

What Building Owners and Municipalities Need to Know About Ohio's Asbestos Removal Rules

Ohio EPA's Division of Air Pollution Control (DAPC) recently amended the regulations governing asbestos emission control; these changes became effective on March 2, 2012.

For municipalities and building owners (or any owner/operator that has control over a demolition or renovation), it is important to know that commercial facilities and projects where many houses are being demolished or renovated are affected by these rule changes. U.S. EPA limits the number of residential exempt structures that can apply to scheduled multi-unit projects or urban renewal multiple house demolitions or renovations. Any multiple-dwelling demolition or renovation project within a certain time interval (generally one calendar year) is now considered a project and subject to the asbestos regulations. This will likely require asbestos-containing material to be removed from all structures prior to demolition. Please make sure bids accepted by contractors reflect this potential additional cost.

The new rules change the definition of friable asbestos material to include regulated asbestos-containing material (RACM) if it is reduced to less than four square inches in size during asbestos abatement and removal. Note: the definition for RACM remains the same during demolition activities. Demolition can still be performed in compliance with the amended rules and the asbestos containing material will be evaluated according to its overall condition and not only size.

This language clarifies for the owner/operator and the regulator when the asbestos-containing waste material (ACWM) becomes RACM during removal, and thereby (for example) making the degradation of floor tile into RACM clearly defined.

In addition, changes were made to where asbestos-containing material can be disposed. Before March 2, some landfill facilities may have been permitted to accept certain asbestos-containing materials including Category I and Category II nonfriable asbestos.

Now all category II nonfriable asbestos-containing material may 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 recommends you review the bid specifications for asbestos contractors to ensure adherence to the new asbestos disposal requirements.

These rule changes were enacted to make Ohio's asbestos regulations consistent with the federal asbestos regulation in the National Emission Standard for Hazardous Air Pollutants (NESHAP).

In addition, all facilities are required to complete a thorough asbestos survey before demolition or renovation.

To learn more about the asbestos emission control rules, and how they apply to disposal at solid waste and C&DD landfills, please go to the following web link: http://ohioepa.custhelp.com/app/answers/detail/a_id/2320/kw/asbestos%20disposal.

Questions related to the disposal of asbestos-containing materials should be directed to the Division of Materials and Waste Management at (614) 644-2621.

If you have any questions regarding the asbestos rules, please contact the Division of Air Pollution Control at (614) 644-2270, or visit our website: www.epa.ohio.gov/dapc/atu/asbestos/asbestos.aspx.