

Asbestos Exposure

What building owners need to know



Building owners

Exposure to asbestos may threaten the health of employees, contractors, subcontractors, tenants, or their employees. If you are a building owner or if you are in control of a building's management and recordkeeping, you are required to comply with specific duties listed in Oregon OSHA's asbestos standards for general industry, 1910.1001, and construction, 1926.1101. These building owner responsibilities do not apply to private homeowners when they have work done on their own homes.

- You must perform a survey to identify asbestos-containing or presumed asbestos-containing material (PACM), its quantity, and its location. Asbestos-containing material (ACM) contains more than 1 percent asbestos. Each distinct layer must be sampled independently. You cannot use composite sample results.
- You must maintain asbestos-survey records and inform your employees, contractors, subcontractors, and tenants' employees about the location of any ACM and PACM.
- You must adequately label ACM and PACM except if it has been modified by a coating or binder and cannot release fibers under normal conditions; for example, floor tiles.
- You must inform housekeeping employees who are potentially exposed to ACM and PACM through housekeeping tasks about potential exposure and provide asbestos-awareness training.
- You must conduct periodic checks on ACM and PACM to determine if it has deteriorated, in which case you must take steps to remove, repair, or encapsulate it.



Asbestos surveys

Building and facility owners are required to conduct a survey to determine the presence, quantity, and location of PACM and ACM. The purpose of the survey is to identify and communicate asbestos hazards. The standard allows for the presumption that all thermal systems insulation (TSI) (e.g., hot-water-pipe insulation), sprayed-on and troweled-on surfacing material (e.g., acoustic ceilings), and all vinyl floor materials in buildings built before 1981 contain asbestos. The person making the assumption is not required to have specific technical training or accreditation but must be knowledgeable about asbestos rule requirements. To refute the assumption of PACM, an accredited inspector (AHERA certified) or certified industrial hygienist must conduct the sample evaluation and collection. Accredited labs must do the analysis.



Any survey format — such as a blueprint, sketch, or written narrative — that adequately identifies the presence, quantity, and location of PACM and ACM is acceptable. Keep in mind that ACM is found in numerous applications other than TSI and surfacing material, including wall board, ceiling tile, siding, gaskets, and cement pipe.

Disturbing ACM or PACM or renovation activities involving ACM or PACM must be done in accordance with 1926.1101. Contact the Department of Environmental Quality (DEQ) for asbestos accrediting, licensing, and notification requirements.

Labels and signs

Labels must be attached or signs posted to notify employees about materials or areas that contain asbestos, e.g., insulated hot-water pipes or an entrance to a mechanical room. The label or sign must include the following:



Awareness training

Awareness training for housekeeping staff members who have potential exposure to asbestos must contain the following elements:

- Health effects of asbestos
- ACM/PACM locations
- Recognizing ACM/PACM damage
- Explanation of asbestos regulations
- Release-response instructions

Any knowledgeable person may conduct the training. The training must be performed initially and be repeated annually; however, there is no specified length of time required for the training.

The Oregon OSHA Resource Center has asbestos-awareness videos and publications that you can use as part of the training. Visit [osha.oregon.gov/media](https://www.osha-oregon.gov/media).

Questions?

Oregon OSHA has field offices across Oregon. If you have questions or need information, call us at 800-922-2689 (toll-free), or call one of the offices listed below.

Portland

503-229-5910

Consultations: 503-229-6193

Eugene

541-686-7562

Consultation: 541-686-7913

Bend

541-388-6066

Consultation: 541-388-6068

Medford

541-776-6030

Consultation: 541-776-6016

Pendleton

541-276-9175

Consultation: 541-276-2353

Salem

503-378-3274

Consultation: 503-373-7819



Salem Central Office

350 Winter St. NE

P.O. Box 14480

Salem, OR 97301-3882

Phone: 503-378-3272, Fax: 503-947-7461

800-922-2689 (toll-free)

en Espanol: 1-800-843-8086

Website: [osha.oregon.gov](https://www.osha.oregon.gov)

Department of Environmental Quality

811 SW Sixth Ave.

Portland, OR 97204-1390

Phone: 503-229-5696

800-452-4011 (toll-free)

Fax: 503-229-6124

Website: [oregon.gov/deq/hazards-and-cleanup/pages/asbestos-information.aspx](https://www.oregon.gov/deq/hazards-and-cleanup/pages/asbestos-information.aspx)



In compliance with the Americans with Disabilities Act (ADA), this publication is available in alternative formats by calling the Oregon OSHA public relations manager, 503-378-3272.