

Basis of Design

The purpose of this section is to provide guidelines for the development of specifications for asbestos surveys for any major renovation of a building as well as protection of adjacent work-sites and workers, worker safety while handling asbestos and proper waste disposal.

Overview

This applies to new construction and renovation projects. Asbestos is a stringently regulated hazardous material and many requirements apply, as outlined below.

Environmental consultant –Public Works Projects

Public Works Construction projects which impact existing building materials must include an environmental consultant to survey all areas impacted by construction for asbestos containing material and, if needed, develop a plan for removal and disposal. Project managers are encouraged to employ one of the consultants on term contract with the Capital Projects Office for this work.

The CPO Project Manager can choose to use the University term asbestos abatement contractor to perform asbestos abatement in support of public works projects in support of public works projects when all of the following conditions apply:

- **Cost:** The total cost of abatement and disposal is less than \$300,000.
- **Complexity:** The scope of the work is easily identified, abatement is localized and the risk of discovery of more asbestos is low.
- **Capacity:** The asbestos abatement contractor can assist without adversely affecting other maintenance and alteration projects.

The responsible UW Construction Manager may also authorize use of the asbestos term contractor for an emergency (i.e., the project abatement contractor is not immediately available and action must proceed immediately to protect building materials, utilities or human health.)

The scope of the abatement work must be specified through a written Work Order issued by the University Asbestos Coordinator. Costs associated with the term asbestos abatement contractor's abatement services will be charged to the project. The UW Asbestos Coordinator can be contacted at 206.685.3357.

Good faith surveys

An asbestos "good faith inspection" of the project work site must be conducted by an AHERA accredited building inspector to determine if asbestos containing materials are present. The University must provide a written good faith inspection report to all contractors submitting a bid to undertake any project work, before a bid is submitted. Failure to comply with these requirements may subject the University to fines and delays. Don't assume that any building (new, old or renovated) is asbestos-free.

For all projects impacting existing building materials, a copy of the good faith inspection report must also be included in Appendix C of the contract documents. The good faith survey (or an executive summary of the findings, prepared by the AHERA building inspector) must also be posted at the project site.

Asbestos awareness training

All workers onsite who are involved in demolition, construction, installation or excavation activities must have, at a minimum, current Asbestos Awareness Training, as required by WAC 296-62-07722(6).

Notification of occupants

UW building coordinators must be notified of all proposed asbestos abatement to be conducted within their assigned building. The building coordinator should also be advised that they are responsible for ensuring that building occupants in areas affected by and adjacent to asbestos abatement activities must be notified of those activities. Contact information for the UW Construction Manager must be posted at the site of asbestos abatement.

Agency notification

The Contractor must submit appropriate asbestos abatement notifications to the local air pollution control agency and the Department of Labor and Industries (L&I) at least ten (10) days prior to any asbestos abatement project start up. The local air pollution control agency for King, Kitsap, Pierce and Snohomish Counties is the Puget Sound Clean Air Agency (PSCAA).

The Contractor must maintain copies of the abatement notification forms at the project site throughout the asbestos abatement work.

Discovery of unanticipated asbestos

If suspect asbestos-containing materials, that were not identified in the good faith inspection, are encountered during construction activities, the Contractor must immediately stop work in the area of the suspect material(s) and notify the UW Construction Manager.. Work in the area of the suspect material(s) must remain stopped and suspect material remain undisturbed until the material is characterized by an AHERA certified building inspector, any necessary abatement is completed by a qualified abatement contractor, and the area has been inspected to verify that no additional suspect materials are present.

In the event that asbestos-containing material has been inadvertently disturbed or disposed of without proper controls, or there is other reason to believe that UW employees, building occupants, or members of the public have been exposed to airborne asbestos fibers, contact EH&S immediately.

In addition, related waste material must be inspected to verify that no asbestos-containing material has been disposed of improperly (see below).

Disposal

In the State of Washington, asbestos is solid waste if the following procedures are followed:

- asbestos waste is contained (wet, double bagged, address of owner recorded on the bags)
- procedures are in place for transporting waste
- asbestos waste is promptly disposed of at an approved disposal site
- the Waste Shipment Record is kept in the project's permanent files

On the Seattle campus, container placement and disposal may be arranged through UW Transportation Services.

New materials containing asbestos

UW does not allow new asbestos-containing materials to be used. Some materials still contain asbestos, so specify that no these materials are to be avoided.