Fact Sheet

Asbestos Information
What homeowners need to know about asbestos before starting renovation projects

The Oregon Department of Environmental Quality regulates the handling, removal and disposal of asbestos-containing material to protect public health and the environment.

Asbestos is a natural occurring mineral that has been used extensively in a variety of construction materials in the U.S. When asbestos-containing material is disturbed, tiny hazardous fibers are released into the air and may cause lung cancer and other illnesses. There's no known safe level of exposure.

Asbestos in your home may be a hazard depending on its condition. If the asbestos-containing material is stable, undamaged, and well-sealed, it's considered safe and doesn't need to be removed as long as it remains undamaged.

There are two options for asbestos abatement in owner-occupied single family homes. The owner-occupant of a home may: 1) hire a licensed asbestos abatement contractor, or 2) remove the asbestos themselves. Homeowners choosing to remove the asbestos themselves must follow Oregon's requirements for asbestos waste packaging and disposal.

Types of asbestos materials
There are two general types of asbestos-containing materials, friable and nonfriable, which have different abatement requirements.

Friable asbestos-containing materials are easily crushed, crumbled or pulverized. Examples of friable materials include sheet vinyl flooring, insulation on pipes, ductwork and boilers, fireproofing, ceiling texture and panel products, and soundproofing.

Eligible to perform friable abatement:
- Licensed asbestos abatement contractors and certified asbestos workers. DEQ has training courses that meet these certification needs
- Owner-occupants of single family homes

Nonfriable asbestos-containing materials have a binder that holds the asbestos fibers within a solid matrix so asbestos fibers will not easily release unless mishandled or damaged. Examples of nonfriable materials include vinyl floor tile, water pipe, and cement siding, roofing or paneling, also known as transite.

Eligible to perform nonfriable abatement:
- Licensed asbestos abatement contractors
- Home, business, and property owners
- Construction Contractors Board (CCB) licensed contractors

Hiring a contractor
If a homeowner decides to hire a contractor, it's important to ensure the contractor has the required credentials.

Only a DEQ-licensed asbestos abatement contractor may perform projects with friable materials. A list of DEQ licensed asbestos abatement contractors is available at: oregon.gov/deq/FilterDoe/asp-comr.pdf

DEQ can provide information on an abatement contractor's compliance history upon request.

Project notification requirements
Those conducting nonfriable asbestos abatement are required to submit a nonfriable ASN 6

DEQ
State of Oregon
Department of Environmental Quality
Asbestos Program

Contact Information:
- Clackamas, Columbia, Multnomah, Tillamook and Washington Counties, call the Northwest Region – Portland Office at 503-225-3663 or 800-452-4011.
- Benton, Lincoln, Linn, Marion, Polk and Yamhill Counties, call the Western Region – Salem Office at 503-378-3086 or 800-349-7809.
- Jackson, Josephine and Douglas Counties, call the Western Region – Medford Office at 541-776-6107 or 877-823-3216.
- Coos, Curry and Western Douglas Counties, call the Western Region – Coos Bay Office at 541-269-2721, ext. 222.
- Crook, Deschutes, Harney, Hood River, Jefferson, Klamath, Lake, Sherman and Wallowa Counties, call the Eastern Region – Pendleton Office at 541-278-4526 or 800-304-5461.
- Lane County, call the Lane Regional Air Protection Agency at 541-736-1056.

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notification form and fee to DEQ five days prior to beginning work. Owner-occupants of single family homes conducting their own abatement are exempt from the notification requirements.

Asbestos abatement contractors conducting friable asbestos abatement are required to submit a friable ASN 1 notification form and fee to DEQ 10 days prior to beginning work. DEQ can waive the waiting period on a case-by-case basis in emergency situations.

Find more information about required notifications at www.oregon.gov/deq/Hazards-and-Cleanup/Pages/Asbestos-Forms.aspx

Waste handling and disposal
Accumulation and storage of friable asbestos containing material is prohibited. Asbestos-containing material must be packaged in a minimum of two 6-mil thick plastic bags or similar seal-tight packaging with an asbestos hazard warning label, and must be disposed of at a landfill permitted by DEQ to accept asbestos waste.

Prior to transport, asbestos waste containers must have a label attached with the name of the generator (person doing the removal) and the address from where the waste was removed. A completed Asbestos Waste Shipment Report Form (ASN 4) must be provided to the landfill at the time of disposal.

Contact the landfill prior to delivering asbestos. Landfills may have additional requirements and may only accept asbestos by appointment.

Additional information
Visit www.oregon.gov/deq/Hazards-and-Cleanup/Pages/Asbestos-for-Homeowners.aspx

Asbestos requirements are detailed in Oregon Administrative Rules 340, Division 248.

If you have questions or need technical assistance, contact DEQ asbestos program staff.

Alternative Formats
Documents can be provided upon request in an alternate format for individuals with disabilities or in a language other than English for people with limited English skills. To request a document in another format or language, call DEQ in Portland at 503-229-5696, or toll-free in Oregon at 1-800-452-4011, ext. 5696; or email deqinfo@deq.state.or.us.
Oregon’s Updated Asbestos Rules

Fall 2018

The Oregon Department of Environmental Quality regulates the handling, removal and disposal of asbestos-containing material to protect public health and the environment.

What’s asbestos?
Asbestos is a natural occurring mineral that has been used extensively in a variety of construction materials in the U.S. When asbestos-containing material is disturbed, tiny hazardous fibers are released into the air and may cause lung cancer and other illnesses. There’s no known safe level of exposure.

Asbestos requirements
In fall 2018, Oregon adopted additional requirements for handling asbestos-containing material.

DEQ requires property owners and contractors to identify asbestos-containing material and properly handle, package and dispose of asbestos waste from demolition and renovation projects.

New requirement 1:
Residential renovation asbestos survey
All houses and other residential buildings constructed prior to 2004 must now have an asbestos survey conducted by an accredited inspector prior to demolition and renovation activities, with one exception. Owner-occupants doing their own home renovation work are exempt from this rule. This exemption does not apply when the residence is going to be demolished.

Previous rules exempted residential renovation projects from the asbestos survey requirement that applied to commercial projects and residential demolition projects. However, residential property owners and contractors were still required to follow asbestos abatement requirements for licensing, certification, notification, handling, packaging and disposing of asbestos.

Requiring an asbestos survey for residential renovation projects ensures property owners and contractors know whether or not materials planned for renovation contain asbestos. This requirement reduces the risk that homeowners, contractors, neighbors and disposal site workers could inadvertently be exposed or sites contaminated with asbestos.

New requirement 2:
Updated disposal requirements for nonfriable materials
Nonfriable asbestos waste must now be packaged the same as friable waste. Friable materials are those that can be easily crumbled and release asbestos fibers.

Nonfriable materials can become friable if improperly handled, increasing the risk of exposure to asbestos fibers. Applying the same packaging standard for nonfriable and friable materials streamlines the packaging requirements for all asbestos waste and ensures a safer work environment for employees, residents, neighbors and disposal facility workers.

New requirement 3:
Accredited laboratories for asbestos testing
Laboratories analyzing bulk asbestos samples must participate in a nationally recognized accreditation or testing program by January 1, 2021.

This new requirement establishes a common level of competency and reliability in analysis to properly identify asbestos content. DEQ will maintain a public list of accredited laboratories on its website.

New requirement 4:
Asbestos survey reports
Asbestos survey reports submitted to DEQ must now meet standard requirements. This requirement ensures survey reports include all required information. Learn more about asbestos survey requirements at:
https://www.oregon.gov/DEQ/Hazards-and-Cleanup/Pages/Asbestos-Information.aspx

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By: Laura Griss
Overview of Oregon's asbestos rules

Asbestos survey:
DEQ requires an accredited inspector conduct an asbestos survey prior to demolition and renovation activities on:
- Residential renovation and demolition projects on buildings constructed before 2004.
- All commercial renovation and demolition projects regardless of construction date.

Asbestos abatement project notification:
Contractors conducting asbestos abatement must submit notifications to DEQ prior to beginning work. Require notifications include:
- ASN-1 Project Notification for abatement of friable asbestos-containing material.
- ASN-6 Project Notification for nonfriable asbestos removal.
Owner-occupants performing renovation projects on their homes are exempt from the notification requirement. Find information about required notification forms at: https://www.oregon.gov/deq/Hazards-and-Cleanup/Pages/Asbestos-Forms.aspx

Friable asbestos abatement (materials that easily crumble):
Only DEQ-licensed asbestos abatement contractors and owner-occupants of residential homes may perform friable abatement projects.

An owner-occupant is a person who owns the residence and resides as their primary residence. The owner-occupant is required to properly package the asbestos waste before transferring the material outside and must dispose of the asbestos at a landfill permitted by DEQ to accept asbestos waste.

Work practice requirements for contractors removing friable materials:
- Friable asbestos abatement must occur within a negative-pressure enclosure through a HEPA filtration system. The enclosure must have a two foot by two foot viewing window installed per 5,000 square-feet of enclosure space.
- Wet-method must be applied during asbestos removal and packaging.

Nonfriable asbestos abatement (materials that don’t easily crumble):
Nonfriable asbestos abatement projects can be conducted by licensed asbestos abatement contractors, Construction Contractors Board (CCB) licensed contractors, homeowners, business owners, and property owners, provided the nonfriable material is not rendered friable during removal and packaging.

Waste handling and disposal:
Accumulation and storage of friable asbestos containing material is prohibited. Asbestos-containing material must be packaged in a minimum of two 6-mil thick plastic bags or similar leak-tight packaging with an asbestos hazard warning label, and must be disposed of at a landfill permitted by DEQ to accept asbestos waste.

Prior to transport, asbestos waste containers must have a label attached with the name of the generator (person doing the removal) and the address from where the waste was removed. A completed Asbestos Waste Shipment Report Form (ASN 4) must be provided to the landfill at the time of disposal.

Contact the landfill prior to delivering asbestos. Landfills may have additional requirements and may only accept asbestos by appointment.

More information
Visit www.oregon.gov/deq/Hazards-and-Cleanup/Pages/Asbestos-Information.aspx

Asbestos requirements are detailed in Oregon Administrative Rules 340, Division 248.

If you have questions or need technical assistance, contact asbestos program staff.

Alternative formats
Documents can be provided upon request in an alternate format for individuals with disabilities or in a language other than English for people with limited English skills. To request a document in another format or language, call DEQ in Portland at 503-229-5696, or toll-free in Oregon at 1-800-452-4011, ext. 5696; or email deqinfo@deq.state.or.us.
Asbestos Survey Requirements

All commercial buildings regardless of construction date and residential buildings constructed before 2004 must have an asbestos survey conducted by an accredited inspector prior to any demolition or renovation activities, with one main exception. Owner-occupants of a single family home doing their own home renovation work are exempt from this rule.

A copy of the asbestos survey must be on-site during all renovation or demolition activities, and must be provided to DEQ upon request.

Demolition and renovation
Demolition is defined as wrecking that involves the removal of any load-supporting component or intentional burning.

Renovation is defined as altering one or more building components that does not involve removing a load-supporting component. Renovation includes the replacement, stripping, or repair of building components, such as mechanical ventilation systems, pipes, ceilings, walls, flooring, and insulating materials.

Who can perform the survey?
Only an accredited inspector may perform the asbestos survey. An accredited inspector must complete training and maintain accreditation.

For training courses, contact PBS Environmental Building Consultants at 503-248-1939 or Asbestos Training Project at 503-233-7707.

What does the survey involve?
DEQ generally requires a sample of each type of material suspected to contain asbestos to be collected and analyzed at a laboratory before any demolition or renovation activity.

When complete demolition or extensive renovation is planned, an asbestos survey of the entire facility is required. When partial renovation is planned, such as a kitchen remodel, a survey is required for that area of the structure only. If a single material, such as sheet vinyl flooring is to be removed, a sample of each layer of flooring needs to be collected and analyzed or the material can be presumed to contain asbestos. When a single material is involved, an accredited inspector is not required.

An asbestos survey report includes all of the following:
• Dates the asbestos survey was performed
• A copy of the accredited inspectors certificate and their phone numbers
• The project site address and location where the survey was performed
• The facility owner or operator's name and phone
• Description of the facility or area surveyed, including past and current use, area square footage, approximate construction date and number of floors
• The purpose of the asbestos survey
• Description of any limitation of the asbestos survey
• A table listing all of the materials sampled and identified as asbestos-containing or presumed asbestos-containing including the percent asbestos and type of asbestos, description of the material color, texture and pattern, the location of the material, description of the material condition, identification of the material as friable or non friable and the approximate quantity of the material;
• A recommended response action
• A complete copy of the laboratory report

Additional information
Visit www.oregon.gov/deq/Hazards-and-Cleanup/Pages/Asbestos-Information.aspx

An asbestos survey may not be required if the project meets certain conditions. If you have questions or need technical assistance, contact asbestos program staff.

If asbestos-containing materials are disturbed or mishandled, the public and the environment may be exposed to asbestos fibers. Violations of asbestos rules and statues may subject the property owner or operator or the contractor to civil penalties.

Alternative formats
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By: Laura Glenn
What to DO and What NOT to do

Best Management Practices (BMP's)

1. Work site perimeter protection
   - Install straw wattles or mulch berm where sediment fencing is not practical.
   - Utilize sidewalk sub-grade area to trap sediments in runoff where possible.
   - Mark construction limits with sediment or construction fencing.
   - Make sure all workers are aware of the limits to construction activities.

2. Gravel construction entrance
   - Install an entrance adequate to last through the job.
   - Use clean, large crushed rock with no fines (placed over geotextile fabric if necessary).
   - Consider seeding other areas necessary for subcontractor parking.

3. Ground cover and vegetation
   - Stabilize soil as soon as grading is complete.
   - Use compost, straw mulch and seed, or other ground covers before the wet season.
   - Coordinate the application of groundcovers (straw, bark dust or wood chips) with landscaping plans.

4. Inlet protection
   - Use catch basin inserts in high traffic areas. Use bio-bags to protect irregular-shaped inlets.
   - Check daily, as traffic can knock barriers out of place, and sediment will need to be removed. Maintain after every major storm.

5. Covered earth stockpiles
   - Cover stockpiles during wet weather season (October 1 through April 30).
   - Use weighted plastic or a 3-inch layer of mulch, straw or wood chips.
   - Make sure that concentrated flows from plastic-covered stockpiles do not generate erosion.
   - Seed stockpiles for long-term protection.

6. Solid waste containment
   - Keep trash and building waste out of streets and storm drain systems.
   - Separate and cover construction wastes, or remove them from the site.

7. Rain drains
   - Protect areas under the eaves with straw, compost, gravel or plywood.
   - Connect rain drains to the storm drain system as soon as gutters are installed.
   - Street cleaning
   - Don't clean up mud on sidewalks or streets by hosting it down.
   - Mechanically remove sediments from streets and sidewalks by scooping with a flat blade shovel or sweeping. Remove the sediments to a stable site.
   - Call a vacuum sweeper if necessary, before tracking results in a project shutdown.
MANUFACTURED DWELLING RESOURCES

For information on manufactured homes and codes, please visit the State Building Codes Division (BCD) website at:

http://www.oregon.gov/bcd/man-home-own/Pages/man-home-owner.aspx

Look under Permits and Services
Then, click Manufactured Home Ownership

Review the links under “Resources” on the right hand side of the page for more detailed information.

Useful sites:
https://www.oregon.gov/ohcs/Pages/manufactured-dwelling-park-services-oregon.aspx

https://www.oregon.gov/bcd/codes-stand/Pages/manufactured-dwellings.aspx

https://www.oregon.gov/bcd/man-home-own/Pages/man-home-own-forms.aspx

Contact
MHODS Program
mhods.bcd@oregon.gov
503-378-4530
503-373-1249

Address
Office location
1535 Edgewater Street NW
Salem, OR 97304

Mailing address
P.O. Box 14470
Salem, OR 97309-0404

Please review the information on the MHODS website carefully! There may be additional forms required, which can be obtained from the MHODS website.
Checklist for Determining Contractor Qualifications

1. Regardless of how you may feel about a particular contractor, always ask for a list references from previous projects. That list should include persons willing to describe the reliability of the contractor and the quality of work performed by the contractor.

2. All asbestos contractors must have an Oregon DEQ asbestos abatement license and use only Oregon certified workers and supervisors.

3. You may also want to ask your contractor to provide air-monitoring data from previous projects done in accordance with Oregon OSHA or Oregon DEQ requirements. That information can also help you determine if the work habits and general procedures that contractor uses are acceptable.

4. All contractors must have written standard operating procedures and employee protection plans which include specific reference to Oregon OSHA medical monitoring and respirator training programs. In addition, the contractor must make available a copy of the Oregon OSHA and the DEQ asbestos rules. (Oregon rules: under OAR 340-248-0005 through -0290.)

5. Contractors must also provide a list of any penalties that the contractor has paid due to not completing contractual requirements, because of cost overruns, and/or liquidated damages.

6. Any citations levied against the contractor by any Federal, State, or local government agencies for violations related to asbestos abatement should be identified by the contractor. Included with that information should be the name or project location, the date(s) of the project, and how the allegations were resolved.

7. Contractors should also supply a description detailing all legal proceedings, lawsuits, or claims that have been filed or levied against them or any of their past or present employees for asbestos related activities.

8. The contractor should also supply a list of all equipment that will be used for asbestos work. That list should include negative air machines, HEPA vacuums, the type of respiration equipment they will use, scaffolding, decontamination facilities, disposable clothing, etc.