



Asbestos Requirements In Spokane County

FAQs for Insurance Providers

Q: *When are asbestos surveys required?*

A: An asbestos survey conducted by a certified AHERA Building Inspector is required prior to any renovation, demolition, or asbestos project except when:

- 1) Suspect building materials are presumed to be asbestos-containing material (ACM) and are properly managed as such. ([SRCAA Regulation 1, Section 9.03.F.2](#)).
- 2) Renovations (not demolition) are conducted by the owner-occupant of an owner-occupied single-family residence. ([SRCAA Regulation 1, Section 9.03.F.1](#)).
- 3) Demolition is by firefighting training fires. ([SRCAA Regulation 1, Section 9.03.F.4](#)).
- 4) Renovation or demolition of an underground storage tank until suspect ACM is identified during the work. ([SRCAA Regulation 1, Section 9.03.F.5](#)).

Damaged or destroyed structures in Spokane County are subject to the Spokane Clean Air Agency's (SRCAA) Asbestos Regulations. A structure is defined in as:

...something built or constructed, in part or in whole. Examples include, but are not limited to, the following in part or in whole: houses, garages, commercial buildings, mobile homes, bridges, "smoke" stacks, pole buildings, canopies, lean-tos, and foundations. This term does not include normally mobile equipment (e.g., cars, recreational vehicles, boats, etc.)." ([SRCAA Regulation 1, Section 9.02.X](#))

An AHERA asbestos survey is required before a structure is wrecked, razed, dismantled, et.al., which makes the structure permanently uninhabitable or unusable in part or whole ([SRCAA Regulation 1, Section 9.02.X](#)).

Q: *Does a recently built or renovated structure still need an asbestos survey?*

A: Yes. The date the structure was built or renovated is not a criterion. An AHERA asbestos survey is always required to be performed by a certified AHERA Building Inspector prior to any renovation or demolition, or asbestos project. Regardless of age or builder's certification of asbestos-free construction. Suspect ACM that is found in, on, or around a structure may be presumed to contain asbestos, provided all building materials are subsequently abated by a Washington State Department of Labor and Industries certified asbestos abatement company ([SRCAA Regulation 1, Section 9.03.A, 9.03.F](#)).

Many people mistakenly believe asbestos was banned decades ago. Asbestos has only been banned in certain, mostly commercial, applications such as structural fireproofing and some thermal systems insulation. Therefore, the date the structure was built or renovated is not a criterion ([SRCAA Regulation 1, Section 9.03.A](#)).

Q: How many samples is an AHERA-certified building inspector required to take?

A: The minimum number of samples depends on the type and amount of material being tested.

“The required number of bulk asbestos samples must be collected per the sampling procedures detailed in EPA regulations 40 CFR Part 763.86....” For surfacing materials (e.g., popcorn ceiling texture, lathe, and plaster skim coat) The minimum number of samples will follow the 3,5,7 rule based on the amount of material present A minimum of 3 samples are required for TSI (e.g., boiler pipe insulation, boiler wrap, HVAC duct insulation). 2 samples are required for all other materials (e.g., sheet vinyl and mastic). ([SRCAA Regulation 1, Section, 9.03.B.3.](#)).

There is no rule for the maximum number of samples required. An AHERA building inspector may take more than the minimum number of samples if they believe it is needed to determine a material is not asbestos containing.

Q. When is an alternate asbestos survey required?

A. A written alternate asbestos survey method shall be used when conventional sampling methods cannot be exclusively performed. For example, conventional sampling methods may not be possible on fire-damaged buildings or portions thereof (e.g., when materials are not intact or homogeneous areas are not identifiable). ([SRCAA Regulation 1, Section 9.03.F.3](#)).

An alternate asbestos survey methodology typically includes random sampling according to a grid pattern (e.g., random composite bulk samples at incremental 1’ depths from 10’ x 10’ squares of a debris pile) but is not limited to such. An illustration of how the principles of such sampling techniques are applied can be found in the EPA publication, [Preparation of Soil Sampling Protocols: Sampling Techniques & Strategies, EPA/600/R-92/128, Jul 1992](#).

Q. When is an Alternate Work Plan required?

A. An Alternate Work Plan must be used when:

...standard asbestos project work practices... cannot be utilized to remove asbestos-containing material (financial considerations aside) prior to renovation or demolition; when asbestos-containing material has been disturbed or is otherwise no longer intact (e.g., when demolition has already occurred or a similar situation exists, typically leaving a pile/area of debris, rubble, ash, or soil); or when mechanical methods are used for removal. ([SRCAA Regulation 1, Section 9.08.A](#)).

An Alternate Work Plan may only be prepared by an AHERA Project Designer ([SRCAA Regulation 1, Section 9.08.A.1](#)). Typically, the certified asbestos abatement company will determine if an Alternate Work Plan is needed based on site conditions. Additionally, SRCAA may require an Alternate Work Plan.

Q. Anything else I should know?

A. Washington State Department of Labor and Industries may have additional requirements.

Please contact SRCAA at (509) 477-4727 if you need assistance. A complete copy of SRCAA’s regulations can be found on our website at: <https://spokanecleanair.org/air-quality/regulations-fees/>