



togetherforbetter

Environment & Sustainability

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Attention: Condominium Association Members

Because of serious health risks associated with asbestos exposure, the U.S. Environmental Protection Agency (EPA) has established regulations which apply to building renovation, and demolition activities, 40 CFR 61, "National Emission Standards for Hazardous Air Pollutants" (NESHAP), which have been incorporated by reference into Section 13.1 of the Clark County Air Quality Regulations. Renovations and demolitions at condominiums with more than four (4) living units fall under these regulations.

Please use this checklist as a preliminary guide to ensure that your condominium is in compliance with asbestos regulations.

- ✓ An asbestos inspection must be completed prior to any renovation or demolition activity affecting the condominium common areas or within any individual condominium unit regardless of age.
- ✓ The inspector should be licensed by the Nevada Occupational Safety and Health Administration.
- ✓ Whenever more than 160 square feet, 260 linear feet, or 35 cubic feet of regulated asbestos-containing material (RACM) will be abated or disturbed in a regulated structure/facility, a NESHAP Notification of Asbestos Abatement form must be submitted to the Department of Air Quality (DAQ) at least 10 working days before abatement begins.
- ✓ If RACM is to be abated or disturbed in a regulated structure/facility from which more than 160 ft² / 260 ft / 35 ft³ of RACM has been previously abated in the same calendar year, then a NESHAP Notification of Asbestos Abatement will be required regardless of the amount to be abated.
 - For example, if 170 square feet of RACM has been removed from a regulated structure/facility on March 1, 2014, and 40 square feet of RACM will be abated on December 2, 2014, then a NESHAP Notification of Asbestos Abatement must also be submitted for the work scheduled for December 2, 2014, even though less than 160 ft² will be disturbed.
- ✓ Only a licensed asbestos contractor, licensed by the Nevada Occupational Safety and Health Administration may perform asbestos removal.

As per the EPA's Applicability Determination Index for Condominiums, Co-ops and Lofts (Control Number C71):

"With regard to work in individual units, the responsibility should be on the condominium or co-op board to ensure that it is notified, in advance, when renovation or demolition involving asbestos will occur within a unit."

Under EPA's regulations it is the condominium association's responsibility to ensure compliance with the Asbestos NESHAP rule. The condominium board is therefore responsible for communicating to each individual unit owner to establish that each unit owner acknowledges and understands their respective responsibility to comply with these rules.

For questions or complaints regarding demolition or renovation activities involving the presence of asbestos-containing materials, contact **the Clark County Department of Environment and Sustainability, Division of Air Quality at (702) 455-5942 or send an e-mail to DustHotline@ClarkCountyNV.gov.**

The EPA has more information on asbestos at: <https://www.epa.gov/asbestos>.

It is also recommended that you contact the State of Nevada OSHA regarding their requirements for the disturbance of asbestos containing materials: <https://www.4safenv.state.nv.us>.