Asbestos & Lead Program Update
Project Managers Toolbox

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EHS Organization

Operations
- Remote Facilities
- Training
- Management Systems
- Administration

Research
- Laboratories / Research Areas
- Biological
- Radiation

Facilities
- Occupational Safety
- Industrial Hygiene
- Hazardous Materials
- Emergency Services
- Fire Protection Systems
Agenda

• Organizational Structure
• Regulatory Changes
• Hazardous Materials
• Topics for Discussion
Organizational Structure
Program Staffing

Dale Houseknecht = Haz Materials Coordinator
  – Primary contact for asbestos project planning
Alex Stratakos = Hazardous Materials Specialist
  – Primary in the field during abatement projects
Dennis Shaw = SUCF Capital Projects
Michael Lonon = Manager Hazardous Materials
  – Primary for budget and program issues
Hazardous Materials Program

Addressing Hazardous Substances in Building Materials

- Asbestos
- Lead painted surfaces
- PCBs in caulk
- Mercury
- Mold
Hazardous Materials Program

- Mirrors asbestos program
  - Pre-work check for hazardous materials
  - Approved Contractors
  - EHS Project Monitoring
- All inclusive survey and database
Benefits & Impacts of Change

• Reduces Project Management burden
• Reduce employee exposure risk
• Reduce Safety, Health and Environment risk to the University
• Identifies abatement needs up front
• Increase costs to projects
Regulatory Changes
Asbestos Regulatory Changes

Building Permits are Required for all Asbestos Abatement:

• City of Ithaca
  – All work done under blanket contracts is under one permit managed by EH&S
  – (bid work) Abatements ≥$15,000 must get a permit

• Town of Ithaca – beginning negotiations

• SUCF – beginning negotiations
Asbestos Regulatory Changes

Building Stewardship Issues:

• Survey of ‘touchable’ surfaces
  – Walls, ceilings, floors…

• Labeling of friable asbestos
Regulatory Changes to Lead Contract Language

Revision of Contract language for Lead

• Lead Contractors submit:
  – Site Specific Plans
  – Waste Plans

• Plans are reviewed by Project Manager

• Contractor is held to plan by Project/Construction Manager
Hazardous Materials
Asbestos Current Situation

- Building Stewardship issues not well addressed
• Construction/Demolition is reactive only
• Employee exposure risk not well quantified
Asbestos Abatement

Key Regulated Roles

• Certified Abatement Firm
• Certified Monitor
• Certified Designer
• Owner
• New York State - Department of Labor (DOL)
• Environmental Protection Agency (EPA)
Asbestos Abatement Key Steps

– Identify impacted surfaces
– Survey for asbestos (destructive sampling)
– Design the abatement project
– Award and Schedule the abatement work
– Schedule a Monitor to oversee the abatement activities
– Clearance of work area
– Ship the waste
– Collect & file required paperwork (30+ years)
SUCF Managed and SUCF Campus Let Projects

Managed by a Design Team Who:
• Designs asbestos abatement
• Includes the asbestos removal in the bid
• Contracts the asbestos monitoring firm

EH&S Provides:
• Recommendations to the design team
• Review of the scope of work
• Quality control during abatement
For All Endowed, College and Some Small SUCF Projects

EH&S Asbestos Program:
- Surveys for Asbestos
- Designs each abatement project
- Awards and Schedules the abatement work
- Monitors all asbestos abatement
- Manages all abatement project records
Blanket Abatement Contracts

Maintenance Management Holds Five Blanket Contracts with Abatement Firms

(Action, CRAL, EPS, LVI, & Sunstream)

– All awards of work and change orders must go through EH&S

– Project limit is $15,000 for abatement under blanket
Abatement Scope of Work

Project Manager Must:

• Involve EH&S early

• Clearly communicate to EH&S
  – the project scope, especially for surfaces that will be impacted
  – the project time line

• Issue a ticket to EH&S
### Webpage Changes

#### Asbestos Responsibilities Chart

<table>
<thead>
<tr>
<th>Task</th>
<th>Project Manager</th>
<th>EHS Asbestos &amp; Lead Program</th>
<th>Abatement Contractor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Issue Ticket to EHS</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Explain full scope of project to EHS Rep</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Check 4D Database</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Sample materials</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Develop Abatement Scope of Work</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Run Pre-Bid for Abatement</td>
<td></td>
<td></td>
<td>(as needed)</td>
</tr>
<tr>
<td>Award Work to Abatement Contractor</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Schedule Abatement Work</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Notification to State/EPA</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Removal Advisory</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Post the Building</td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

http://www.ehs.cornell.edu/ochs/asbestos_responsibility_table.cfm
# Webpage Changes
## Asbestos Project Lead Times

<table>
<thead>
<tr>
<th>Project Size</th>
<th>defined as</th>
<th>Lead time needed</th>
<th>Notification required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minor</td>
<td>&lt; 10 square feet or &lt; 25 linear feet of asbestos material</td>
<td>5 working days</td>
<td>3 days</td>
</tr>
<tr>
<td>Small</td>
<td>10&lt; and &lt;160 square feet or 25&lt; and &lt;260 linear feet of asbestos material</td>
<td>4 weeks</td>
<td>3 days</td>
</tr>
<tr>
<td>Large</td>
<td>&gt;160 square feet or &gt; 260 linear feet of asbestos material</td>
<td>4-6 weeks</td>
<td>10 calendar days or 10 working days</td>
</tr>
<tr>
<td>&gt;$15,000</td>
<td>Exceeds Blanket Contract and requires a bid process</td>
<td>Add an additional 2 weeks for the bid process</td>
<td>None</td>
</tr>
<tr>
<td>Survey for ACM</td>
<td>Take samples of building materials for analysis</td>
<td>Renovation Sampling 3 work days</td>
<td>None</td>
</tr>
<tr>
<td>Incidental Disturbance</td>
<td>Asbestos materials are damaged with possible exposure to fibers</td>
<td>Emergency Variance required (may take 2 days to obtain before abatement may occur)</td>
<td>Occupant notification required, timeframes may be waived</td>
</tr>
<tr>
<td>Variance Required</td>
<td>Work can not be completed in compliance with Code Rule 56</td>
<td>Add 4 additional weeks</td>
<td>None</td>
</tr>
</tbody>
</table>

http://www.ehs.cornell.edu/ochs/asbestos_leadtime.cfm
Unexpected Asbestos

Anytime You Encounter Asbestos on a Job Site:
1. Immediately stop work in that area
2. Call EH&S (*communicate urgency*)
3. Restrict access to that area (*workers and occupants*)
4. Issue an emergency ticket to EH&S
Topics for Discussion
Project Building Surveys

Complete Building Surveys for Large Scale Renovations

• Would save project time
  – (Sibley, Baker/Clark/Rockefeller…)

• To be negotiated at start of design
Program Forecasting Needs

Need to Develop a Method to get Projections from PDC for:

– Normal work
  and
– Holiday break work
Upcoming Asbestos Issues

Proposed Changes to NYS Code Rule:

- Any percentage of asbestos may be regulated
- Transite removal will require tents and negative air
- Variances from Code Rule will require signoff by an architect or PE
Upcoming Haz-Mat Issues

• PCB’s in Caulk and Paint
  – EPA may issue emergency TSCA rule
  – Contractors starting to ask about PCB content
Questions / Comments?