

AIR MANAGEMENT PROGRAM FACT SHEET



Property renovation and demolition

A regulatory summary of asbestos rules for contractors and building owners

March 2023

As part of the planning process for any renovation or demolition project, an asbestos inspection must be performed to identify any asbestos-containing materials that may be disturbed during the project. The asbestos-containing materials must be removed prior to beginning the project to protect the workers, building occupants and other contractors involved in the project from being exposed to asbestos. Federal and state regulations govern proper identification and handling of asbestos-containing materials to protect human health. Other hazardous substances present in buildings can also pose a risk to human health and the environment. Review the [Planning Your Demolition or Renovation Project: A Guide to Hazard Evaluation, Recycling and Waste Disposal](https://dnr.wi.gov/files/PDF/pubs/wa/wa651.pdf) (formally called the Pre-Demolition Environmental Checklist) (<https://dnr.wi.gov/files/PDF/pubs/wa/wa651.pdf>).

Four key steps assist with identifying the presence of asbestos, notifying the state as to which regulations apply, and proper handling, removal, and disposal of asbestos containing materials when renovating/remodeling or demolishing structures: inspect, notify, remove and dispose.

Note: All underlined terms are defined at the end of this document.

Inspect the facility

- All affected parts of a facility being renovated or demolished must be inspected for the presence of asbestos-containing materials prior to beginning the renovation or demolition project.
- The inspector must be asbestos inspector certified through the Wisconsin Department of Health Services (DHS). For more information on the Certification Program visit the [DHS asbestos webpage](http://www.dhs.wisconsin.gov/asbestos/) (www.dhs.wisconsin.gov/asbestos/).

Notify the state

The state must be notified of demolition and/or renovation activities as described below:

- For a facility being *demolished*, a 4500-113 notification must be submitted to the Department of Natural Resources (DNR). Notification is required regardless of whether or not asbestos is present. The notification must be submitted at least 10 working days prior to beginning any demolition activity, including any asbestos abatement.
- For a facility being *renovated/remodeled* where more than 160 square feet or more than 260 linear feet of regulated asbestos-containing material will be disturbed, a 4500-113 notification must be submitted. The notification must be submitted to DNR at least 10 working days prior to beginning the renovation activity, including any asbestos abatement.
- For a facility being *renovated/remodeled*, where less than 160 square feet or less than 260 linear feet of regulated asbestos-containing material, and/or any quantity or category of nonfriable asbestos-containing materials, will be disturbed, a notification must be submitted to DHS on form [F-00041](https://dhs.wisconsin.gov/regulations/asbestos/proj-notification-form.htm) (<https://dhs.wisconsin.gov/regulations/asbestos/proj-notification-form.htm>).

A 4500-113 notification can be submitted using the online Asbestos Renovation and Demolition Notification system (ARDN) or the paper form.

Registration for the online system and a printable paper version of 4500-113 can be found on [DNR's Asbestos Removal and Notification](https://dnr.wisconsin.gov/topic/Demo/Asbestos.html) (<https://dnr.wisconsin.gov/topic/Demo/Asbestos.html>) webpage.

Remove regulated materials

- All regulated asbestos-containing material that would be disturbed as part of a *renovation* or *demolition* must be properly removed before beginning the project. This includes all friable and nonfriable asbestos-containing materials that could be crumbled, pulverized or reduced to powder during the project.
- The individuals removing asbestos-containing materials must be certified through the Wisconsin DHS.

Dispose of waste

- All asbestos-containing waste material must be properly disposed of in leak-tight containers at a landfill approved to accept asbestos.
- All asbestos-containing waste containers must be labeled with the name of the waste generator and location at which the waste was generated.

Definitions:

Facility: Any institutional, commercial, public, industrial, or residential structure, installation, or building, including any structure, installation, or building containing condominiums or individual dwelling units operated as a residential cooperative, but excluding a single, isolated residential building having four or fewer dwelling units. (All structures demolished by fire training are regulated.)

Demolition: The wrecking or taking out of any load-supporting structural member of a facility together with any related handling operations or the intentional burning of any facility.

Renovation: Altering a facility or one or more facility components in any way, including the stripping or removal of RACM from a facility component.

Category I Nonfriable Asbestos-Containing Material: Asbestos containing packings, gaskets, resilient floor covering and asphalt roofing products containing more than 1% asbestos.

Category II Nonfriable Asbestos-Containing Material: Any material, excluding Category I nonfriable material, containing more than 1% asbestos, that when dry cannot be crumbled, pulverized, or reduced to powder by hand pressure or by mechanical forces expected to act on the material.

Friable Asbestos Material: Any material containing more than 1% asbestos, that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure.

Regulated Asbestos-Containing Material (RACM): (a) friable asbestos material, (b) Category I nonfriable asbestos-containing material that has become friable, or has been subjected to sanding, grinding, cutting or abrading, (c) Category II nonfriable asbestos-containing material that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations.

For more information:

Visit [DNR's asbestos Removal and Notification](https://dnr.wisconsin.gov/topic/Demo/Asbestos.html) webpage by going to dnr.wi.gov and searching "asbestos" or contact the [asbestos inspector for the county](https://dnr.wisconsin.gov/sites/default/files/topic/AirQuality/AsbestosInspectorMap.pdf) (<https://dnr.wisconsin.gov/sites/default/files/topic/AirQuality/AsbestosInspectorMap.pdf>).

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