



Planning for Renovation and Demolition & Guide to Asbestos Safety

For further information contact:



Vermont Department of Health

108 Cherry St.
P.O. Box 70
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www.healthvermont.gov

Town of Colchester

Department of Planning and
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781 Blakely Rd.
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Phone (802) 264-5606
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Town of Colchester
Department of Planning & Zoning

Requirements for Removal/Demolition of a Structure

Prior to building demolition, all hazardous wastes must be removed from the premises. Requirements for asbestos and lead abatement must follow the *State of Vermont Department of Asbestos and Lead Regulatory Program*. (802) 865-7784

Dig Safe must be notified before you begin any excavation. 1-888-DIG-SAFE

Install protective erosion control measures. (*Public Works Standards* Section 2.5)

Deactivate the septic system:

- Pump out the septic tank.
- Remove the tank or backfill the tank with sand to leave no voids.
- Cap and seal pipe end of municipal service.

Request disconnection of utilities and notify them of demolition plans.

For water lines, notify your local Fire Department and request that water service be turned off at the curb stop.

Dig up the water line back to the curb stop, disconnect it and remove the line.

Backfill and compact the water line trench.

Demolish or remove the building from the lot and remove all material from the lot to a State approved disposal site within 30 days.

Demolish the foundation, backfill to fill all voids and restore the ground as nearly to original condition as possible to blend with the existing surface.

Call the Colchester Planning and Zoning Office at 264-5606 to schedule an inspection to verify compliance with all the requirements before backfilling.

Asbestos: What You Need to Know

What Is Asbestos?

Asbestos is a mineral fiber. There are several types of asbestos fibers. Asbestos was added to a variety of products to strengthen them and to provide heat insulation and fire resistance.

How Can Asbestos Affect Health?

Breathing asbestos fibers can lead to an increased risk of:

- *Asbestosis*: a fibrotic scarring of the lungs.
- *Lung Cancer*.
- *Mesothelioma*: a cancer of the lining of the chest and abdominal cavity.

The risk of lung cancer and Mesothelioma increases with the number of fibers inhaled. The risk of lung cancer is also greater if you smoke. Asbestosis is usually the result of being exposed to high levels of asbestos over a long period of time. The symptoms of these diseases usually do not appear until 20-30 years after the first exposure to asbestos.

Most of us are exposed to small amounts of asbestos every day and do not develop these health problems. However, if disturbed, asbestos material may release asbestos fibers, which can be inhaled into the lungs. The fibers can remain for a long time, increasing the risk of disease. Asbestos material that crumbles easily with handling, or that has been sawed, scraped or sanded, is more likely to create a health hazard.

Where Can Asbestos Be Found? When Can It Be a Problem?

Until the 1970s, many types of building products and insulation materials used in commercial buildings and homes contained asbestos. Common products that might have contained asbestos in the past include:

- *Steam pipes, boilers, and furnace ducts* insulated with an asbestos pipe wrap, blanket or asbestos paper tape.
- *Resilient floor tiles* (vinyl asbestos, asphalt and rubber) the backing on vinyl sheet flooring and adhesives used for installing floor tile.
- *Cement sheet, millboard and paper* used as insulation around furnaces and wood burning stoves.
- *Door gaskets* in boilers, furnaces and wood stoves.
- *Soundproofing or decorative material* sprayed on walls and ceilings.
- *Patching and joint compounds* for walls and ceilings;
- *Asbestos cement roofing, shingles and siding*.

The Asbestos Program provides lists of certified inspectors, contractors and laboratories. They can provide guidance on sampling and work standards, as well as technical assistance and additional information about State and Federal requirements. Contact the Vermont Department of Health for further information.

Asbestos May Be Present in New Construction

Asbestos has not been banned completely in the United States. Modern building materials may still contain asbestos legally, including (but not limited to):

- ◇ Vinyl floor tiles and associated adhesives.
- ◇ Cement shingles, sheets and pipes.
- ◇ Pipeline wrap.
- ◇ Roofing felt and coatings.
- ◇ Gaskets.
- ◇ Non-roofing coatings.

Planning For a Building Renovation or Demolition

The U.S. Environmental protection Agency (EPA) and the Vermont Department of Health have specific requirements for renovation or demolition activities.

- ⇒ Prior to renovation or demolition there must be an inspection for suspect asbestos-containing materials. (ACM)
- ⇒ This applies only in those areas which will be disturbed by either the renovation or demolition.
- ⇒ This inspection must be conducted by a Vermont certified asbestos inspector.

UNDER THE LAW, BOTH THE BUILDING OWNER AND CONTRACTOR ARE RESPONSIBLE FOR ENSURING THAT THE INSPECTION HAS BEEN CONDUCTED PRIOR TO THE RENOVATION OR DEMOLITION.

What Happens If The Inspector Finds ACM in the Building?

- The ACM must be removed by a Vermont certified abatement contractor prior to the renovation or demolition.
- The abatement contractor will have to notify the Vermont Department of Health and the EPA prior to the abatement and obtain a project permit from the Department.



What If The Inspector Does Not Find ACM in the Building?

- **Renovation:** You proceed with your project.
- **Demolition:** You must notify the EPA and the Vermont Department of Health ten working days prior to the start of demolition.