

# What You Need to Know About Renovation & Demolition

## A Regulatory Summary for Contractors and Building Owners

December 2013

As part of the planning process for any renovation/remodeling or demolition project, an asbestos inspection must be performed to identify any asbestos-containing materials that may be disturbed during the project. The asbestos-containing materials must be removed prior to beginning the project to protect the workers, building occupants and other contractors involved in the project from being exposed to asbestos. Federal and state regulations govern proper identification and handling of asbestos-containing materials to protect human health. Other hazardous substances present in buildings can also pose a risk to human health and the environment. See the Pre-Demolition Environmental Checklist at: <http://dnr.wi.gov/files/PDF/pubs/wa/wa651.pdf>

Four key steps comprise proper handling of asbestos materials when renovating/remodeling or demolishing structures: inspect, notify, remove and dispose.

### INSPECT THE FACILITY

- All affected parts of a facility being renovated or demolished must be inspected for the presence of asbestos-containing materials prior to beginning the renovation or demolition project.
- The inspector must be asbestos inspector certified through the Wisconsin Department of Health Services (DHS). For more information on the Certification Program see: <http://dhs.wisconsin.gov/asbestos/index.htm>

### NOTIFY THE STATE

You must notify the state of demolition and/or renovation activities as described below:

- For a facility being *demolished*, a 4500-113 notification must be submitted to the Department of Natural Resources (DNR). Notification is required regardless of whether or not asbestos is present. The notification must be submitted at least ten working days prior to beginning any demolition activity, including any asbestos abatement.
- For a facility being *renovated/remodeled* where more than 160 square feet or more than 260 linear feet of regulated asbestos-containing material will be disturbed, a 4500-113 notification must be submitted. The notification must be submitted to the DNR at least ten working days prior to beginning the renovation activity, including any asbestos abatement.
- For a facility being *renovated/remodeled*, where less than 160 square feet or less than 260 linear feet of regulated asbestos-containing material, and/or any quantity or category of nonfriable asbestos – containing materials, will be disturbed, a 4500-113 notification must be submitted for DHS.

A 4500-113 notification can be submitted using the online Asbestos Renovation and Demolition Notification system (ARDN) or the paper form. The online system accepts notifications for DNR and DHS projects. Registration for the online system and a printable paper version of 4500-113 can be found at: <http://dnr.wi.gov/files/PDF/forms/4500/4500-113.pdf>.

### REMOVE REGULATED MATERIALS

- All regulated asbestos-containing material that would be disturbed as part of a renovation or demolition must be properly removed before beginning the project. This includes all friable and nonfriable asbestos-containing materials that could be crumbled, pulverized or reduced to powder during the project.
- The individuals removing asbestos-containing materials must be certified through the Wisconsin DHS.

### DISPOSE OF WASTE

- All asbestos-containing waste material must be properly disposed of in leak-tight containers at a landfill approved to accept asbestos.
- All asbestos-containing waste containers must be labeled with the name of the waste generator and location at which the waste was generated.

*Note: All underlined terms are defined on the back of this document.*

## **Definitions:**

**Facility:** Means any institutional, commercial, public, industrial, or residential structure, installation, or building, including any structure, installation, or building containing condominiums or individual dwelling units operated as a residential cooperative, *but excluding a single, isolated residential building having four or fewer dwelling units.* (All structures demolished by fire training are regulated.)

**Demolition:** Means the wrecking or taking out of any load-supporting structural member of a facility together with any related handling operations or the intentional burning of any facility.

**Renovation:** Means altering a facility or one or more facility components in any way, including the stripping or removal of RACM from a facility component.

**Category I Nonfriable Asbestos-Containing Material:** Means asbestos containing packings, gaskets, resilient floor covering and asphalt roofing products containing more than 1% asbestos.

**Category II Nonfriable Asbestos-Containing Material:** Means any material, excluding Category I nonfriable material, containing more than 1% asbestos ... that when dry cannot be crumbled, pulverized, or reduced to powder by hand pressure or by mechanical forces expected to act on the material.

**Friable Asbestos Material:** Means any material containing more than 1% asbestos... that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure.

**Regulated Asbestos-Containing Material(RACM):** Means (a) friable asbestos material, (b) Category I nonfriable asbestos-containing material that has become friable, or has been subjected to sanding, grinding, cutting or abrading, (c) Category II nonfriable asbestos-containing material that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations.

For more information, visit our web page at <http://dnr.wi.gov/topic/Demo/Asbestos.html> or contact Mark Davis, asbestos coordinator, at (608) 266-3658.

**DISCLAIMER** — *This document is intended solely as guidance and does not contain any mandatory requirements except where requirements found in statute or administrative rule are referenced. This guidance does not establish or affect legal rights or obligations and is not finally determinative of any of the issues addressed. This guidance does not create any rights enforceable by any party in litigation with the State of Wisconsin or the Department of Natural Resources. Any regulatory decisions made by the Department of Natural Resources in any matter addressed by this guidance will be made by applying the governing statutes and administrative rules to the relevant facts.*

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