

## Asbestos Information for Building Owners & Operators

As a building owner or operator you need to be aware of several rules that may affect your ability to perform maintenance remodeling, and general cleaning in or on your facility. Depending on the type, amount, and condition of asbestos-containing materials (ACM), you may be subject to some or all of the asbestos rules.

Asbestos fibers in the air pose a significant health threat to employees, tenants, the public, and the environment. DEQ and Lane Regional Air Protection Agency ([LRAPA](#)) have specific rules regarding the handling and disposal of ACM. DEQ/LRAPA regulates the removal and disposal of ACM to prevent asbestos fiber release and exposure.

DEQ requires an asbestos survey be performed by an accredited inspector to determine the presence of ACM in or on all public or private commercial buildings, or in or on any residential structure that has more than four dwelling units before any renovation or demolition activities. Asbestos hazard consultants and many of the licensed asbestos abatement contractors can provide this service.

For a fact sheet specific to the building survey requirement, a list of consultants, laboratories, and abatement contractors visit:

<http://www.deq.state.or.us/aq/asbestos/>

In general, there are two types of ACMs:

- **Friable** ACM will easily release fibers when crushed. Only DEQ licensed asbestos abatement contractors and certified asbestos workers can remove and dispose of friable ACM. DEQ has specific training courses available that meet these certification needs. A list of DEQ licensed asbestos abatement contractors and training information can be found online <http://www.deq.state.or.us/aq/asbestos/>

Examples of friable ACM include, but are not limited to: sheet vinyl flooring, insulation on piping, duct and boilers, fireproofing, ceiling texture and panel products and soundproofing.

- **Non-friable** ACM have a binder that holds the asbestos fibers within a solid matrix and

will not allow asbestos fibers to release easily, unless mishandled, damaged, or in badly worn or weathered condition. You do not need to be a DEQ licensed asbestos worker to perform non-friable asbestos abatement. **However, non-friable materials must remain in non-friable condition (predominantly whole pieces) during the removal and disposal process.** Examples of non-friable ACM include, but are not limited to: vinyl floor tile, AC water pipe, and cement (transite) siding or roofing. If you remove non-friable cement asbestos board siding, follow the DEQ guidance document. In addition, a non-friable project notification and fee are required to be submitted to DEQ five (5) days prior to the start date of the project.

Non-friable asbestos-containing waste material (ACWM) must be adequately wet and DEQ recommends packaging it in leak tight containers. The material must be disposed of at a landfill authorized to handle asbestos waste and should be accompanied by a waste shipment report ([ASN 4](#)) at the time of disposal. Contact the landfill before delivering the ACWM. Landfills can be more stringent than DEQ and may only accept ACWM by appointment.

Maintenance and comparable activities limited to less than three (3) linear or three (3) square feet of ACM, provided the removal is part of a needed repair operation, may be exempt from certain rules. Contact a regional office for more information.

If you disturb or mishandle ACM and cause tenants, customers, employees, the public or the environment to be potentially exposed to asbestos fibers, you can be liable for clean-up costs and enforcement action for rule violations. An enforcement action may include a civil penalty assessment.

Copies of the guidance document, abatement contractor and landfill lists, notifications and waste shipment form can be found online: <http://www.deq.state.or.us/aq/asbestos/>

### Contact information

Clackamas, Clatsop, Columbia, Multnomah,



State of Oregon  
Department of  
Environmental  
Quality

### Air Quality Asbestos

811 SW 6<sup>th</sup> Avenue  
Portland, OR 97204  
Phone: (503) 229-5388  
(800) 452-4011  
Fax: (503) 229-5675  
Contact: Cory-Ann Wind  
[www.oregon.gov/DEQ/](http://www.oregon.gov/DEQ/)

Tillamook and Washington Counties, call the Gresham office at 503-667-8414 ext. 55022.

Benton, Lincoln, Linn, Marion, Polk and Yamhill Counties, call the Salem office at 503-378-5086 or 800-349-7677.

Lane County, call the Lane Regional Air Protection Agency at 541-736-1056 ext. 222.

Jackson, Josephine and Eastern Douglas Counties, call the Medford office at 541-776-6107 or 877-823-3216.

Coos, Curry and Western Douglas Counties, call the Coos Bay office at 541-269-2721 ext. 222.

Crook, Deschutes, Harney, Hood River, Jefferson, Klamath, Lake, Sherman, and Wasco Counties, call the Bend office at 541-633-2019.

Baker, Gilliam, Grant, Malheur, Morrow, Umatilla, Union, Wallowa, and Wheeler Counties, call the Pendleton office at 541-278-4626 or 800-304-3513.

**Accessibility information**

*DEQ is committed to accommodating people with disabilities. Please notify DEQ of any special physical or language accommodations or if you need information in large print, Braille or another format.*

*To make these arrangements, contact DEQ Communications and Outreach in Portland at 503-229-5696 or call toll-free in Oregon at 800-452-4011; fax to 503-229-6762; or email [deqinfo@deq.state.or.us](mailto:deqinfo@deq.state.or.us).*

*People with hearing impairments may call 711.*