



Residential Building Asbestos Survey Requirement

Oregon rules require an accredited inspector perform an asbestos survey before a residential building is renovated or demolished. This fact sheet provides a description of the rules and where to get more information.

Asbestos fibers are a respiratory hazard proven to cause lung cancer, mesothelioma, and asbestosis. Asbestos is a danger to public health and a hazardous air pollutant for which there is no known safe level of exposure.

LRAPA's residential asbestos survey rule requires a thorough inspection of a residential building before any renovation or demolition activity, including intentional burning, to determine the presence of friable and non-friable asbestos-containing material, commonly known as ACM. Asbestos consultants and many of the licensed asbestos abatement contractors can provide this service.

Demolition is defined as wrecking that involves the removal of any load-supporting structural member or intentional burning.

Only an accredited inspector may perform the asbestos survey. An accredited inspector must complete training and receive accreditation under the Model Accreditation Program training rules in 40 CFR Part 763.

A copy of the survey report must be kept onsite during the renovation or demolition project and LRAPA can request a copy of the survey report. A survey includes the sampling of materials suspected to contain asbestos, laboratory analysis results to determine asbestos content and an evaluation of the materials to assess their condition.

Survey Exemptions

1. Renovation activities at a residential building with four or fewer dwelling units that was constructed **AFTER** January 1, 2004 does not require an asbestos survey but **ONLY** if it is **NOT** being used as a rental property or a commercial business and is not intended to be demolished. Residential buildings include: site built homes, modular homes constructed off site, mobile homes, condominiums, and duplexes or other multi-unit residential building consisting of four units or less, and will be used as residential dwellings after any asbestos abatement project is completed.
2. If all of the materials at a residential building with four or fewer dwelling units are treated, removed, handled, managed, transported and disposed of as ACM, an asbestos survey is not required.

Contractors and building owners and operators are responsible for ensuring that all ACM is properly handled, removed and disposed prior to any renovation or demolition activity. A contractor or building owner may be subject to enforcement action with civil penalties if ACM is disturbed or mishandled in violation of rule or statute.

Find LRAPA's asbestos survey rules in [Title 43](#). If you have questions or need technical assistance, contact asbestos program staff. Additional information is available on [LRAPA's asbestos website](#).

Alternative formats

Alternative formats of this document can be made available. For more information, call 541-736-1056 or email asbestos@lrapa.org.

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