



REGIONAL AIR POLLUTION CONTROL AGENCY

Serving Clark, Darke, Greene, Miami, Montgomery & Preble Counties

117 South Main Street, Dayton, Ohio 45422-1280

937-225-4435 — Fax: 937-225-3486

www.rapca.org

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RE: Clarification of asbestos NESHAP regulations regarding demolition of multiple residential structures for urban renewal projects

Please be advised of the Ohio Environmental Protection Agency (Ohio EPA) interpretation change of the residential exemption for urban renewal projects. The federal asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP) regulation applies to planned renovation and demolition operations.

When a jurisdiction (city, county, village, township) decides to demolish multiple homes during a specific planning period (calendar year, FY; etc), the NESHAP considers this to be an "urban renewal" project. The funds used for this project can come from one or multiple sources. Under this scenario ALL residential homes within that specific geographic jurisdiction (regardless of location/proximity) would be subject to the NESHAP regulations (all must have surveys; submit notifications; and conduct asbestos abatement if the accumulative amounts of RACM meet or exceed the thresholds of the project). This also means that the residential exemption of "isolated" homes would NOT apply (no residential exemptions), except for those isolated residential structures that might qualify due to an immediate emergency situation which are determined to be a threat to public health and safety. In addition, the specific homes would not have to be identified at the beginning of the planning period (homes can be selected throughout the planning period) and just the fact that the jurisdiction has control and intends to order the demolition/renovation of multiple numbers of homes would subject these homes to the NESHAP regulations.

All governmental jurisdictions and the regulated community must meet the federal NESHAP requirements for urban renewal projects. Therefore, an asbestos survey must be performed and notification submitted to the appropriate local or state air agency ten (10) working days prior to the commencement of asbestos abatement and/or demolition activities for all structures. Please ensure that all urban renewal projects comply with the requirements immediately.