



Air Pollution Control Board

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COMPLIANCE ADVISORY

NOTICE REGARDING THE APPLICABILITY OF DISTRICT ASBESTOS REGULATIONS TO RENOVATION OR DEMOLITION OPERATIONS CONDUCTED AT CONDOMINIUMS

District Rule 361.145 regulates renovation operations and demolition operations performed at regulated facilities. District Rule 361.150 regulates the transport and disposal of asbestos containing waste materials generated during renovation and demolition operations performed at regulated facilities. A facility is defined in District Rule 361.141(q) as follows:

"Facility" means 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 residential buildings having four or fewer dwelling units); any ship; and any active or inactive waste disposal site. For purposes of this definition, any building, structure, or installation that contains a loft used as a dwelling is not considered a residential structure, installation, or building. Any structure, installation or building that was previously subject to this subpart is not excluded, regardless of its current use or function.

Based upon the above definition, single, privately owned condominiums constitute a "facility" unless they are located in a single building with four or fewer dwelling units. Groups of condominium buildings located on the same property and managed by a common entity constitute a "facility" even when there are less than four dwelling units in each building.

Therefore, renovation or demolition projects conducted at single, privately owned condominiums meeting the definition of a "facility" are subject to the requirements of District Rule 361.145 and Rule 361.150. These requirements include, but are not limited to: advance notification for demolition and renovation work, procedures for asbestos emission control, and standards for asbestos containing waste disposal.

Please contact the County of San Diego Air Pollution Control District Compliance Division at 858- 586-2650, if you have questions regarding this matter.