



# Development Services Department “Lunch and Learn” Air Quality Presentation

Community “Brown Bag”  
Education

June 28, 2007

# “Getting our Customers to Success”

- **Sponsored by the City of Sacramento, Development Services Department**
- **Purpose: To continuously provide our customers with the tools to get them to success!**
- **When: The last Thursday of every month 12:00pm to 1:30pm**
- **Where: City of Sacramento North Permit Center  
2101 Arena Boulevard  
(2<sup>nd</sup> Floor Training Room)**

# How it Works

- You bring your brown bag lunch
- We provide the topic, refreshments, and cookies
- Please **DO** ask questions as they arise
- Please **DO NOT** feel like you are interrupting
- Interaction is important
- General questions are strongly encouraged. However, if you have specific project questions please hold them for after the meeting!
- Please turn off cell phone and pagers or place on “silent”
- If you need to go to the restroom, please step out quietly as this session is being recorded.

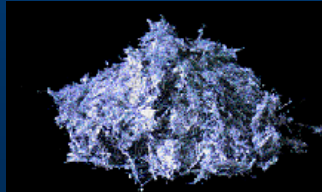


**S**acramento **M**etropolitan **A**ir **Q**uality  
**M**anagement **D**istrict

Demolition / Renovation Application  
Process  
Rule 902

# What is Asbestos?

- Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. Asbestos is commonly used as an acoustic insulator, thermal insulation, fire proofing and in other building materials. Many products are in use today that contain asbestos.
- Asbestos is made up of microscopic bundles of fibers that may become airborne when asbestos-containing materials are damaged or disturbed. When these fibers get into the air they may be inhaled into the lungs, where they can cause significant health problems.



# Regulation of Asbestos

---

## ➤ 1970's

- EPA promulgates national asbestos standards for all structures under going demolition or renovation. These standards set specific requirements for asbestos surveys, notification, and abatement practices. EPA delegates primary enforcement authority to Air Quality Management Districts (AQMD).

## ➤ 1980's

- AQMDs find high levels of demolitions occurring where asbestos was not removed.

## ➤ 1990's

- State Assembly Bill 2791 passes adding language to the California Health and Safety Code restricting demolition permitting authorities from issuing permits to demolish until the applicant has demonstrated exemption or compliance with federal survey and notification requirements.

# SACRAMENTO METROPOLITAN AQMD RULES AND REGULATIONS

## RULE 902 ASBESTOS

---

- **101 PURPOSE:** To implement U.S. E.P.A.'s National Emission Standard for Hazardous Air Pollutants for Asbestos (40 C.F.R. §61.140 et.seq.) and to limit the emission of asbestos to the atmosphere.

# 200 DEFINITIONS:

For the purpose of this rule only, the following definitions shall apply:

---

- **215 DEMOLITION:** The wrecking, taking out, or burning of any load-supporting structural member of any facility.
- **236 RENOVATION:** An operation, other than a demolition, involving the removing or stripping of material from any element of a facility.
- **219 FACILITY:** Any immobile building, structure or installation. This includes a group of buildings with four or fewer units, owned, managed by or under control or authority of the same person, persons or agency, or which is part of a commercial or public project.
- **231 OWNER OR OPERATOR OF A DEMOLITION OR RENOVATION:** Any person who owns, leases, operates, controls or supervises the facility being demolished or renovated, or any person who owns, leases, operates, controls or supervises demolition or renovation, or both.

# 200 DEFINITIONS:

Continued...

---

## ■ 243 SUSPECT MATERIAL:

- 243.1 Any material that has a propensity to contain:
  - a. RACM, Category I nonfriable asbestos-containing material, or Category II nonfriable asbestos-containing material; or b. Asbestos because of past practices in their manufacture and use.
- 243.2 Suspect materials include, but are not limited to, roofing material; fireproofing; siding, and siding shingles; walls and floors around furnaces; insulation; soundproofing or decorative material; textured paint; duct wrap; ceiling tiles; acoustical tiles; gypsum wallboard; various plasters—such as patching and joint compounds; resilient floor covering; linoleum backing and floor covering mastics.

# 401 RENOVATIONS AND DEMOLITIONS SURVEYS:

---

- The owner or operator of a renovation or demolition shall comply with the following procedures:
  - 401.1 Except for ordered demolitions, prior to commencement of any demolition or renovation, the owner or operator shall thoroughly survey the affected facility or portion thereof.
  - 401.2 When a facility is demolished under an ordered demolition, the survey must be done after demolition but prior to handling, loading, or removal of any demolition debris, unless the survey already has been completed.

## SMAQMD Regulated Demolitions

- Any commercial or industrial structure
- Any residential structure where the intended replacement use is commercial
- Any eminent domain, and/or public works project
- A property or group of contiguous properties consisting of five (5) or more residential units, under control of the same owner or operator

## SMAQMD Unregulated Demolitions

- Residential buildings with 4 or less units
- Single family residences that are replaced with another single family residence

# SMAQMD Demolition Permit Process

## ASBESTOS NOTIFICATION PROCEDURE



START  
HERE

**Applicant**

You start the process by visiting the Building Dept.



On your first visit, a packet will be given to you, including SMAQMD's Demo.1 form.

**Building Department**

A demolition permit will NOT be issued to you unless the Demo.1 form has been validated and the date stamped in the lower right has been met.



Carefully read the directions. Retain an **ASBESTOS SURVEYOR** to complete section #5 on the Demo.1 form.

Mail or hand deliver the completed Demo.1 form to SMAQMD.



Take the validated Demo.1 form back to the Building Dept. to receive a demolition permit.

**SMAQMD**



Within 2 working days SMAQMD staff will review the Demo.1 form for accuracy and completeness.

The form may be returned to you for correction. If approved SMAQMD will validate the Demo.1 form & return it to you. The earliest date you may obtain a demolition permit will be stamped in the lower right corner of the form. If applicable, a fee will be required.



# SMAQMD Demolition Notification Form

SACRAMENTO METROPOLITAN AIR QUALITY MANAGEMENT DISTRICT  
**ASBESTOS SURVEY AND DEMOLITION NOTIFICATION FORM**

Revised: 10/04

<b>1</b>	Contractor _____ Owner _____ Address _____ Address _____ City _____ City _____ State/Zip _____ State/Zip _____ Telephone _____ Telephone _____				
<b>2</b>	Structure Name _____ Use _____ Address _____ City/Zip _____				
<b>3</b>	Structure Age _____ (years)    Number of floors: _____    Size _____ sq. ft.				
<b>4</b>	Has RACM reported by the consultant been removed? (circle)    YES    NO    N/A Asbestos contractor who removed or will remove RACM _____				
<b>5</b>	<b>DEMOLITION</b> Start Date ____/____/____    Completion Date ____/____/____ <small>There is a 10 working day notice prior to demolition and/or asbestos removal that starts when you post or drop off the form at SMAQMD</small>				
<b>6</b>	<b>Preference for return of form:</b> <input type="checkbox"/> Mail <input type="checkbox"/> Pick-Up (after 2 working days)				
<b>7</b>	<i>I have read and understand the directions. The information on this form is true and accurate.</i> Applicant Name (Print) _____ <input type="checkbox"/> Owner <input type="checkbox"/> Contractor Applicant's Signature _____    Date ____/____/____				
<b>8</b>	<i>To Be completed by CAL-OSHA Consultant</i>				
Company Name: _____ Telephone: (____) _____ Surveyor's Name: _____ Survey Date: ____/____/____ OSHA # _____ Company Address: _____ City/State/Zip: _____ Amount of RACM: _____ lineal feet    _____ square feet    _____ cubic feet Amount of Category I: _____    Amount of Category II: _____ Analytical Procedure: _____ Consultant's Signature: _____    Date: ____/____/____					
<b>9</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;"> <b>REVISION #:</b>    1   2   3   4   5   6   7   8   9    (Circle)           </td> <td style="padding: 5px; text-align: center; background-color: #90ee90;"> <b>SMAQMD DATE STAMP</b> </td> </tr> <tr> <td style="padding: 5px;">           Old: Start Date ____/____/____    New: Start Date ____/____/____            Old: Completion Date: ____/____/____    New: Completion Date: ____/____/____         </td> <td style="padding: 5px; text-align: center;"> <small>Demolition Permit Shall Not Be Issued Prior To</small> </td> </tr> </table>	<b>REVISION #:</b> 1   2   3   4   5   6   7   8   9    (Circle)	<b>SMAQMD DATE STAMP</b>	Old: Start Date ____/____/____    New: Start Date ____/____/____ Old: Completion Date: ____/____/____    New: Completion Date: ____/____/____	<small>Demolition Permit Shall Not Be Issued Prior To</small>
<b>REVISION #:</b> 1   2   3   4   5   6   7   8   9    (Circle)	<b>SMAQMD DATE STAMP</b>				
Old: Start Date ____/____/____    New: Start Date ____/____/____ Old: Completion Date: ____/____/____    New: Completion Date: ____/____/____	<small>Demolition Permit Shall Not Be Issued Prior To</small>				

SMAQMD USE ONLY: Project # \_\_\_\_\_ Received Date/Postmark: \_\_\_\_/\_\_\_\_/\_\_\_\_  
 Check # \_\_\_\_\_ Receipt # \_\_\_\_\_ Amount Paid \_\_\_\_\_ Staff \_\_\_\_\_ Date Approved \_\_\_\_/\_\_\_\_/\_\_\_\_

**Failure to comply with SMAQMD asbestos regulations can result in penalties up to \$50,000/day!**

**PURPOSE:**

The Sacramento Metropolitan Air Quality Management District (SMAQMD) requires that all Regulated Asbestos Containing Materials (RACM) be removed prior to any commercial demolition and provides this form to the building departments in Sacramento County. A demolition is defined as any work requiring the removal of any load-bearing portion of a structure. In order to identify RACM, a survey must be conducted by a CAL-OSHA consultant/technician. Subsequently, this form must be validated\* by SMAQMD before a demolition permit from the building department will be issued. **There is a 10 working day notice prior to demolition and/or asbestos removal that starts when you post or drop off the form at SMAQMD.**

One of the following three circumstances listed below will apply to you:

- If the structure has already been surveyed and the RACM removed by an asbestos contractor, attach a copy of the original survey or have the consultant/technician complete section #8.
- If the survey indicates RACM greater than or equal to 260 lineal feet or 160 square feet, schedule an asbestos abatement contractor to arrange removal. A comprehensive list of all registered and licensed California asbestos contractors is available from CAL-OSHA or can be found in the yellow pages under "Asbestos Contractors". SMAQMD can validate your form as soon as the survey is complete, but it is your responsibility to ensure proper removal of RACM.
- If the survey indicates RACM less than 260 lineal or 160 square feet, including zero asbestos, SMAQMD will verify that this form is complete, collect a \$435 inspection fee from you, and validate the form. **IMPORTANT: Although asbestos may not be detected, the 10 day wait period still applies before commencing demolition.**

**ASSISTANCE AVAILABLE:** You may call the SMAQMD message number at (916) 874-4800, 24-hours a day, if you have questions about information on this form. Office hours for form drop-off are 8:00 AM to 5:00 PM daily at 777 12<sup>th</sup> Street, Sacramento, CA 95814-1908. Asbestos staff is available for personal consultations from 8:00 AM to 10:00 AM daily. Cancellation Policy: Upon cancellation of a project, a minimum administrative fee of \$228 will be deducted from the original fees submitted. If a site visit was conducted, the fee deducted will be \$435.

**DIRECTIONS:** The numbers below correspond to the item numbers on this form.

- 1) "Contractor" - demolition contractor information. If one is not involved, write "self". Leave no blanks.
- 2) "Structure Name": Any commercial/institution name for the structure. "Use": A functional description, ("home", "school", "store"). Provide structure address.
- 3) "Age": Use the age of the oldest portion of the building. "Size": use square feet.
- 4) This information is obtained from the consultant or survey (Section #8). Only check N/A if the consultant reports that RACM is not present.
- 5) **START DATE CAN NOT BE EARLIER THAN 10 WORKING DAYS FROM DATE OF POSTMARK/DELIVERY TO SMAQMD.** Please discuss this with your consultant if you are not clear about this.
- 6) Select method of receiving the validated form. Unless otherwise instructed, all "Mail" will be sent to the contractor address. Checking "Will pick up" line will require you to come to SMAQMD offices no sooner than **two working days**.
- 7) Print and sign your name. Check owner, contractor box and date.
- 8) This section **MUST** be completed by a CAL-OSHA consultant/technician **before** this form will be validated by SMAQMD. Identifying asbestos requires laboratory analysis and must be done by a person specially trained in identification techniques. You may find local consultants/technicians in the yellow pages under "Asbestos Consultants".
- 9) You are required to notify SMAQMD of any information that changes on this form. Date changes must be notified on or prior to the last notified date. Fax, mail or hand deliver a copy of this form with the information changed. Use the box on this form for date changes. Circle the appropriate revision number each time you revise.

\*VALIDATION will be an SMAQMD date stamp, which will specify the earliest date you may receive a demolition permit from the building department. SMAQMD will make the validated DEMO.1 form available to you within two working days of receipt. If the DEMO.1 form is incomplete or inaccurate and cannot be validated, you will be contacted with an explanation of the problem. The applicant will have to correct and resubmit to SMAQMD for validation.

# SMAQMD Renovation Brochure

For further information  
on asbestos call:

SACRAMENTO METROPOLITAN  
AIR QUALITY MANAGEMENT DISTRICT  
(work practice and notification requirements)  
(916) 874-4800

CAL OSHA  
(worker safety)  
complaint: (916) 263-2800  
consultation: (800) 963-9424  
consultant registration: (916) 574-2993

CONTRACTORS' STATE LICENSE BOARD  
(contractor licensing issues)  
investigation/complaints: (916) 255-4450

CaVEPA  
(transport and packaging of hazardous asbestos)  
(916) 324-1807

AMERICAN LUNG ASSOCIATION OF SACRAMENTO-  
EMIGRANT TRAILS  
(916) 444-5864

Use this brochure as a guide, but refer to Rule 902 for specific details.



777 - 12th Street, 3rd Floor  
Sacramento, California 95814-1508  
(916) 874-4800  
Web site: [www.airquality.org](http://www.airquality.org)

## Asbestos



### What Commercial Building Owners Should Know...

SACRAMENTO  
METROPOLITAN  
AIR QUALITY  
MANAGEMENT  
DISTRICT

#### IMPORTANT

Improper removal/disposal of regulated asbestos-containing material can result in penalties up to \$25,000 a day. Please read this brochure carefully.

### What is the Sacramento Metropolitan Air Quality Management District (AQMD)?

The AQMD regulates stationary and mobile sources of air pollution in Sacramento County. The AQMD regulates asbestos renovation/demolition projects as well as emissions from burning, incineration, smoke, gasoline, paint, evaporative compounds and internal combustion engines.

The U.S. Environmental Protection Agency (EPA) has designated the Sacramento region a severe ground-level ozone non-attainment area. This non-attainment area includes all of Sacramento County and parts of El Dorado, Placer, Solano, Sutter and Yolo counties. Our air quality consistently fails to meet state and federal health standards. The AQMD is charged with developing and implementing strategies to improve air quality at a time when rapid population growth threatens to further impact human health and our environment.

The AQMD modified its asbestos regulation (Rule 902) on October 1, 1998. Several of the critical changes are discussed in this brochure.

### What is Regulated Asbestos-Containing Material (RACM)?

RACM contains friable asbestos in quantities greater than 1% by visual area estimation. Friable means that the material can be crumbled, pulverized, or reduced to powder by hand pressure when dry. Some common examples of RACM are spray acoustic ceilings, duct wrap, paper backing of linoleum, wallboard, and thermal insulation on pipes and boilers. Use of asbestos in the manufacturing of these products was banned in 1978, however some products remained on the shelf and were used in the construction of buildings and homes for years thereafter.

Non-friable asbestos-containing material is typically bound up with cement, vinyl, asphalt or some other type of hardening binder. Some examples of non-friable asbestos building products are transite (cement) siding, vinyl asbestos floor tiles and asphalt roofing shingles. This material may become friable if it is pulverized during renovation (remodel, repair) or demolition activity. Non-friable materials are not regulated. Some non-friable asbestos materials are still manufactured.

# SMAQMD Renovation Brochure

## When is asbestos considered dangerous?

If RACM is disturbed, it may release airborne fibers that can be inhaled and pose a health threat. If the RACM is in good general condition and is left undisturbed, it should not pose a health threat and is not required to be removed.

## Does Rule 902 apply to my residential renovation or demolition?

Rule 902 applies if:

- The buildings being demolished are to be replaced by commercial properties.
- The project is an eminent domain or public works project.
- The project has residential facilities with five (5) or more units.

Under the provisions of Rule 902, most renovation and demolition projects of residences with four (4) or less units are exempt from the Rule.

Be aware that CAL OSHA and other agencies have regulations that still impact residential property and they may be more stringent than Rule 902. It is recommended that an asbestos consultant be contacted even for residential work.

## When do the work practice requirements of Rule 902 apply to my commercial renovations or demolitions?

Commercial renovation projects larger in size than 160 square feet or 260 lineal feet are subject to the requirements of Rule 902.

Rule 902 applies to all commercial demolitions. However, those with smaller than the above amounts are subject only to the notification section of Rule 902.

## How do I know if my commercial building contains asbestos?

Many building materials can contain RACM. If you are going to renovate or demolish a building, you must hire a certified asbestos consultant, licensed by CAL OSHA, to perform the asbestos survey. Such consultants may be found in the yellow pages under "Asbestos Consultant." Limited exceptions to this requirement may be allowed for larger facilities with EPA trained personnel on staff.

All commercial demolitions and renovations require an asbestos survey, with three exceptions:

- The project is exempt. (See Rule 902 for details.)
- All suspect materials are assumed to be RACM.
- The amount of suspect materials is less than 160 square feet or 260 linear feet. (An example of suspect material less than 160 square feet is acoustic ceiling material; An example of a 260 linear feet suspect material would be thermal insulation normally found on pipes or pipe wraps.)

# Air Quality: A S B E S T O S

## What should I do if test results indicate asbestos is present?

If the material identified as RACM is in good condition, the AQMD recommends leaving it alone. If the RACM will be disturbed in the process of renovation or demolition, a licensed asbestos abatement contractor must be hired to properly remove the material in a safe and legal manner.

## Who may remove asbestos-containing material from commercial buildings?

CAL OSHA and the Contractors' State License Board require using a licensed asbestos removal contractor who knows the legal requirements and has the trained staff and equipment to do the job properly for all asbestos removal. Such contractors are in the yellow pages under "Asbestos." The Contractors' State License Board has prepared a booklet titled "What You Should Know Before You Hire a Contractor." You should not attempt to remove RACM yourself.

## If I have non-friable waste, where can I dispose of it?

Non-friable asbestos can be disposed of in any landfill willing to accept it. Currently, there are several landfills in Sacramento County that will accept non-friable asbestos. Rule 902 applies only to friable asbestos.

## When selling a building, what must I do about any asbestos contained in the building?

If an asbestos survey was performed and it indicated that asbestos is present, or you otherwise have knowledge that asbestos exists in the structure, this fact must be disclosed to the buyer in the real estate transfer disclosure statement.

# SMAQMD Information

---



**777 12<sup>th</sup> Street 3<sup>rd</sup> Floor**

**Sacramento, CA 95814**

**Phone: (916) 874-4800**

**Fax: (916) 874-4899**

**<http://www.airquality.org>**

**Office Consultation Hours**

**8:00 – 10:00**

**Monday through Friday**

- Development Services website:  
<http://www.cityofsacramento.org/dsd/>
- Development Services Help Desk  
916-808-5656  
or  
1-866-EZ-PERMIT (397-3764)

# Development Services Department “Lunch and Learn”

*Thank you for attending!*

*Please complete the evaluation form!*