complete demolition or extensive renovation is to be conducted, a complete building survey will be required. If only a partial renovation activity is to take place, such as a kitchen remodel, then only that area of the structure requires a survey. If a single material, such as sheet vinyl floor is to be removed and replaced then only one sample (each layer if applicable) will need to be collected (an accredited inspector need not be used to sample when a single material is involved) and analyzed. When the suspected material involves either blown or troweled on surfacing materials (i.e. ceiling texture), DEQ recommends more than one sample be collected and analyzed.

A copy of the survey report (or just a lab analysis report when appropriate) must be kept onsite during the demolition or renovation project. A survey report includes documentation of all of the samples collected, locations of where the samples were collected, results of the laboratory analysis and an evaluation of the materials to assess their condition (friable or non-friable) if applicable. Keep in mind a survey is not a 100% guarantee that all ACMs have been identified. Discoverable materials can be found in areas which were not accessible during the survey (such as behind walls, under carpet). During demolition and renovation activities, an appropriately trained person should be on site and attentive for the discovery of ACMs.

When is a survey not required?

Anyone may presume that a single material contains asbestos and have it properly abated without conducting a survey. DEQ has discretion to approve alternatives to the asbestos requirements under OAR 340-248-0270(12). Such an alternative could allow an owner or operator to assume that all suspect materials contain asbestos. In this instance, the owner or operator must contact DEQ before starting the



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project to obtain permission to use that method of identification.

Materials that commonly contain asbestos, such as popcorn ceiling texture, cement siding, and vinyl floor tile, are candidates for materials that may be presumed to contain asbestos and properly abated in accordance with the rules. However, you cannot assume that a material does not contain asbestos. Only through laboratory analysis can a negative determination be made. DEQ can provide a list of materials suspected to contain asbestos. There may be times where DEQ asbestos staff will need to make a determination about your situation on a case by case basis.

When will a survey always be required?

A survey will be required for all public and private buildings and residential structures with more than four dwelling units before renovation, demolition, or intentional burning unless otherwise exempted. DEQ strongly recommends that building owners determine if asbestos is present in all buildings (residential or commercial) before conducting any demolition or having a structure intentionally burned.

When did these rules take effect?

The rules were adopted by the Environmental Quality Commission (EQC) on January 25, 2002, and became effective February 4, 2002. A large number of facility and building owners are already aware of the existing EPA and OSHA building survey requirements.

Copies of the guidance document, building survey Fact Sheet, consultant, laboratory, abatement contractor and landfill lists, project notification and waste shipment reports can be found on the DEQ web page:

www.deq.state.or.us/aq/asbestos.

Contact information

Clackamas, Clatsop, Columbia, Multnomah, Tillamook and Washington Counties, call the Gresham office at 503-667-8414 ext. 55022.

Benton, Lincoln, Linn, Marion, Polk and Yamhill Counties, call the Salem office at 503-378-5086 or 800-349-7677.

Lane County, call the Lane Regional Air Protection Agency at 541-736-1056 ext. 222.

Jackson, Josephine and Eastern Douglas Counties, call the Medford office at 541-776-6107 or 877-823-3216.

Coos, Curry and Western Douglas Counties, call the Coos Bay office at 541-269-2721 ext. 222.

Crook, Deschutes, Harney, Hood River, Jefferson, Klamath, Lake, Sherman, and Wasco Counties, call the Bend office at 541-633-2019.

Baker, Gilliam, Grant, Malheur, Morrow, Umatilla, Union, Wallowa, and Wheeler Counties, call the Pendleton office at 541-278-4626 or 800-304-3513.

Accessibility information

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To make these arrangements, contact DEQ Communications and Outreach in Portland at 503-229-5696 or call toll-free in Oregon at 800-452-4011; fax to 503-229-6762; or email deqinfo@deq.state.or.us.

People with hearing impairments may call 711.