



# HAZARDOUS MATERIALS LEGISLATION

*"Explained Simply"*

Presented by



# DISCLAIMER

*BCCSA and members of the Fire & Flood Restoration Program Technical Advising Committee (FFRP TAC) are not providing legal advice as part of this presentation.*

*The focus is on reviewing applicable legislation, identifying the risks associated with hazardous materials, and sharing practical, real-world solutions to help manage those risks.*



# BC ASBESTOS – A BRIEF HISTORY

## Asbestos Industry in BC - 1980s to Now

What has changed?

How it affects today's practices?

How is this relevant to the insurance industry?

What are the roles and responsibilities?



# OVERVIEW

- **Why it Matters & Real World Situations**
- **Explanation of Legislation**
- **OHSR 6 – Asbestos**
- **OHSR 20.112 - Hazardous Materials**
  - Definition of Hazardous Material
  - Definition of Qualified Person
  - When is an HMI required and Explanation of the Regulations
  - Explanation of 1990 Guideline change for Asbestos
  - Asbestos Report VS Pre-demolition Hazardous Materials Survey
  - Explanation of Clearance Letter
- **Breach process to maintain Compliance**



# The Fire and Flood Restoration Program (FFRP) Technical Advisory Committee (TAC)

The Fire and Flood Restoration Program (FFRP) Technical Advisory Committee (TAC) was formed in 2005 as the British Columbia Association of Restoration Contractors (BCARC).

It was the first association in North America devoted exclusively to workplace health and safety issues in the fire and flood restoration industry. BCARC amalgamated with the BCCSA in 2016 and the committee continues to deliver safety training and resources to the restoration industry under the Fire and Flood Restoration Program (FFRP).



# BUILDING A COMMON APPROACH

The FFRP's goal is to identify and manage the hazards that are unique to restoration and many of those hazards are not obvious, not immediate, and not well understood outside the industry. FFRP has also contributed to guidance on roles and responsibilities including the role of insurance representatives on site



WORK SAFE BC

## WorkSafe Bulletin

### Ensuring restoration worker safety after a structural fire

Every year, structural fires cause devastating damage to homes, commercial buildings, and surrounding areas. After a fire, workers engaged in activities in and around fire-damaged structures may face many hazards as they assess, clean up, or restore damaged buildings. Before allowing workers to access a site, employers must identify the hazards, assess the risks, and establish effective safe work procedures. This bulletin gives restoration contractors an overview of how to do this. It assumes that first responders have already completed their work (i.e., all utilities have been shut off and the fire has been fully extinguished) and the fire department and a structural engineer have deemed the structure safe for workers to enter.

#### What are the hazards?

##### Air quality

After a fire, air quality can be affected by smoke, soot, and ash. A fire may also release other hazardous materials into the air from burned items, and there may be fire retardants and residue in the area. These can all cause irritation if breathed in or if they come in contact with the skin. Many of these chemicals may cause cancer.

##### Structural damage

Fire damage can lead to unstable buildings, walkways, and covered parking areas. Within a building, the stairs, floors, and roof can be particularly unstable and hazardous.

##### Hazardous environments

• Soot and ash may build up on surfaces. The damage may also expose asbestos, lead, or other harmful substances within structures.



A qualified person must perform a risk assessment and wear appropriate PPE prior to entering a structure.

And the fire may damage containers holding hazardous materials.

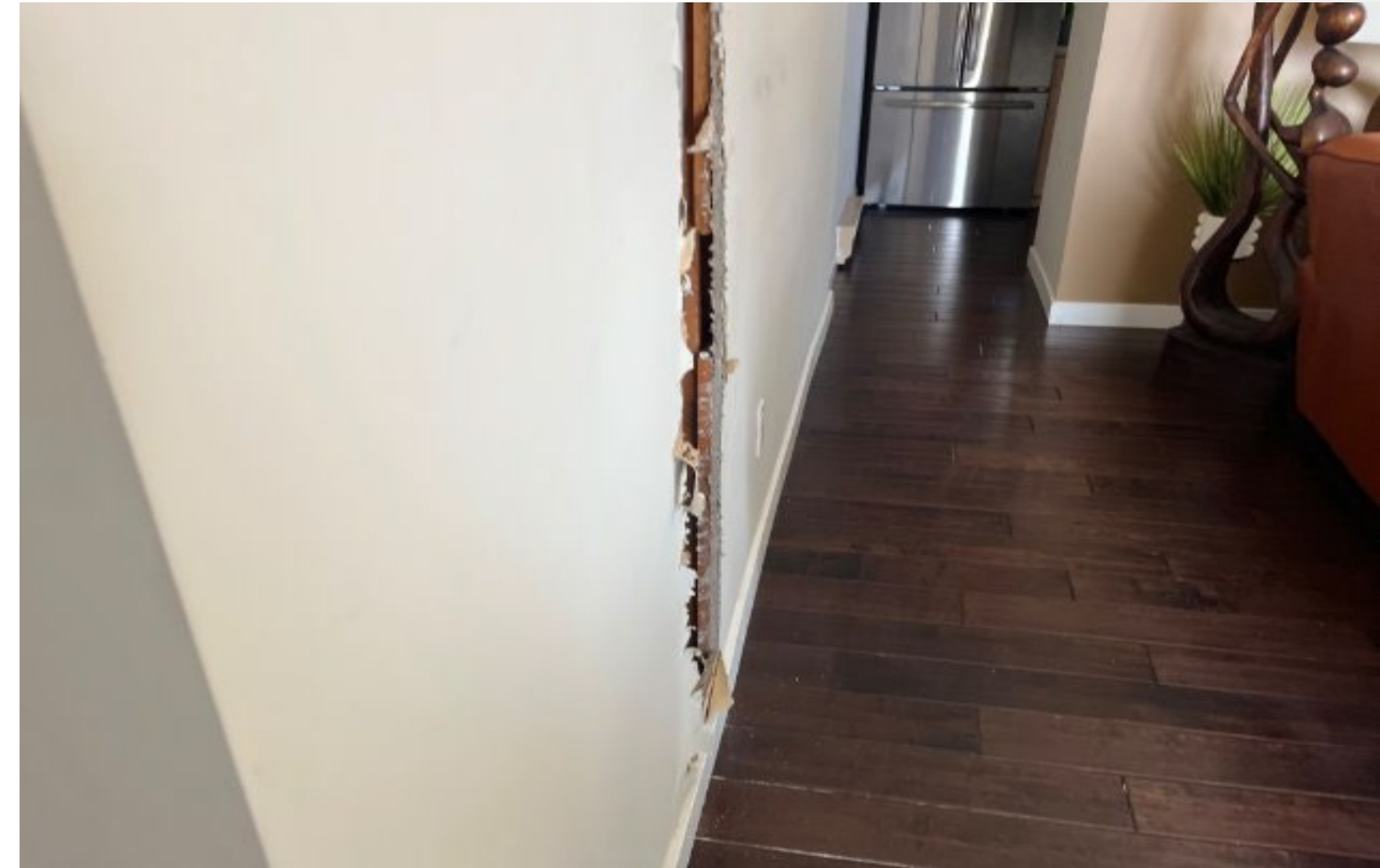
• The use of gasoline-powered tools such as chainsaws, as well as diesel or gasoline generators used to power ventilation fans and other equipment, can result in carbon monoxide buildup.



# SOME HAZARDS ARE MORE OBVIOUS THAN OTHERS

## Immediate danger vs invisible killers

*The greatest risks in restoration are not what you can see they're what you breathe, ingest or absorb.*



# RESTORATION HAZARDS BEYOND ASBESTOS

- Whether an adjuster or restoration technician walks on to a worksite - they are considered a **worker**.
  - Noncompliance is a **risks for employers**.
- Workers must be protected from hazards.
- **Simply putting on a respirator does not mean you are meeting regulatory requirements .**
- **PPE is the last line of defense**
- Training, ECP's, Respiratory Programs are required.



# THE REAL HAZARD IS WHATS LEFT BEHIND

- Asbestos is only one of thousands of hazardous particulate in a fire.
- **84.6% of firefighter line-of-duty deaths are cancer-related.**
- The Canadian firefighter cancer policy explicitly recognizes:
  - Skin absorption through contaminated environments.
  - Asbestos, benzene, formaldehyde, PAHs.
  - Synthetic material combustion products.



# OHSR PART 6

**The Workers Compensation Act and Regulations are law.**

Guidelines help interpret the regulations, but they are not legally enforceable.

Today, we'll focus on:

**OHSR Part 5.99** – Hazardous Substances

**OHSR Part 6** – Substance-Specific Requirements

**OHSR Section 20.112** – Hazardous Materials














Mobile app for OHS Regulation



The screenshot displays the WorkSafeBC website's 'Searchable OHS Regulation &amp; related materials' page. At the top, the 'WORK SAFE BC' logo is visible alongside navigation links for 'Forms &amp; Resources', 'Law &amp; Policy', 'About Us', and 'Contact Us', along with a 'Log in to online services' button. A search bar is present with the placeholder text 'Search worksafebc.com'. Below the search bar, a breadcrumb trail reads 'Home &gt; Law &amp; Policy &gt; Occupational Health &amp; Safety &gt; Searchable OHS Regulation &amp; related materials'. The main heading is 'Searchable OHS Regulation &amp; related materials'. A paragraph explains that the Occupational Health and Safety (OHS) Regulation and the OHS provisions of the Workers Compensation Act contain legal requirements for workplace health and safety. A search box labeled 'Search OHS Law &amp; Policy' with an orange 'Search' button is provided. Below this, a note states: 'Use quotation marks to search exact phrase (e.g., "fall protection"). To print, add selections to My Handbook (they will be saved for the duration of your web session)'. A section titled 'Or browse through' includes a 'My Handbook (0)' button and a list of categories with expandable arrows: 'Workers Compensation Act', 'OHS Regulation', 'OHS Policies', 'OHS Guidelines', 'WCB Standards', and 'Other legislation'. On the right side, a 'Latest updates' section lists several recent changes, including updates to laser device standards, exposure limits for hazardous substances, emergency planning for hazardous substances, and ROPS seat belt requirements.

# OHSR PART 6

OHSR Part 6.1 -6.132 covers Substance Specific Requirements for the following:

ASBESTOS	BIOLOGICAL AGENTS	HAZARDOUS DRUGS	LEAD	PESTICIDES	SILICA	TOXIC PROCESS GASES
						
 <p>Fibrous mineral once commonly used in insulation, flooring, and building materials.</p>	 <p>Bacteria, viruses, mold, fungi or other organisms that can cause infection, allergy or illness.</p>	 <p>Medications that can cause harm to workers when handled, prepared or administered.</p>	 <p>Toxic metal that can be found in old paint, dust, plumbing and other materials.</p>	 <p>Chemicals used to kill pests that can be harmful if inhaled, ingested or absorbed.</p>	 <p>Crystalline dust from materials like concrete, stone and sand that can damage lungs.</p>	 <p>Gases released during industrial processes that can be toxic, asphyxiating or flammable.</p>

# OHSR PART 6

**OHSR Part 6.1- 6.32** - covers Asbestos regulations only.

**OHSR 6.4** – Inventory, This regulation outlines the need for the workplace to have an Asbestos Inventory to track the removal of existing asbestos.

Often representative destructive sampling is not completed due to damage to the facility, so visual identification is completed by the qualified person.

This survey does not meet the requirements for demolition and renovation.

## 6.4 Inventory [Copy section link](#)

- (1) The employer and the owner must ensure that a qualified person
  - (a) collects representative samples of the materials in the workplace that the qualified person suspects contain asbestos, and
  - (b) determines whether each of the samples is asbestos-containing material in accordance with,
    - (i) in the case of a sample that is not vermiculite insulation, one of the methods set out in paragraph (a)(i) to (iii) of the definition of "asbestos-containing material" in section 6.1, and
    - (ii) in the case of a sample that is vermiculite insulation, the method set out in paragraph (b) of the definition of "asbestos-containing material" in section 6.1., and
  - (c) prepares an inventory of all asbestos-containing materials in the workplace that includes the following information:
    - (i) with respect to each representative sample collected under paragraph (a),
      - (A) the specific location of the sample,
      - (B) a description of the sample,
      - (C) whether the sample is asbestos-containing material as determined under paragraph (b),
      - (D) the method, set out in paragraph (a)(i) to (iii) or (b) of the definition of "asbestos-containing material" in section 6.1, used to determine if the sample is asbestos-containing material, and
      - (E) if the sample is determined to be asbestos-containing material, the type of asbestos, as determined under paragraph (b), and the percentage of the sample that is comprised of that asbestos;
    - (ii) with respect to each material that, under subsection (2), is treated under this Part as asbestos-containing material because it is inaccessible or not practicable to sample,
      - (A) the specific location of the material or, if the specific location is not known, the presumed location of the material,
      - (B) a description of the material, and
      - (C) how it is determined that the material is inaccessible or not practicable to sample;
    - (iii) the location of each of the asbestos-containing materials, including by using drawings, plans or specifications.

# OHSR PART 6

**OHSR Part 6.4(4)** The inventory must be updated when renovations remove the asbestos containing materials.

This is the responsibility of the owner of the building & employer of the workers with the building not the remediation contractor.

- (3) The employer or the owner satisfies the employer's or owner's obligations under subsection (1) if the employer or the owner ensures that an existing inventory of all asbestos-containing materials in the workplace meets the requirements of subsection (1).
- (4) The employer and the owner must
  - (a) keep the inventory current, and
  - (b) make a record of any changes made to the inventory.
- (5) The employer and the owner must provide each other with a copy of the inventory and record referred to in subsection (4) if the other does not already have a copy.
- (6) The employer must ensure that a copy of the current version of the inventory is readily available at the workplace.
- (7) The employer and the owner must retain
  - (a) the current version of the inventory until all the asbestos-containing materials are removed from the workplace, and

# OHSR PART 6

**OHSR 6.5** – Identification, This regulation outline the need for labeling of asbestos containing materials within the workplace.

**OHSR 6.6** - Assessment and classification, This regulation outlines the need for a qualified person to provide a risk assessment before any demolition, alteration or repair where asbestos may be disturbed.

## **6.5 Identification** [Copy section link](#)

The employer and the owner must ensure that all asbestos-containing materials present in the workplace are identified by signs, labels or, when these are not practicable, other effective means.

[Amended by B.C. Reg. 9/2017, effective May 1, 2017.]

## **6.6 Assessment and classification** [Copy section link](#)

- (1) The employer must ensure that a risk assessment is conducted by a qualified person on asbestos-containing material identified in the inventory referred to in section 6.4(1)(c) or (3), as applicable, with due regard for the condition of the material, its friability, accessibility and likelihood of damage, and the potential for fibre release and exposure of workers.
- (2) The employer must ensure that a risk assessment has been conducted by a qualified person before any demolition, alteration, or repair of machinery, equipment, or structures where asbestos-containing material may be disturbed.
- (3) Before a work activity that involves working with or in proximity to asbestos-containing material begins, the employer must ensure that a qualified person assesses the work activity and classifies it as a low risk work activity, a moderate risk work activity or a high risk work activity.

# OHSR PART 20.112(1)

**Part 20** of the regulations covers Construction, Excavation and Demolition.

**OHSR 20.112** – Outlines Hazardous Materials.

**OHSR 20.112(1)** – Outlines definitions.

## **20.112 Hazardous materials** [Copy section link](#)

(1) In this section:

*"hazardous material"* means a hazardous substance, or material containing a hazardous substance, including

- (a) asbestos-containing material,
- (b) lead or any other heavy metal, or
- (c) toxic, flammable or explosive material,

that may be handled, disturbed or removed in the course of the demolition or salvage of machinery, equipment, a building or a structure, or the renovation of a building or structure;

*"qualified person"*, except in subsections (7) and (8), means a person who

(a) has, through education and training, knowledge of the management and control of the hazardous materials that the qualified person is made aware of by the employers, and the owner, or that are reasonably foreseeable by the qualified person, as being

(i) on or in the machinery, equipment, building or structure that is the subject of the demolition, salvage or renovation, or

(ii) at the worksite, and

(b) has experience in the management and control of those hazardous materials.

# OHSR PART 20.112(1)

## Credentials of a qualified person

When asbestos-containing materials may be present, a qualified person should be an occupational health and safety professional with occupational hygiene experience related to asbestos. These persons would include the following:

- A Certified Industrial Hygienist (CIH), Registered Occupational Hygienist (ROH), or Registered Occupational Hygiene Technologist (ROHT) with education and experience specific to asbestos management and work procedures.
- A Certified Safety Professional (CSP), Canadian Registered Safety Professional (CRSP), or Professional Engineer with education and experience specific to asbestos management and work procedures.
- People with extensive occupational health and safety experience in the asbestos abatement industry who can do the following:
  - Prepare asbestos hazard identification and risk assessments.
  - Prepare asbestos safe work procedures.
  - Collect samples of materials suspected of containing asbestos.
  - Collect air samples during asbestos abatement projects.
  - Conduct workplace inspections and prepare inspection reports.

These people must have specific knowledge obtained through the completion of recognized education and training courses in asbestos consultation and abatement, as well as hands-on experience.

## Safe Work Practices for Handling Asbestos



WORK SAFE BC

# OHSR PART 20.112(2)

This part of the regulation outlines when a Pre-Demolition Hazardous Materials Survey is required:

- This survey is to identify all hazardous materials outlined in the definitions of this part.
- Must be in place before work begins.
- Responsibility of all employers and the owners.
- Conducted by a Qualified Person.

**TOP 3 Health & Safety Orders** *written by Officers*

**Hazardous Materials**  
OHSR 20.112(2)

Before work begins on the demolition or salvage of machinery, equipment, a building or a structure, or the renovation of a building or structure, all employers responsible for that work, and the owner, must ensure that a qualified person inspects the machinery, equipment, building or structure and the worksite to identify the hazardous materials, if any.

(2) Before work begins on the demolition or salvage of machinery, equipment, a building or a structure, or the renovation of a building or structure, all employers responsible for that work, and the owner, must ensure that a qualified person inspects the machinery, equipment, building or structure and the worksite to identify the hazardous materials, if any.

# ASBESTOS INVENTORY VS PRE DEMO SURVERY

## Asbestos Inventory

- For tracking the removal of existing asbestos from the workplace / facility
- Often not representative sampling
- Nondestructive, often visual
- Not intended for demolition, renovation or construction
- Must be updated after renovation work
- Doesn't include all hazardous materials
- Required by law

## Pre-Demolition Hazardous Materials Survey

- Scope specific
- Representative sampling
- Destructive sampling
- Intended for demolition and renovation
- Includes all hazardous materials
- Outlines current conditions of building materials
- Required by law

# GUIDELINES – WHAT ABOUT 1990?

## What we used to believe:

- Asbestos banned in building materials around 1980.
- By 1990, remaining stock assumed to be used up.
- Pre-1990 = risk.
- Post-1990 = low/no risk.

## What we now know:

- Asbestos has been found in materials installed after 1990.
- Supply chains, leftover stock, and imported materials blur the timeline.

## What changed (2024):

- WorkSafeBC removed the 1990 cutoff from guidance.
- No more “safe date” assumptions.

### Other requirements

The *BC Building Code* and various municipal bylaws also have requirements regarding demolition procedures. The owner or employer should check with the appropriate local authority for further details.

### Ten General Steps to Compliance with asbestos abatement requirements for a house (built pre-1990) or a building planned for demolition, renovation, or salvage work

(1) A house or building is to be demolished, renovated, or salvaged.



(2) The building owner (or owner's representative) or the employer (e.g., builder, demolition contractor) retains a qualified person (usually a consultant) to perform a risk assessment and asbestos survey before conducting work where asbestos may be disturbed.



(3) The qualified person inspects the house or building, collects representative bulk samples, and has the samples analyzed by a qualified laboratory.



(4) The qualified person prepares a report that identifies all inspection results (including drawings, plans, or specifications), the results of the risk assessment, and scope of work for the abatement of the asbestos.



(5) The report containing the inspection results is provided to the owner or employer. The inspection report must

# GUIDELINES – WHAT’S NEW!

- New Guidelines removed the reference of 1990.
- Does not mean all building materials need to be sampled in post 1990 construction.
- Surveys must include reasoning for not sampling.

## 10 Steps to Compliance with Asbestos Abatement Requirements

Most asbestos-containing materials were phased out by the early 1990s. However, asbestos has been found in a few types of construction materials in relatively new buildings (as recently as 2018). The qualified person must use their education, training, and experience to determine a sampling strategy.

(1) A home or building is to be demolished, renovated, or salvaged.



(2) The building owner (or owner's representative) and the employer (e.g., builder, demolition contractor) retains a qualified person (a certified asbestos surveyor) to perform a risk assessment and asbestos survey before conducting work where asbestos may be disturbed.



(3) The qualified person inspects the home or building, collects representative bulk samples, and has the samples analyzed by a qualified laboratory.



(4) The qualified person prepares a report that identifies all inspection results (including drawings, plans, or specifications), the results of the risk assessment, and the scope of work for abatement of the asbestos.



(5) The report containing the inspection results is provided to the owner or employer. The inspection results must be available at the worksite.



(6) The owner or employer retains a licensed asbestos abatement contractor with certified workers. A Notice of Project (NOP) form with written work procedures is submitted to WorkSafeBC 48 hours before asbestos removal work begins.



(7) Safe removal and disposal of identified asbestos occurs.



(8) After the asbestos removal, the owner or employer receives written confirmation that the asbestos specified for removal on the NOP has been safely removed. A copy of the inspection report is available at the site.

# NONCOMPLIANCE ORDERS



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[Incident investigations](#)

## Search for penalties

**Firm:** [REDACTED]

**Worksite:** Langley

**Current amount:** \$157,050.79

**Date imposed:** June 29, 2023

This firm was contracted to conduct restoration work at a school building. WorkSafeBC inspected the worksite and determined the firm had removed a material it had later identified as asbestos-containing vermiculite insulation. The firm had not used appropriate safe work procedures or respiratory protection during the removal. In addition, no negative air unit had been used and the HVAC vents had not been sealed off during the removal. The firm failed to ensure workers were adequately instructed and trained in identifying asbestos containing materials (ACMs) at the worksite, and failed to take the necessary precautions to protect workers before allowing work that would disturb ACMs. The firm also failed to ensure that, before starting work with ACMs, it adequately secured all openings to prevent the release of asbestos fibres into other areas. In addition, the firm failed to provide its workers with the information, instruction, training, and supervision necessary to ensure their health and safety. These were all high-risk violations.

**Review or appeal status:**

**Sector:** Construction

**Classification unit:** Fire and Flood Restoration

**Updated to:** June 30, 2023

# OHSR PART 20.112(2) - SUMMARY

Pre-Demolition surveys are required by law before any renovation, demolition, or restoration work.

- Applies to all buildings regardless of age.
- Must be completed by a Qualified Person (QP).
- Identifies all hazardous materials (if any).
  
- Owners + Employers are responsible.
- Must be done before work begins.
  
- Inventory ≠ Pre-Demo Survey.
  - Inventory = record only.
  - Pre-Demo = intrusive + required for disturbance.
  
- No “post-1990 safe” assumption.
- QP must justify (with data) if not sampling.



# OHSR PART 20.112(3)

**OHSR 20.112(3)** – Outlines what information should be detailed in the Pre-Demolition Hazardous Materials Survey.



- (3) In conducting an inspection and identifying the hazardous materials, if any, under subsection (2), a qualified person must do the following:
- (a) collect representative samples of the material that may be hazardous material;
  - (b) identify each representative sample and determine whether it is hazardous material;
  - (c) if the actions under paragraphs (a) and (b) are not practicable, or not appropriate in the circumstances, use other sufficient means to identify the hazardous materials, if any;
  - (d) based on the actions taken under paragraphs (a) and (b) or (c), determine the location of each of the hazardous materials identified;
  - (e) make a written report of the inspection, including,
    - (i) if the actions under paragraphs (a) and (b) were taken,
      - (A) the location of each representative sample, and
      - (B) the identity of each representative sample and whether it is hazardous material,
    - (ii) if the actions under paragraph (c) were taken, the identity of each of the hazardous materials, if any,
    - (iii) a description of the methods used under paragraph (b) or (c),
    - (iv) the location, as determined under paragraph (d), of each of the hazardous materials identified, including by using drawings, plans or specifications, and
    - (v) the approximate quantity of each of the hazardous materials identified.

# OHSR PART 20.112(4)

**OHSR 20.112(4)** - Outlines the Pre-Demolition Hazardous Materials Survey must be posted onsite for workers to review.

(4) All employers responsible for work being carried out on the worksite where the demolition or salvage of the machinery, equipment, building or structure, or the renovation of the building or structure is taking place, and the owner, must ensure that the following information is available at the worksite:

(a) a report made under subsection (3)(e);

(b) a report made under subsection (6)(e);

(c) a written confirmation under subsection (8).

# OHSR PART 20.112(5)

**OHSR 20.112(5)** - Outlines Hazardous Materials must be safely removed.

(5) All employers responsible for containing or removing any of the hazardous materials identified under subsection (2) or (6) must safely contain or remove those hazardous materials.



# OHSR PART 20.112(6)

**OHSR 20.112(6)** – Outlines, if more Hazardous Materials are found work must stop and additional sampling must be conducted, and the Pre-Demolition Hazardous Materials Survey must be updated.

- (6) If, after written confirmation is provided under subsection (8), a person discovers material that may be hazardous material on or in the machinery, equipment, building or structure or at the worksite, not previously determined to be hazardous material under this section, all employers responsible for the demolition or salvage of the machinery, equipment, building or structure, or the renovation of the building or structure, and the owner, must ensure that a qualified person does the following:
- (a) collects representative samples of the material;
  - (b) identifies each representative sample and determines whether it is hazardous material;
  - (c) if the actions under paragraphs (a) and (b) are not practicable, or not appropriate in the circumstances, uses other sufficient means to determine if the material is hazardous material;
  - (d) based on the actions taken under paragraphs (a) and (b) or (c), determines the location of the hazardous material, if any;
  - (e) makes a written report, including,
    - (i) if the actions under paragraphs (a) and (b) were taken,
      - (A) the location of each representative sample, and
      - (B) the identity of each representative sample and whether it is hazardous material,
    - (ii) if the actions under paragraph (c) were taken, the identity of the hazardous material, if any, and
    - (iii) if hazardous material was identified, the location of the hazardous material, including by using drawings, plans or specifications.

# OHSR PART 20.112(7)

**OHSR 20.112(7)** - Outlines that if suspected asbestos containing building materials are found during demolition or renovation the work must cease, and the materials must be safely contained by a trained worker to minimise the spread of the building material until a QP samples and provides an updated Pre-demolition Hazardous Materials Survey.

(7) All employers responsible for the demolition or salvage of the machinery, equipment, building or structure, or the renovation of the building or structure, and the owner, must ensure that, with respect to the hazardous materials identified under subsection (2) or (6),

(a) no demolition, salvage or renovation work that may disturb the hazardous materials, other than work necessary to safely contain or remove the hazardous materials, is carried out until the hazardous materials are safely contained or removed, and

(b) a qualified person complies with subsection (8).

# OHSR PART 20.112(8)

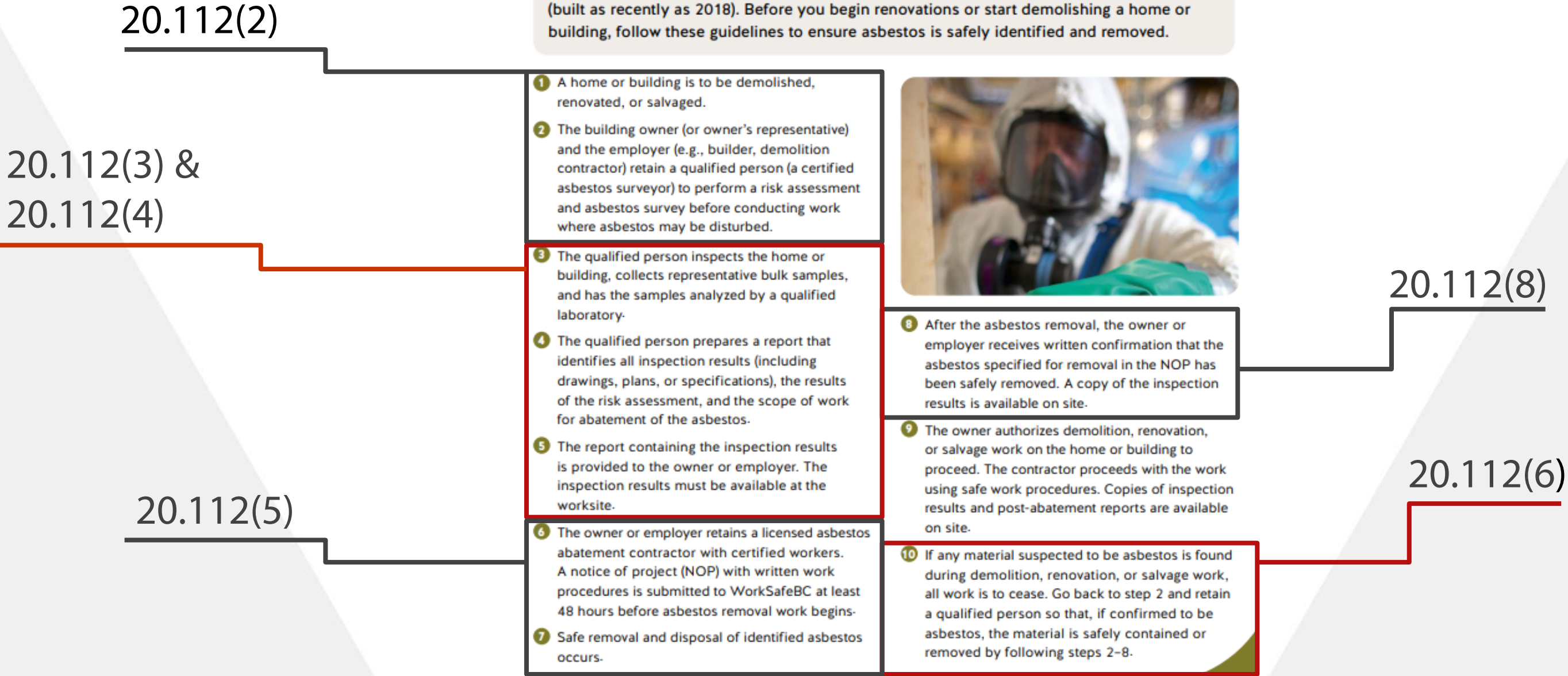
**OHSR 20.112(8)** - Outlines that a QP provides a clearance letter stating the site is safe for re-entry. Air Clearance is required for High-Risk abatement.

(8) A qualified person must ensure, and confirm in writing, that the hazardous materials identified under subsection (2) or (6) are safely contained or removed.

# 10 STEPS OF COMPLIANCE

## 10 steps to complying with asbestos abatement requirements

Most asbestos-containing building materials were phased out by the early 1990s. However, asbestos has been found in a few types of construction materials in relatively new buildings (built as recently as 2018). Before you begin renovations or start demolishing a home or building, follow these guidelines to ensure asbestos is safely identified and removed.



# REAL WORLD EXAMPLE

Barriers to a streamlined claim when dealing with hazardous materials.

- Disturbed untested building materials – Stop!
- Discovery of additional untested building materials such as 2nd layer of flooring missed by initial survey – Stop!
- Discovery of untested building materials during abatement. – Stop!



# WORKFLOW IN AN EMERGENCY

In the event of a loss that has disturbed building materials compliance must be maintained to immediately contain and minimise the spread of potential contamination.

## Two options to maintain compliance and safety:

1. Assume materials are containing of hazardous materials and immediately complete a limited clean up by trained workers under an Emergency Notice of Project and follow the required abatement protocols.

2. Delineate the affected area safely and await a Pre-Demolition Hazardous Materials Survey from a Qualified Person

# SUMMARY

**At the end of the day, it's simple, know what you're working with, deal with it properly, and don't start until you're sure.**

- **You must have a Pre-Demo Survey before any work starts.**
  - It must be done by a Qualified Person (QP).
  - Owners + Employers are responsible.
- **Building age does not matter.**
  - Asbestos can be found after 1990 (2024 update).
- An Inventory is NOT a Pre-Demo Survey.
- If materials are disturbed → STOP + CONTAIN.
- If new materials are found → QP must resample + update survey.
- After removal → Clearance report is required.
- No Survey = No Work.

# RESOURCES



**WSBC: 10 Steps to Compliance**



**OHSR Part 4: General Duties of Employers, workers and Others**



**OHSR Part 6: Substance Specific Requirements**



**OHSR Part 20.112: Construction, Excavation and Demolition - Hazardous Materials**



**OHS Guidelines Part 20.112: Construction, Excavation and Demolition - Hazardous Materials**



**WSBC: Handling Asbestos Safe Work Practices**