

Technical Services: Asbestos Removal Guidelines



This document is intended to be utilised as a resource when commissioning asbestos removal projects when funded by the Asbestos Removal Fund.

SITE INSPECTIONS

Facility managers are to ensure that thorough and intrusive site inspections are undertaken by appropriately qualified consultants to identify all asbestos products present prior to removal works commencing. Emphasis is to be placed on areas that may have previously been missed such as ceiling spaces, under floor coverings and window glazing putties. It is noted that if vinyl floor tiles are present and have previously been determined as *not to contain asbestos* using polarised light microscopy, then these materials should be re-tested by a National Association of Testing Authorities (NATA) accredited laboratory utilising the more accurate and appropriate X-Ray Diffraction (XRD) analysis.

If inspections reveal additional asbestos materials, asbestos registers are to be updated to include any additional samples taken for analysis and certificates of analysis to be uploaded to SAMIS.

Following inspections, the feasibility of the removal project is to be re-determined. If not feasible, contact the Technical Services Asbestos Advisory Team to discuss alternative options.

SITE & CLIENT AGENCY APPROVALS

Facility managers to liaise with site leaders and obtain client agency approval for proposed works.

If the site leader or client agency does not wish for removal work to proceed, contact the Technical Services Asbestos Advisory Team to discuss alternative options.

REINSTATEMENT MATERIALS FOR REMOVED ASBESTOS PRODUCTS

It is preferred that replacement materials used during removal and reinstatement works cannot be mistaken for asbestos containing materials. For example, avoid using fibre cement sheet as a replacement material if practical. Colorbond® cladding or similar should be utilised for exterior applications. The reasons for avoidance of materials such as HardieFlex™ or HardiePlank™ are the ongoing maintenance requirements (i.e. painting and replacement as these materials are easily broken) and the requirement for re-testing to confirm they are asbestos free given their resemblance to asbestos containing materials by

untrained site users. For internal wall linings, the preference is for plasterboard or similar, rather than fibre cement sheet. However, consideration should still be given to the 'overall look' of the products utilised in each application.

In situations where not all asbestos products are removed, replacement materials should be labelled with an 'Asbestos Free' stencil, or stickers advising that the material is not an asbestos product. Remaining asbestos products should be fitted with asbestos warning labels. This may occur, for example, on Samcon or Demac buildings undergoing redevelopment where only parts of asbestos-containing walls are being removed.

ASBESTOS REMOVAL

The Technical Services Asbestos Advisory Team is to be notified of asbestos removal dates; asbestos type removed; location (building number/level/room number); marked up plans; using the notification form; the form is to be signed off by head contractor/asbestos removalist, site leader, facility manager & Client Agency representative.

All asbestos removals are to be carried out by appropriately licensed (SafeWork SA licensed) DPTI prequalified asbestos removal contractors.

All asbestos removal on government sites requires air monitoring and a clearance certificate to be prepared by a Safework SA licensed assessor.

EDUCATION DEPARTMENT SITES

For Department for Education sites, all asbestos removal works are to be carried out when NO education department personnel, students, parents, out of school hours care personnel, vacation care, volunteers, and sports and community groups are present on site, as per Department for Education policy. The Department for Education Asbestos Management Procedure is as per the linked document: <https://www.education.sa.gov.au/sites/g/files/net691/f/asbestos-management-procedure.pdf?v=1510897850>

Any building work and materials used on Department for Education sites are to comply with Department for Education building design specifications, as per the linked document: <https://www.education.sa.gov.au/sites-and-facilities/facilities-maintenance-and-design/building-design-specifications-sa-government>

SAPOL SITES

All contractors working on SA Police sites are to possess the required Department of Human Services clearances and SAPOL clearances.

There is a SAPOL style guide for reinstatement materials & colours. Prior to commencement of removal works, SAPOL is to be provided with a Scope of Work and specifications for approval.

CONTACT DETAILS

For any further assistance please contact the Asbestos Advisory Team at DPTI.TSAsbestosServices@sa.gov.au or 08 8343 2642.