

Asbestos Notification Requirements for Facility Demolition and Renovation

As a contractor, it is very important that you are aware of, and in compliance with, the asbestos notification requirements. Depending on the nature of the demolition or renovation project, Ohio's rules may require an asbestos survey (a thorough inspection to determine the presence of asbestos), proper notification, specific work practices and proper disposal of asbestos-containing material. Non-compliance may mean violations and a penalty for your business and customers. The focus of this fact sheet is the notification requirement for demolition and renovation activities.

What's the difference between demolishing a facility and renovating it?

You demolish a facility when you remove or wreck any load-supporting structural member of that facility or perform any related operations. You renovate a facility when you alter (other than remove load-supporting structure) any part of that facility in any other manner. Renovation also includes disturbing, stripping or removing asbestos from a facility.

Definition of Facility Under the Asbestos Regulations

A facility is 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. A ship or any active or inactive waste disposal site may also be considered a facility.

The definition of facility also includes some residential structures, such as condominiums, individual dwelling units that are operated as a residential cooperative, or are or once were a business. Activities at non-commercial residential buildings that have four or fewer dwelling units do not require notification, unless the units are part of a larger installation or project, as described later in this fact sheet.

If I renovate several two-family units, are the units defined as a facility?

A residential building with four or fewer dwelling units is not considered a facility, 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;
- 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 on calendar year.

Do demolition and renovation activities at a private, single-family residence require notification?

For most situations, no. However, if you are converting a single-family home into a commercial structure, the renovation requires notification. For example, if someone buys a house and converts it into a store, the renovation must be done in compliance with the asbestos regulations. In addition, if the residential structure was ever a business then it remains subject to Ohio EPA's asbestos notification rules.



In 2013, an Ohio contractor was fined \$15,000 for failing to complete an asbestos notification.

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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.

What is the asbestos notification process and when is it submitted?

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

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

The notification requirement is different for facility renovation activities and is dependent on the amount of regulated asbestos-containing material (RACM) at the site. For renovations, a notification must be submitted if the amount of RACM disturbed exceeds 260 linear feet on pipes, 160 square feet on other facility components (building debris) or 35 cubic feet off facility components.

Ohio EPA has developed a *notification form* that is used for demolition and renovation activities. The notification must be sent by mail (postmarked) or hand-delivered at least 10 working days (Monday-Friday including holidays) before demolition or renovation can begin. The notification form goes to either the *Ohio EPA district office or local air pollution control office in your area* as shown on the map on the following page. Phone and fax notifications are not acceptable for original notification.

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

Who is responsible for submitting 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.

When an amended asbestos notification is required

If information in the initial notification changes, you may be required to inform the local office of these changes by phone or fax 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:

Please note that a change in type of operation to be performed (for instance, renovation becoming a demolition operation) requires the submittal of a new original notification and observance of the 10-working day waiting period.

- 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.

What other requirements apply?

Under the Ohio Department of Health (ODH) regulations, you must have a certified asbestos hazard evaluation specialist identify any asbestos-containing material at the site before conducting any renovation or demolition. ODH licenses and certifies companies and individuals involved with asbestos abatement. For more information, contact the ODH Asbestos Program at (614) 466-0061, or visit the *ODH Asbestos Program's website*.

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Where can I take regulated asbestos containing material?

All category II nonfriable asbestos-containing material must be disposed only at a landfill with a NESHAP condition in the facility's air permit that allows acceptance of RACM (regulated asbestos containing material). Ohio EPA's Division of Air Pollution Control (DAPC) maintains a [list of landfills](#) that are permitted to accept regulated asbestos containing material.

Where can I get more help?

For more information about the asbestos requirements, including notification, record keeping, waste handling, shipment and emission controls, visit epa.ohio.gov/dapc/atu/asbestos.aspx. If you need help completing the notification form, contact the [Office of Compliance Assistance and Pollution Prevention \(OCAPP\)](#) at (800) 329-7518.

Additional Resources

- [What Building Owners and Municipalities Need to Know About Ohio's Asbestos Removal Rules](#)
- [What Landfills Need to Know About Ohio's Asbestos Removal Rules](#)
- [What Asbestos Removal Contractors Need to Know](#)
- [Ohio EPA Fee Schedule](#)
- [U.S. EPA Asbestos website](#)
- [U.S. Department of Labor, Occupational Safety and Health Administration Asbestos website](#)
- [ODH Asbestos Program's website](#)

