

AHERA

Management Planner

U.S. EPA and Cal-OSHA Accredited



AHERA
Management Planner
U.S. EPA and Cal-OSHA Accredited
by The Asbestos Institute

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ISBN: 978-1-7323436-1-0 (softcover)

Library of Congress Control Number: 2018913128

Editor: William T. Cavness
Cover and Interior Design: Nick Zelinger, NZGraphics.com

First Edition

Printed in the United States of America

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EVALUATION AND INTERPRETATION OF SURVEY RESULTS

Introduction

As specified in the AHERA Rule, the building inspection and management plans are designed to complement each other. Information on the presence or absence of ACM, its condition and its location in the building becomes the input data for the management plan. The Management Planner uses the inspection data to determine:

- (1) the relative degree of hazard posed by the various ACM in the building,
- (2) recommended response actions together with the timing of those actions,
- (3) recommended management practices (the O & M program) for any friable ACBM in the building.

SUMMARY OF INSPECTION REPORT

The AHERA Rule requires that the following key items of information be included in the Inspection Report:

- A list of identified homogeneous areas of suspect ACBM materials classified by type of material (surfacing material, thermal system insulation or miscellaneous material).
- The location (through blueprint, diagram or written description) of homogeneous areas and individual sampling locations, the location of friable suspect material assumed to be ACBM and the location of non-friable suspected material assumed to be ACBM. The dates of sampling must also be included.
- The name and signature of each inspector collecting samples and documentation of current accreditation.
- Approximate square or linear footage of any homogeneous area of suspect ACM.
- A copy of the laboratory analyses for each bulk sample and designation of each homogeneous area as ACM or Non-ACM. The dates of sample analyses must also be included.
- The physical assessment of ACBM and placement into one of the following categories:

1. Damaged or significantly damaged thermal system insulation ACM.
 2. Damaged friable surfacing ACM.
 3. Significantly damaged friable surfacing ACM.
 4. Damaged or significantly damaged friable miscellaneous ACM.
 5. ACBM with potential for damage.
 6. ACBM with potential for significant damage.
 7. ACBM with low potential for damage.
- The name and signature of each inspector making assessments and documentation of current accreditation.
 - See 763.93(e)(3) in the AHERA regulation for a detailed list of required elements that must be included in the inspection report.

REVIEW OF SURVEY DATA

The building inspection will produce three types of survey data:

- (1) field data on building characteristics, homogeneous sampling areas where assessments were performed (functional areas), suspect materials assumed to be ACBM but not sampled
- (2) results of laboratory analyses of bulk samples for asbestos
- (3) physical assessment data on suspect ACBM.

FIELD DATA

The Management Planner should first review the Building Inspector's field data to become familiar with the building and the suspect, assumed and confirmed ACBM. All of the Inspector's data sheets (floor plans or sketches, maps or sketches of homogeneous areas, assumed ACBM location forms) should be reviewed during a building walk-through. The Management Planner should also be certain the inspection was performed by an accredited inspector.

LABORATORY ANALYSES

The Building Inspector's bulk sample data forms should be compared with the laboratory reports to verify which samples and which homogeneous areas contain asbestos. The Inspector's summary describing the type and location of ACBM, and the extent of each homogeneous area should then be checked for accuracy during the building walk-through.

PHYSICAL ASSESSMENT DATA

Finally, the Building Inspector's reports on the physical assessment of friable ACBM should be examined. Checks of all friable, TSI and damaged ACBM should be made during the building walk-through to verify the assessment. Discrepancies between the Building Inspector's and the Management Planner's assessments should be noted. Any significant difference (i.e., a change in damage or potential for damage category) should trigger a complete reassessment of all functional areas by the Management Planner.

INSPECTION REPORT COMPLIANCE CHECKLIST

This checklist is designed to enable you to determine if your inspection report contains each and every element required by law. This checklist is for inspections completed on or after December 14, 1987.

GENERAL:

- 1. Each building inspected separately.
- 2. The date of the inspection.
- 3. The signature of each accredited person making the inspection.
- 4. The state of accreditation of each accredited person making the inspection.
- 5. The accreditation number of each accredited person making the inspection.

HOMOGENEOUS AREAS:

- 6. An inventory of suspect ACBM in each building.
- 7. Identification of surfacing, thermal system insulation or miscellaneous material.
- 8. Quantification of suspect ACBM in each building.
- 9. Location of suspect ACBM in each building.
- 10. Identification of friability of each suspect ACBM.
- 11. Exact location of each sample collected.
- 12. Date each sample was collected.
- 13. Identification of homogeneous areas of assumed ACBM.

SAMPLING:

- 14. A description of the manner used to determine sampling locations.
- 15. The name and signature of each accredited inspector who collected the samples.
- 16. The state of accreditation of each accredited inspector who collected the samples.
- 17. If applicable, the accreditation number of each accredited inspector who collected the samples.