

Asbestos Abatement Contractor Performance

During encapsulation, enclosure and/or removal operations, facility management should ensure that the abatement contractor is taking the necessary steps to minimize and control airborne asbestos exposure. The following guidelines should be utilized in conjunction with management's contract evaluation program.

General

- Complete isolation of the work area should be maintained from start to finish where possible.
- The contractor should use a minimum of one layer of six mil plastic to seal the area.
- Fixed objects within the work area should be precleaned using HEPA-filtered vacuum equipment and covered.
- Movable objects should be removed from the work area where possible.
- An airlock system consisting of at least two curtained doorways approximately six feet apart permitting entrance and exit to and from the containment area should be used.
- Change rooms and decontamination areas should be provided to prevent the carrying of dust outside the contaminated work area. A decontamination enclosure system for workers and equipment is essential.
- Caution signs should be posted in accordance with OSHA/EPA requirements to prevent people from entering the area unprotected.
- The contractor should coordinate with the owner for the:
 - Shutdown of all air handling equipment within the work area.
 - Availability of running water.
 - Availability of electrical supply.
 - Assurance of a secure work area, free from interruption.
- Environmental and Personal Protection
 - Air samples should be regularly taken to determine the level of fibers in the air with the intent of providing documentation of good air quality to any and all interested parties. Air monitoring should be performed by or under the direction of a competent industrial hygienist. The air samples should be analyzed by a laboratory accredited by the American Industrial Hygiene Association judged proficient through successful participation in the NIOSH Proficiency Analytical Testing (PAT) Program for asbestos. NIOSH Analytical Method #P&CAM 239 should be utilized for evaluating airborne fibers.

Asbestos should be handled in a wet state in order to minimize dust. A wetting agent mixed in the water should be required.

- Areas adjacent to the work area and those cleaned for reoccupancy should have air samples taken to ensure that the barrier systems and decontamination procedures were adequate in preventing airborne concentrations of asbestos from reaching unacceptable levels. The EPA recommends a minimum of three air samples per worksite. Sampling after clean-up should be done before the fibers settle. It is recommended that the work area should not be declared “clean” until final air samples are documented as containing no more than 0.1 asbestos fibers greater than 5 micrometers in length per each cubic centimeter of air. In addition, there must be no visible dust.
- The contractor should comply with the following:
 - Contractor’s employees within the work area should wear, without exception, a respirator approved by NIOSH for asbestos. As a minimum, it should be “Type B.”
 - Contractor’s employees within the work area should wear, without exception, disposable protective clothing from head to toe.
 - All vacuuming should be done with a vacuum equipped with a HEPA (High Efficiency Particulate Air) filter, not rated less than 99.97% efficient.
 - HEPA-filtered local exhaust ventilation systems should be used on projects where required.
 - Provide twenty-four hour monitoring on pressure differential between the inside and outside of the work area.
 - Such recording should be accomplished with a strip chart.
 - Asbestos material, scrap, debris, etc., should be disposed of in sealed six mil poly bags and, in some cases, in sealed bags inside sealed drums. All waste should be clearly labeled.
 - Employees and equipment that pass from the work area to clean areas should be decontaminated prior to passing through the air locks. Showering and/or HEPA vacuuming should be used to facilitate decontamination.
 - All contaminated waste, clothing, and plastic should be disposed of in accordance with all local, state, and federal regulations.
- Asbestos should be handled in a wet state in order to minimize dust. A wetting agent mixed in the water should be required.
 - Some forms of asbestos (amosite) do not absorb water and should be handled accordingly.
 - Dry sweeping of asbestos should be avoided.
 - In the event that complete asbestos removal can not be achieved, an EPA tested encapsulation spray or coatings should be applied.

The loss prevention information and advice presented in this brochure are intended only to advise our insureds and their managers of a variety of methods and strategies based on generally accepted safe practices, for controlling potentially loss producing situations commonly occurring in business premises and/or operations. They are not intended to warrant that all potential hazards or conditions have been evaluated or can be controlled. They are not intended as an offer to write insurance coverage for such conditions or exposures, or to simply that Great American Insurance Company will write such coverage. The liability of Great American Insurance Company is limited to the specific terms, limits and conditions of the insurance policies issued.
301 E. Fourth Street, Cincinnati, OH 45202 F13558A-LP (01/13)

