

Residential Building Asbestos Survey Requirement



State of Oregon
Department of
Environmental
Quality

Asbestos Program
www.oregon.gov

Contact Information:
Clackamas, Clatsop,
Columbia, Multnomah,
Tillamook and Washington
Counties, call the
**Northwest Region –
Portland Office** at 503-
229-5982, 503-229-5364 or
800-452-4011.

Benton, Lincoln, Linn,
Marion, Polk and Yamhill
Counties, call the **Western
Region – Salem Office** at
503-378-5086 or 800-349-
7677.

Jackson, Josephine and
Eastern Douglas Counties,
call the **Western Region –
Medford Office** at 541-
776-6107 or 877-823-3216.

Coos, Curry and Western
Douglas Counties, call the
**Western Region – Coos
Bay Office** at 541-269-
2721, ext. 222.

Crook, Deschutes, Harney,
Hood River, Jefferson,
Klamath, Lake, Sherman
and Wasco Counties, call
the **Eastern Region – Bend
Office** at 541-633-2019 or
866-863-6668.

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

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

As of Jan. 1, 2016 new temporary Oregon rules require an accredited inspector perform an asbestos survey before a residential building is demolished. This fact sheet provides a description of the rules and where to get more information.

Asbestos fibers are a respiratory hazard proven to cause lung cancer, mesothelioma, and asbestosis. Asbestos is a danger to public health and a hazardous air pollutant for which there is no known safe level of exposure.

Senate Bill 705, passed in 2015 by the Oregon Legislature, directed DEQ to adopt rules that require an accredited inspector perform an asbestos survey before a residential building is demolished. The Environmental Quality Commission adopted temporary rules on Dec. 9, 2015.

DEQ's residential asbestos survey rule requires a thorough inspection of a residential building before any demolition activity, including intentional burning, to determine the presence of friable and nonfriable asbestos-containing material, commonly known as ACM. Asbestos consultants and many of the licensed asbestos abatement contractors can provide this service.

Demolition is defined as wrecking that involves the removal of any load-supporting structural member or intentional burning.

Only an accredited inspector may perform the asbestos survey. An accredited inspector must complete training and receive accreditation under the Model Accreditation Program training rules in 40 CFR Part 763.

A copy of the survey report must be kept onsite during the demolition project and DEQ can request a copy of the survey report. A survey includes the sampling of materials suspected to contain asbestos, laboratory analysis results to determine asbestos content and an evaluation of the materials to assess their condition.

Survey Exemptions

1. Demolition activities at residential buildings with four or fewer dwelling units that were constructed after Jan. 1, 2004 do not require an asbestos survey.

2. If all of the materials at the residential building with four or fewer dwelling units are treated, removed, handled, managed, transported and disposed of as ACM, an asbestos survey is not required.
3. For demolitions of residential buildings, DEQ has the discretion to approve, on a case-by-case basis, requests to waive the asbestos survey requirement. The owner or operator of the residential building must submit a written request, along with supporting documentation that demonstrates to DEQ's satisfaction that a survey is not warranted. The owner or operator of the residential building must obtain the DEQ's written approval waiving the survey requirement prior to any demolition activity.

Renovation activities at residential buildings with four or fewer dwelling units are exempt from the survey requirement. However, DEQ strongly suggests hiring an accredited inspector to perform an asbestos survey.

Contractors and building owners and operators are responsible for ensuring that all ACM's are properly handled, removed and disposed prior to any renovation or demolition activity. A contractor or building owner may be subject to a DEQ order with civil penalties if ACM is disturbed or mishandled in violation of rule or statute.

Find DEQ's asbestos survey rules in Oregon Administrative Rules 340, Division 248. If you have questions or need technical assistance, contact an asbestos program staff. Additional information is available on DEQ's asbestos website.

Alternative formats

Documents can be provided upon request in an alternate format for individuals with disabilities or in a language other than English for people with limited English skills. To request a document in another format or language, call DEQ in Portland at 503-229-5696, or toll-free in Oregon at 1-800-452-4011, ext. 5696; or email deqinfo@deq.state.or.us.