

# Asbestos Survey Requirement for Commercial Buildings



State of Oregon  
**Department of  
Environmental  
Quality**

**Asbestos Program**  
[www.oregon.gov](http://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.

## What is the survey requirement?

DEQ's asbestos survey rule requires a thorough inspection of a building or facility before any demolition or renovation activities to determine the presence of friable and nonfriable asbestos-containing materials, commonly known as ACM.

## Who must conduct a survey?

All facility owners, including but not limited to manufacturing and industrial facilities, public and private building owners and operators, commercial facilities, and apartment complexes undertaking demolition or renovation requires an asbestos survey.

## What is a demolition or renovation project?

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

Renovation is defined as altering in any way one or more facility components that does not involve removing a load-supporting member.

## Who can perform the survey?

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.

For training courses, contact PBS Environmental Building Consultants at 503-248-1939 or the Asbestos Training Project at 503-233-7707.

## What does DEQ mean by survey?

Generally, DEQ requires a sample of each type of material suspected to contain asbestos to be collected and analyzed before any demolition or renovation activity. A list of laboratories that perform asbestos analysis is available on DEQ's asbestos website.

When complete demolition or extensive renovation is to occur, a thorough asbestos survey is required. When partial renovation activity is to occur, such as a kitchen remodel, a survey is required for that area of the structure only. If a single material, such as sheet vinyl flooring is to be removed, only one sample of each layer of flooring needs to be collected and analyzed. When a single material is involved an accredited inspector is not required.

When the suspected material involves either blown or troweled on surfacing material such as popcorn ceiling texture DEQ recommends collecting several samples from different locations in the project area and having all of the samples analyzed. DEQ recommends that accredited inspectors follow the EPA "Asbestos in Buildings: Simplified Sampling Scheme for Friable Surfacing Materials" guidance.

A copy of the survey report must be kept onsite during the demolition or renovation 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.

A survey is not an absolute guarantee that all ACMs have been identified. Other suspect materials can be found in areas which were not accessible during the survey such as materials behind walls, under carpet, etc. During the demolition and renovation activities, an appropriately trained person should be on site.

## When is a survey not required?

One may presume that a single material contains asbestos and therefore have it properly abated without conducting a survey.

Materials that commonly contain asbestos, such as popcorn ceiling texture, cement siding, and vinyl floor tile, are candidates for material that may be presumed to contain asbestos and properly abated in accordance with the rules.

**However, you cannot assume that a material does not contain asbestos.** Laboratory analysis is the only method to verify a material does not contain asbestos.

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 to DEQ, 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 DEQ's written approval waiving the

survey requirement prior to any demolition activity.

### **When will a survey always be required?**

An asbestos survey will always be required before the intentional burning of any public and private buildings, including residential buildings.

### **When did these requirements take effect?**

The initial survey rules were adopted by the Oregon Environmental Quality Commission on Jan. 25, 2002 and the rules became effective on Feb. 4, 2002. The temporary survey rules for the demolition of residential building were adopted by the commission on Dec. 9, 2015 and became effective on Jan. 1, 2016.

DEQ's asbestos rules can be found in the Oregon Administrative Rules 340, Division 248. If you have questions or need additional technical assistance, contact asbestos program staff. Additional information is available on DEQ's asbestos website.

### **Residential Buildings**

All demolition activities at residential buildings with four or fewer dwelling units constructed prior to Jan. 1, 2004 require an asbestos survey.

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

Contractors and building owners or operators are responsible for ensuring that all ACMs are properly handled, removed and disposed of prior to any renovation or demolition activity.

### **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](mailto:deqinfo@deq.state.or.us).