



Best Management Practices For Single-Family Home Demolition and Renovation To Address The Possible Presence Of Asbestos



This fact sheet provides information on Best Management Practices that can be used by residents of Louisiana during demolition (deconstruction) or renovation of residential structures impacted by the Severe Weather flooding event of August 2016 when those demolitions or renovations are not otherwise regulated under federal or state asbestos regulations (i.e., the federal National Emission Standard for Asbestos (asbestos NESHAP), as implemented in Louisiana through the Louisiana Emission Standards for Hazardous Air Pollutants (LESHAP) program). The practices provided in the fact sheet are useful guidelines for reducing possible asbestos exposure to yourself and others. Unless otherwise indicated, the word “should” as used in this fact sheet is intended solely to recommend or suggest and does not connote a requirement.

If an owner or operator renovates or demolishes more than one residential property on the same site, or demolishes or renovates a home as part of a larger project, the asbestos NESHAP regulations apply. Other environmental rules may also apply, irrespective of whether the asbestos NESHAP applies. For example, this fact sheet does reference several other regulatory provisions under Louisiana law that apply even when the asbestos NESHAP/LESHAP does not.

Demolition and Renovation

Asbestos containing material (ACM) in residential structures may include vinyl asbestos tile, transite roofing tiles, wall board, popcorn ceiling, pipe wrap, siding, and any other asbestos containing material in or on the house. It is not necessarily obvious which materials contain asbestos and which do not. To help reduce the potential for exposure to asbestos, **it is recommended** that an asbestos inspection be conducted on every residential structure before beginning any demolition or renovation

It is recommended that a licensed asbestos professional be used to carry out such an inspection. A list of licensed asbestos contractors can be found at the Louisiana State Licensing Board for Contractors (LSLBC) webpage

<http://www.lslbc.louisiana.gov/> or by calling (225) 765-2301.

As part of any planning for demolition or renovation, all reasonable precautions shall be taken to prevent particulate matter from becoming airborne. Reasonable precautions include the proper use of appropriate tools and equipment, dust control, containment measures and cleanup activities. In addition, there are certain transportation and labeling requirements under a separate, non-asbestos NESHAP/LESHAP Louisiana regulatory provision that must be complied with. This fact sheet discusses Best Management Practices for these activities.

Personal Protection

It is highly recommended that for any demolition or renovation operation a special work zone (i.e., around property boundary) be set up surrounding the structure to ensure that only proper and authorized personnel directly involved in the demolition or renovation are present. This also helps to alleviate any safety concerns regarding unauthorized personnel/ bystanders interfering with the demolition or renovation.

It is recommended that any person involved in a demolition or renovation wear proper protective equipment such as a hard hat, steel-toe boots, disposable clothing, safety glasses and respiratory protection that is effective for asbestos fibers.



Dust masks are not sufficient when working with asbestos materials.

Tools

Where asbestos is known to be present, **it is recommended** that only hand tools be used. Do not saw, abrade, or pulverize ACM. If cutting, use a sharp and even-edged tool such as a knife and a slicing motion. During the deconstruction process, **it is recommended** that the ACM be kept wet to suppress airborne fibers. **It is further recommended** that the use of power tools, a blower,

or any equipment that will increase the possible release of fibers be avoided.

Dust Control

Under the asbestos NESHAP, the primary means of emission control is through wetting of the structure before, during, and after demolition or renovation. Similarly, even when the asbestos NESHAP is not applicable, proper wetting will minimize dust emissions, which may contain asbestos fibers. Before beginning any demolition or renovation, therefore, **it is highly recommended** that you thoroughly wet the inside and outside of the residential structure. This can be performed by spraying through windows and doors and wetting the walls, ceiling, and floors. For chimneys, wet the inside of the chimney from top to bottom before demolition or renovation of the chimney.

In addition, **it is highly recommended** that you continue to keep all demolition debris thoroughly wet throughout the entire demolition, including during all subsequent handling activities. Employing this recommendation will require coordination between the excavator and hose operators.

Recommended wetting techniques. The hose operator should follow the excavator bucket as it tears into the structure, using a broad spray and aiming the water just above the bucket, as opposed to using a direct stream and aiming the water directly at the bucket. Targeting the water in this way is more effective at controlling dust emissions the instant they arise. Adequate wetting on a continuous basis prior to and during demolition will suppress dust emissions.

Equipment

It is recommended that heavy equipment never be driven over demolition debris. When asbestos-containing material is crushed, pulverized, or disturbed it releases asbestos fibers into the air. If you plan to leave a concrete slab, **it is recommended** that the vinyl asbestos tile be removed from the slab during the demolition or renovation to prevent the possible release of asbestos fibers upon exposure to the weather.

Clean-up

After a demolition or renovation, **it is recommended** that the site undergo a thorough cleaning to ensure that any debris suspected to

contain asbestos is cleared from the site and disposed of properly to reduce possible asbestos exposure. Inside cleaning can consist of using wet mopping or a HEPA vacuum.



Containment

It is recommended that all asbestos-containing demolition and renovation debris be loaded into plastic bags and sealed to prevent the possible release of asbestos fibers during staging and transport.

Transport

It is required, under a separate, non-asbestos NESHAP/LESHAP Louisiana regulatory provision, that during transport of debris, all transport vehicles (including pickup trucks) shall be covered. Open-bodied trucks transporting materials likely to give rise to airborne dust shall be covered at all times when in motion.

Miscellaneous

If the demolition cannot be completed in one day and debris must remain on site overnight, **it is recommended** that the debris be placed into one big pile, covered with plastic sheeting, secured, and surrounded with orange construction fencing. This will aid in preventing possible asbestos exposure to persons entering the site during off hours.

Helpful Resources: Before beginning any project, contact your local or state office for specific demolition or renovation requirements.

LDEQ website: <http://www.deq.louisiana.gov/>

LDEQ Asbestos website:

<http://www.deq.louisiana.gov/portal/tabid/2883/Default.aspx>

EPA website:

<http://www.epa.gov/asbestos/pubs/ashome.html>

LDEQ Customer Service: 866-896-5337