

ASBESTOS ABATEMENT

When do I need to be concerned about asbestos abatement?

Residential homes are considered to be "Owner-Occupied, Single-Family Residence" which means any non-multiple unit building containing living space that is currently occupied by one family who owns the property as their domicile. The Asbestos Control Program (ACP) does not regulate residential facilities; however, there may be instances in which a residential unit becomes a facility. A residence is considered a facility under one or more of the following:

1. When a residential unit has more than four living units (larger than a four-plex).
2. When the residence has been used for non-residential purposes (office, storage, retail, day care, etc.) by any owner.
3. When a residential building is going to be burned by a municipality for use as fire training.
4. When a residential building is part of a larger project, such as a highway project, which requires demolition of other buildings. (Note: an entire road project is considered one project. When the entire road project includes demolition or renovation of more than one building, even if the buildings are miles apart, the residential buildings are considered to be facilities.)
5. When a residence is part of a larger "plan" on adjacent properties. This would include a hospital, school system, etc., picking up adjacent homes when they become available. Having a "policy" of picking up additional land constitutes a "plan" even if there are no immediate plans for the use of that property.
6. When a residential unit is part of a residential complex consisting of many residential units of any size. For example, if the residential building is part of a group of duplex units or military single family housing (military bases, their buildings and residential units, are considered installations).
7. When a single residential building is demolished or renovated as part of a larger project that includes the renovation or demolition of non-residential buildings.
8. When multiple (more than one) single residential buildings are renovated or demolished on the same site, by the same owner, or as part of the same project

How is asbestos used and where would you find it?

Asbestos had been used in a variety of materials and applications for purposes of reinforcement, heat and cold insulation, condensation control, friction, fire protection, sound dampening, decoration, texturing, chemical resistance, and other applications. Asbestos was used in over 3500 types of materials. Some materials, such as vermiculite, might be contaminated with asbestos naturally. Materials which contain more than 1% asbestos are called asbestos-containing materials (ACM). Typically, asbestos is found in thermal system insulation such as pipe and boiler insulation, surfacing material such as fireproofing and wallboard, and miscellaneous materials such as floor and ceiling tiles. In America, asbestos was used in a variety of materials from the late 1800s to the present; however, its use has declined. Contrary to popular belief, asbestos is not banned from all products in America. Certain materials such as floor tile, cement asbestos, adhesives, roofing products, clutch and brake assemblies, etc, might contain asbestos. Prior to purchasing products or materials, determine whether asbestos is present. Asbestos-containing materials are currently being used

widely in developing and industrializing countries. For more information on the asbestos ban and phase out, visit EPA's Asbestos Ban and Phase-out page.

You may have run across the terms friable and non-friable asbestos-containing materials. Asbestos regulations define friability as the ability of a dry asbestos-containing material to be crumbled, pulverized, or reduced to powder by hand pressure. Examples of friable asbestos include thermal system insulation and spray-on fireproofing. Asbestos-containing materials such as floor tile, roofing, cement asbestos products, and gaskets are typically non-friable. Be aware that demolition and renovation activities can render non-friable ACM friable, and thus, regulated. Contact the Asbestos Control Program for more information.

Where can I find an accredited asbestos inspector?

To find currently-accredited Montana inspectors who have agreed to release their information to the public, go to www.deq.mt.gov, click on the "live" link, enter a city if you want a specific city (please note that you will obtain a broader response by leaving city blank), select Inspector from the Accreditation Type drop down list, and click submit. Please remember that this list displays only currently Montana-accredited Asbestos Inspectors who have agreed to release their information to the public.

Questions?

If you have any questions pertaining to asbestos abatement, call the Town of Stevensville Building Official at 777-5271, ext.5 or, contact the State of Montana Department of Environmental Quality at 406 444-2544 or visit their website at www.deq.mt.gov.