

Assessment and Remediation of Asbestos Damaged Properties

Course Topics

- What is Asbestos
- Legislation
- Typical Impact scenarios
- Incident Response
- Remediation



Chrysotile
(white asbestos)



Amosite
(brown/grey asbestos)



Crocidolite
(blue asbestos)

Common Terms

- ACM – Asbestos Containing Materials
 - Includes any material, object, product or debris that contains asbestos
- “Bonded” – material with a firmly bound matrix e.g.
 - Vinyl floor tiles
 - A/C sheeting
- “Friable” – material which, when dry, is easily crumbled or reduced to powder e.g.
 - sprayed limpet
 - pipe/boiler lagging

Bonded or Non-Friable ACM



Any asbestos containing material other than friable that contains asbestos in a bonded matrix and cannot be crushed by hand when dry. Non friable materials in good condition represent a low risk unless damaged or disturbed.

Friable ACM



Example of friable asbestos - sprayed insulation

Asbestos Legislation

From 1 January 2006

- The Asbestos Advisory Standard 2004 (now known as a code of practice is repealed).
- The Workplace Health & Safety Act 1995 establishes mandatory requirements for Asbestos hazards through:
 - Workplace & Safety Regulation 1997
 - National Code of Practice for the Management and Control of Asbestos in Workplaces (NOHSC: 2018 (2005)).
 - National Code of Practice for the Safe Removal of Asbestos 2nd Edition (NOHSC:2002 (2005)).

Asbestos Legislation

From 1 July 2006

- A new 'B' class licence will be introduced meaning only competent, licenced people can remove 'non-friable' asbestos (bonded materials such as asbestos cement sheeting) in quantities greater than 10m².
- An 'A' class licence, also known as an Asbestos Removal Business Certificate, is required to remove 'friable' or loose asbestos in any quantity.

Asbestos Legislation

- Part 11 of the Workplace Health & Safety Regulation refers to the National Asbestos Management and Asbestos Removal Code of Practice. These codes are given legal standing in Queensland's Workplace Health & Safety framework and must be complied with.
- Part 11 Division 3 of the Workplace Health & Safety Regulation 1997 states that all building owners must comply with the National Asbestos Management Code by 1st January 2008.

Asbestos Legislation

- Requirements of the National Asbestos Management Code of Practice:
 - Identify the locations of all ACM's onsite.
 - Maintain a register on the premises which includes date of assessment, location of asbestos, analysis, risk assessments, control measures, and details of competent person who undertook the assessment.
 - Review the register of ACM at least every 12 months.
 - Label all ACM's.
 - Provide training for workers, contractors and others who come in contact with ACM's.

Asbestos Legislation

- Requirement of the National Asbestos Removal Code of Practice:
 - Air monitoring should be performed whenever ACM's are being removed.
 - Removal works must stop if levels exceed 0.02 fibres/ml.
 - Clearance inspections must be conducted by competent persons, who are independent to the removal process before a work area is reoccupied.

Typical Insurance Claims

- Storm damage
 - Hail may cause:
 - ♦ Physical damage to asbestos cement roof (e.g. holes, fractures)
 - ♦ Impaired structural integrity of asbestos cement roof sheeting
 - ♦ Migration of asbestos contamination to ground below, lower surfaces and possibly neighbouring properties
 - Strong winds may cause:
 - ♦ Trees, etc to impact on asbestos cement roofs and external wall cladding
 - ♦ Migration of asbestos debris

Typical Insurance Claims

- Fire
 - ACM may explode causing:
 - ♦ Asbestos fibres to be released
 - ♦ Migration of asbestos
- Other
 - Miscellaneous damage caused by cars, vandalism etc may result in:
 - ♦ Physical damage to asbestos walls, roofs, etc
 - ♦ Migration of asbestos

Incident Response Procedure

- Establish whether ACM is present
- Age of property (Post 1990 – Asbestos Free)
- Asbestos Register (Commercial properties only)
- Sample collection and Lab Analysis
- Always assume suspect material contains Asbestos until proven otherwise – Lab data.

Incident Response Procedure

- If ACM is Present:
- Engage a “competent person” (“CP”) to:
 - Assess risk (airborne fibre sampling)
 - Determine extent of ACM contamination (visual inspection and surface dust sampling)
 - Develop ACM remediation plan
 - Notify relevant parties:
 - Client
 - Occupants
 - contractors
 - Evacuate affected areas
 - Isolate affected areas with physical barriers and warning signs to prevent access on site

ACM Remediation Plan

- Engage a licensed asbestos removal contractor
- Request a site specific Work method Statement from contractor and have reviewed by a “CP”
- Engage a “CP” to supervise the remediation works including:
 - Airborne fibre sampling
 - Surface dust sampling
 - Visual inspections

ACM Remediation Plan

- Upon completion of works, obtain a Clearance Report from the “CP” incl.:
 - Results of air sampling
 - Results of surface dust analysis
 - Copies of asbestos waste tracking documents
 - Clearance letter advising the site is safe to reoccupy

Remediation Issues

- Fibrous and porous items are often difficult to clean and it may be safer to dispose
- Roof space should be decontaminated
- Gardens and plants should be cleaned
- Consider removal and replacement rather than repair