

## Asbestos Notification Requirements for Facility Demolition & Renovation/Abatement

*Ohio's regulations require that structure owners, fire departments, demolition contractors, or asbestos abatement contractors provide a notification, arrange for thorough inspections to determine the presence of asbestos, follow specific work practices, and ensure proper disposal of asbestos-containing material.*

As an owner or operator of a structure, involved in a facility demolition or renovation, or an asbestos hazard abatement project, it is very important to comply with the asbestos notification requirements. Depending on the nature of the project (facility project or an abatement activity), Ohio's rules may require a thorough inspection to determine the presence of asbestos, proper notification, specific work practices and proper disposal of asbestos-containing material. All facility demolitions are required to comply with Ohio EPA Emission Control rules. Other activities, such as residential structure demolition, and renovation/abatement activity may find the Ohio EPA Licensing rule applicable. Non-compliance may result in violations and penalties. The focus of this fact sheet is the notification requirements for facility demolition, renovation projects and abatement projects.



### Difference Between Demolition, Renovation, and Abatement

Demolition of a facility is defined as the wrecking or taking out of any load-supporting structural member together with any related handling operations or the intentional burning. Renovation of a facility is defined as altering one or more facility components in any way, including the stripping or removal of regulated asbestos-containing material (RACM) from a facility component. Abatement project includes, but not limited to, any structure renovations where more than 50 square feet or 50 linear feet of RACM is disturbed.

### Definition of a Facility Under the Asbestos Regulations

Ohio EPA, Division of Air Pollution Control (DAPC) implements two regulations regarding demolition and renovation/abatement project notification: Emission Control rules-OAC 3745-20, and the Asbestos Licensing rules-OAC 3745-22. Emission Control defines a facility as any institutional, commercial, public or industrial structure, or any operation involving the demolition of multiple residential structures identified by an owner or operator within a scheduled period. Residential structures, such as condominiums, individual dwelling units that are operated as a residential cooperative, or currently, or once were a business are also a facility.

The definition of facility also includes a ship, bridge, or any active or inactive waste disposal site.

A residential building with four or fewer dwelling units is not considered a facility by the Emission Control regulation, unless it is part of a larger installation. Examples of what may be considered part of a larger installation include, but are not limited to:

- an army base;
- company housing;
- apartment or housing complex;

### "RACM":

- (a) Friable asbestos material.
- (b) Category I nonfriable asbestos-containing material that has become friable.
- (c) Category I nonfriable asbestos-containing material that will be or has been subjected to sanding, grinding, cutting, or abrading.
- (d) Category II non friable asbestos-containing material that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation

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- homes which are demolished as part of an urban renewal/public safety project, a highway construction project or a project to develop a shopping mall;
- an apartment which is an integral part of a commercial facility; and
- homes or other adjacent buildings being demolished on adjoining pieces of property within one calendar year.

Notification is required for all facility demolitions. Also, Ohio EPA licensing rules are applicable to any renovation/abatement project where more than 50 square feet or 50 linear feet RACM is disturbed, regardless if the structure is a facility or not.

## Demolition or Renovation Activities at a Private, Single-Family Residence

If the demolition or renovation is completed by the home owner, then submission of a notification is not required. However, if a contractor performs **renovations** where more than 50 square feet or 50 linear feet of RACM is disturbed, on any structure, then the renovation becomes subject to Ohio EPA's asbestos notification rules and the contractor must be licensed by Ohio EPA to perform the work. In addition, if you are converting a single-family home into a commercial structure, the renovation requires notification. Furthermore, if the residential structure was ever a business then it remains subject to Ohio EPA's asbestos notification rules.

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### IMPORTANT

*If a contractor performs **renovations** in which 50 square feet/linear feet of RACM is disturbed, then the renovation becomes subject to Ohio EPA's asbestos notification rules.*

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## Notification Requirements for Emergency Demolition or Renovation Projects

For an emergency demolition or renovation project, notification must be made as soon as possible but no later than the following day. Emergency demolition is defined as any demolition operation conducted under a written order issued by a state or local governmental agency because a facility is structurally unsound and in danger of imminent collapse. Emergency renovation is defined as a renovation operation that was not planned but results from a sudden, unexpected event that, if not immediately attended to, presents a safety or public health hazard, is necessary to protect equipment from damage, or is necessary to avoid imposing an unreasonable financial burden.

## Asbestos Notification Process

A notification is a written or electronic submittal of the intent to demolish, renovate, or abate a structure. It is important to note that every demolition project at a facility requires an asbestos notification, regardless of whether asbestos is present.

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### IMPORTANT

*All demolitions at a facility require notification, even if no asbestos is present.*

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The notification requirement for facility renovation activities is dependent on the amount of RACM at the site. For renovations a notification must be submitted if the amount of RACM disturbed exceeds 50 linear feet on pipes, 50 square feet on other facility components or 35 cubic feet off facility components (building debris that cannot be measured as linear or square feet).

Furthermore, notification may be required at a non-facility (i.e. residential building) if asbestos abatement projects are performed involving the removal, renovation, enclosure, repair or encapsulation of friable asbestos-containing material by contractors in an amount greater than 50 square feet or 50 linear feet.

Ohio EPA has developed a **Notification Form** and **Instructions** that are used for demolition, renovation and abatement projects which can be found on the Ohio Asbestos website. Ohio EPA strongly encourages notifications to be submitted electronically via the Ohio EPA **eBusiness Center**. If notifications are not submitted electronically original forms should be submitted to **Ohio EPA's Division of Air Pollution Control (DAPC), Central Office**. The form must be postmarked or hand-delivered (not faxed or emailed) 10 working days prior to any demolition work or work that will disturb asbestos material. All fees associated with the identified projects must be paid when the initial notification form is submitted.

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## Responsibility to Submit a Notification

Usually the asbestos abatement contractor submits the notification, however, the owner of the building or the demolition/renovation contractor can also submit the notification. Regardless who submits the notification, all parties can be cited in violation if a notification is not submitted or if the notification is inadequate.

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**IMPORTANT**  
Asbestos Program  
Ohio EPA, DAPC  
PO Box 1049  
Columbus, OH 43216-1049

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If the renovation/abatement project involves removal, renovation, enclosure, repair, encapsulation or operation and maintenance of greater than 50 square feet or 50 linear feet of RACM at a private, single-family residence, the Ohio EPA licensed asbestos hazard abatement contractor assumes all responsibility for submitting the notification and following specific work practices and proper disposal of asbestos-containing material.

## Asbestos Fees

An owner or operator who is responsible for an asbestos demolition or renovation/abatement project regulated under Ohio Administrative Code (OAC) Chapter 3745-20 (Emission Control Rules), shall pay the fees set forth in the following schedule. This applies when thresholds are greater than or equal to: 260 linear feet; 160 square feet; or 35 cubic feet.

- Each notification \$75 plus,
- Asbestos removal \$3/unit (1 unit = any combination of linear feet or square feet equal to fifty) and/or
- Asbestos cleanup \$4/cubic yard

Per OAC Rule 3745-22-04(C) (Licensing Rules), if the renovation/abatement project involves removal, renovation, enclosure, repair, encapsulation, or operation and maintenance of greater than 50 square feet or 50 linear feet of RACM, the Ohio EPA licensed asbestos hazard abatement contractor is responsible for paying the fees set forth in the following schedule.

- If notification is not an installation, \$65 fee, or
- If notification is an installation, \$65 fee for each address where RACM exceeds 50 square feet or 50 linear feet.

The fees shall be submitted with the original notification. Projects may be subject to both regulatory fee requirements above. Please be aware that some local air agencies may have additional fees.

## When an Amended Asbestos Notification is Required

If information in the initial notification changes, you may be required to inform the Ohio EPA Central Office in Columbus of these changes by phone or email and send in an amended written notification. The amended notification must be sent no later than one working day following discovery of the change. Examples of changes requiring amended written notification are:

- when the amount of regulated asbestos-containing material affected by the demolition or renovation operations changes by at least 20 percent;
- any deviation in the methods to be used for asbestos removal or disposal;
- any change in the owner or operator;
- any change in the name and location of the selected waste disposal site; and
- any change in dates of asbestos stripping or removal operation or demolition operation.

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**IMPORTANT**  
*A change in type of operation to be performed (i.e. renovation becoming a demolition operation) requires the submittal of a new original notification and observance of the 10-working day waiting period.*

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The amended notification may be submitted to the Ohio EPA Central Office electronically via email or the preferred method via the Ohio EPA [eBusiness Center](#).

# Asbestos Notification Requirements for Facility Demolition and Renovation

## Other Requirements

Under the Ohio EPA regulations, you must have a certified asbestos hazard evaluation specialist (AHES) identify any asbestos-containing material at the facility before conducting any renovation or demolition. Only an Ohio AHES can inspect, identify, detect, and assess if asbestos is or is not present. An asbestos building inspection report must be obtained from the AHES. Ohio EPA licenses and certifies companies and individuals involved with asbestos abatement. For a list of certified AHES, see the [Ohio EPA Asbestos Abatement & Demolition Resources](#) webpage.

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### **IMPORTANT**

*An asbestos building inspection must be performed by a licensed Ohio Asbestos Hazard Evaluation Specialist for a notification to be considered complete.*

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## Disposal of RACM

RACM must be disposed only at a landfill with a NESHAP condition in the facility's air permit that allows acceptance of RACM. Ohio EPA's DAPC maintains a [List of Landfills](#) that are permitted to accept RACM.

## More Information

If you need help completing the notification, contact the DAPC Asbestos Program at (614) 466-0061 or the Office of Compliance Assistance and Pollution Prevention (OCAPP) at (800) 329-7518, 8 a.m. to 5 p.m. weekdays, or visit [OCAPP's](#) webpage. OCAPP is a confidential, non-regulatory office designed to help businesses comply with environmental regulations and permitting requirements. For additional information about any asbestos requirements, contact DAPC Asbestos Program at (614) 466-0061 or find your local contact at the [Asbestos Program](#) webpage.

## Additional Resources

- [U.S. EPA Asbestos website](#)
- [U.S. Department of Labor, Occupational Safety and Health Administration Asbestos website](#)