

*A guide to asbestos compliance for*

# DEMOLITIONS



Air Pollution Control District  
San Luis Obispo County

## Background

The San Luis Obispo County Air Pollution Control District (APCD) implements the asbestos National Emission Standards for Hazardous Air Pollutants Regulation (NESHAP). Before demolishing a regulated structure, **this regulation requires that a survey be conducted for Asbestos Containing Materials (ACM) by a Certified Asbestos Consultant (CAC). This survey must be completed prior to any work being done.** See our [Survey Checklist](#) for survey requirements.

## Am I Subject?

The NESHAP defines a demolition as the removal of any load supporting structural member. Many projects that are typically thought of as “renovations” are considered demolitions under this regulation. The following structures are subject to the NESHAP regulation:

- Any commercial structure
- Any government owned structure
- Any residential structure that is part of “public housing” or government subsidized housing including Section 8 housing.
- Two or more residential structures as part of a single project
- Any structure that was previously subject to the regulation regardless of its current use or function. For example, a single-family residence that was previously used as an office.
- Any structure used for a firefighting training

Single-family residences and apartments with four units or fewer are not subject to NESHAP unless they fall into the above categories. If you have questions about whether your project is subject to the NESHAP, please call the APCD at 805-781-5912.

## Regulated Asbestos Containing Material

Material is considered “Regulated Asbestos Containing Material” (RACM) if it contains more than 1% asbestos and is “friable,” meaning it is crushable with hand pressure. Examples of friable material include dry wall, “popcorn” ceiling material, and thermal insulation. Non-friable asbestos can become friable RACM when mechanical removal is involved (e.g., asbestos-containing mastic that is subject to mechanical grinding).

## Notification Requirements

Regardless of whether any RACM is found, **a notification form is required for all demolitions of regulated structures.** The form and applicable fees must be submitted to the APCD **at least 10 working days prior to performing any asbestos abatement.** This notification shall also include the asbestos survey conducted by a CAC identifying the ACM present. For additional information regarding submittal requirements, please visit our [website](#).

## Further Information

Your project may be subject to further requirements under OSHA regulations. The APCD maintains a list of CACs, contractors, and laboratories [here](#).

**For notification forms or information visit  
SLOCleanAir.org or call us at 805-781-5912.**