



togetherforbetter

## Environment & Sustainability

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### Attention: Rental Property Owners & Property Managers

Because of serious health risks associated with asbestos exposure, the U.S. Environmental Protection Agency (EPA) established regulations applying to building renovation and demolition in 40 CFR 61, "National Emission Standards for Hazardous Air Pollutants" (NESHAP). Section 13.1 of the Clark County Air Quality Regulations incorporates these standards by reference. Renovations and demolitions at apartment complexes with two or more buildings, apartment buildings previously subject to these regulations, and single apartment buildings with more than four units, fall under these regulations.

Please use this checklist as a preliminary guide to make sure your rental property complies with asbestos regulations.

- ✓ An asbestos inspection must be completed before carrying out any renovation or demolition activity affecting the common areas of the apartment complex, or within any individual apartment 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 ft<sup>2</sup> / 260 ft / 35 ft<sup>3</sup> 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 ft<sup>2</sup> will be disturbed.
- ✓ Only a licensed asbestos contractor, licensed by the Nevada Occupational Safety and Health Administration may perform asbestos removal.

Under EPA regulations, it is the responsibility of the owner or operator to ensure compliance with the NESHAP asbestos rule. EPA defines the operator as any person who owns, leases, operates, controls, or supervises the facility being demolished or renovated; any person who owns, leases, operates, controls, or supervises the demolition or renovation operation; or both. Therefore, the property owner, property management company, and contractor are all responsible for ensuring compliance 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](mailto:DustHotline@ClarkCountyNV.gov).**

All the required forms are available on the DAQ Web site at:

[Clark County, NV \(clarkcountynv.gov\)](http://clarkcountynv.gov).

EPA has more information on asbestos, including operations and maintenance guidance for building owners, at:

<https://www.epa.gov/asbestos>.