

# ASBESTOS SERVICES



TEC provides asbestos surveys for private and public entities including k-12 and higher education, commercial, industrial, and municipal, state and federal government. Our experienced team of credentialed professionals stays current with state, local and federal regulations and certification requirements. Staff certifications include Certified Management Planner, Project Designer, Contractor Supervisor, and Building Inspector, as well as Certified Industrial Hygienist.

## **Why are Asbestos Surveys Needed?**

Asbestos is a well-known carcinogen that can be found in building materials. When asbestos-containing materials (ACM) are damaged or “friable,” asbestos fibers can be released into the air presenting a health risk to building occupants or workers from inhalation.

The presence or absence of asbestos fibers in building materials cannot be determined based only on visual identification – sampling and laboratory analysis of the material is required, which is accomplished through an Asbestos Survey or Asbestos Screening.

## **When Are Asbestos Surveys Needed?**

Asbestos surveys are commonly required as part of due diligence during commercial real estate transactions or financing, as well as prior to demolition or renovation of buildings.

Buildings constructed prior to 1981 have the greatest risk of having ACM. It is prudent to obtain an asbestos survey on these facilities when suspect ACM is identified, especially if they are in a damaged or friable condition. Many people are under the impression that only older buildings are at risk of containing ACM, which is not true. Asbestos continues to be manufactured and used in some building materials to this day, though much less commonly.

## ***Engineering Client Success***

Therefore, it is important that prior to a demolition or renovation of any building, suspect ACM should be identified prior to disturbance – this is a federal requirement. This is a safeguard since renovation and demolition activities can release asbestos fibers into the air, where they could be inhaled by building occupants and workers. Many local building departments will not issue building permits until an asbestos survey is completed.

## **Types of Asbestos Surveys**

Asbestos surveys are generally tailored to the building characteristics and the client’s needs, but below are some common types of asbestos surveys.

**Asbestos Screening** – Usually requires targeted sampling of suspect ACM, such as areas with damaged and potentially friable suspect ACM.

**Limited Asbestos Survey** – Usually entails somewhat more comprehensive sampling of building materials and suspect ACM.

**Pre-Renovation Asbestos Survey** – Requires sampling of building materials in the areas that are expected to be disturbed during construction and renovation activities.

**Pre-Demolition Asbestos Survey** – The most comprehensive type of survey, this entails surveying all facets of the building including interior and exterior building materials utilizing destructive sampling protocols.

## **Asbestos Removal / Abatement**

TEC also provides services to assist with asbestos removal, including abatement specifications, abatement contractor oversight, air monitoring, and clearance sampling to ensure asbestos fibers are not present in the air after removal.