

ASBESTOS IN GEORGIA BUILDINGS



ASBESTOS BUILDING INSPECTION AND GA EPD NOTIFICATION MANDATORY FOR DEMOLITION AND RENOVATION

A building inspection and notification is required by both the National Emission Standard for Hazardous Air Pollutants (NESHAP) and the Georgia Department of Natural Resources Rules for Air Quality Control prior to renovation or demolition projects in Georgia. Notification is required regardless of whether asbestos is present and a notification fee is applicable for projects involving asbestos. Both regulations require a 10-day advance notification to the Georgia Environmental Protection Division (GA EPD) for demolition and renovation projects in all buildings, except in certain instances involving residences where four or fewer dwelling units are involved.

ALL REGULATED ASBESTOS CONTAINING MATERIALS (RACMS) MUST BE ABATED PRIOR TO DEMOLITION OR SUBSTANTIAL RENOVATION

Asbestos-containing materials (ACMs) are broadly defined as materials containing greater than 1% asbestos. NESHAP and EPD Air Rules require that RACMs be abated prior to demolition and that notifications be submitted for abatement projects performed in conjunction with planned demolition. Though RACMs are specifically defined in the NESHAP regulations, the specific definitions are beyond the scope of the information provided here. As a general rule of thumb, friable ACMs and ACMs that could potentially become friable during renovation or demolition are considered RACMs. All other ACMs are excluded from the notification requirements. However, when disposed, all ACMs must be disposed at properly permitted facilities. Improper disposal of ACMs is illegal. In Georgia, special disposal requirements apply to asbestos wastes.

NOTIFICATION MUST BE SUBMITTED ON AN EPD APPROVED FORM

All asbestos information pertaining to a project must be submitted on a single EPD approved form and must be mailed via U.S. Mail and postmarked 10 working days prior to beginning demolition or renovation activities.

**GA EPD notification
is required
regardless of
whether asbestos
is present in
a building.**

**EPA regulations
require that
asbestos surveys
and inspections
be performed by
AHERA Accredited
Building Inspectors.**

ASBESTOS INSPECTIONS MUST BE PERFORMED BY AHERA ACCREDITED BUILDING INSPECTORS

EPA regulations require that individuals performing asbestos surveys and inspections be AHERA Accredited Building Inspectors. Further, EPD requires that only AHERA Accredited personnel complete notifications where RACM is present. To protect building owners from potential liability and enforcement action, ECA believes that it is best to have all asbestos related activities completed by AHERA Accredited personnel.

GEORGIA EPD HAS PUBLISHED GUIDANCE STATING ITS INTENTION TO STRICTLY ENFORCE NOTIFICATION REQUIREMENTS

GA EPD is currently performing random compliance inspections at demolition and renovations sites throughout Georgia. These inspections result in a number of violations and monetary penalties each month.

ECA has performed hundreds of Asbestos Surveys and related projects. If you have questions regarding a specific project or asbestos regulatory issue, please contact Marvin Webster of ECA at (770) 667-2040 x101.

ECA is an environmental and geotechnical consulting and engineering firm with a 20-year track record of excellent service to clients. ECA attributes its success to providing timely and innovative services and solutions with a persistent focus on the objectives of clients.

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