



U.S. Environmental Protection Agency Applicability Determination Index

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Date: 11/10/1995
Title: Residential Buildings
Recipient: Rohrabacher, Dana
Author: Herman, Steven

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References: 61.141

Abstract:

Q. Does EPA regulate the removal of asbestos from individuals' homes?

A. No, buildings with four or fewer dwelling units are specifically excluded from the definition of facilities to which asbestos regulations apply. Homeowners should be aware that asbestos should be handled carefully to avoid exposure and should investigate potentially applicable local requirements. Contractors removing asbestos in homes need to follow any applicable OSHA requirements.

Letter:

Honorable Dana Rohrabacher
U.S. House of Representatives
Washington, DC 20515

Dear Congressman Rohrabacher:

This is in response to your September 25, 1995, letter requesting that the Environmental Protection Agency (EPA) review Mrs. Anne Spiegel's concern about the requirements for the removal of asbestos in her home.

EPA does not regulate the removal of asbestos from a single family home. EPA regulates demolitions or renovations of "facilities." A facility, as defined in 40 CFR 61.141, specifically excludes residential buildings having four or fewer dwelling units. Although EPA does not regulate the removal of asbestos from a single family home, EPA recommends that if a homeowner removes any asbestos-containing material, the material should be handled carefully (e.g., do not sand, grind, or abrade the asbestos-containing material, minimize the creation of asbestos dust, seal all debris in leak-tight containers, use personal protection equipment, and properly clean any debris generated during the removal) to prevent potential exposure. Additionally, local regulations may apply to the removal of asbestos from a home. For information on the local regulations, the South Coast Air Quality Management District should be contacted at (909) 356-2708.

If a contractor is involved in removing asbestos, then the contractor may be required to follow the Occupational Safety and Health Administration (OSHA) regulations. OSHA's Carol Jones can provide more information concerning OSHA's regulations. She can be reached at (202) 219-7075.

I appreciate the opportunity to be of service to you and trust this information will be helpful to you.

Sincerely,

Steven A. Herman