



What is our regulatory authority?

- Asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP)
 - Regulation began in the early 1970's
 - NESHAP does not ban asbestos use
 - All regulated structures must have a survey conducted by CAC (Certified Asbestos Consultant) *before* reno/demo

What is the NESHAP?

NESHAP requires a survey for:

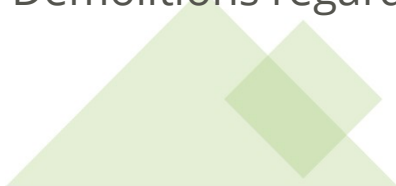
- All commercial and industrial operations

NESHAP does not require survey for:

- Single Family Residence-with exceptions
- Four or less dwelling unit (apartments, townhouses, quadplex)

Notification of project is required for:

- Regulated Asbestos Containing Material (RACM)
- Renovations larger than 160 ft² or 260 linear feet
- Demolitions regardless of size



Air Pollution
San Luis Obispo



Takeaways

Goal

- To streamline the application process for both agencies and contractors alike- mandatory surveys prior to permit issuance.

Takeaways

- All commercial and industrial are subject to the NESHAP
 - Applicants should contact the APCD
- Single Family Residents are exempt from NESHAP regulation unless they fall in one of the four special categories
- If you or the applicant are unsure if a project is regulated, please feel free to contact us



Air Pollution Control District
San Luis Obispo County

A guide to asbestos compliance for

RENOVATIONS



Air Pollution Control District
San Luis Obispo County

Background

The San Luis Obispo County Air Pollution Control District (APCD) implements the asbestos National Emission Standards for Hazardous Air Pollutants Regulation (NESHAP). **Before renovating a regulated structure, the NESHAP requires that a survey (no older than 3 years old) be conducted for Asbestos Containing Materials (ACM) by a Certified Asbestos Consultant (CAC).** This survey must be completed prior to any work being done. See our [Survey Checklist](#) for survey requirements. Depending on the results of the survey, the project may also be subject to notification requirements.

Renovation or Demolition?

The NESHAP defines a "renovation" as the altering of a facility or facility components in any way, including the stripping or removing of ACM. A demolition is defined as the removal of any load supporting structural member; many projects that are typically thought of as "renovations" are considered demolitions under this regulation and are subject to different reporting requirements. (See Demolition Flyer [here](#).)

Regulated Structures Subject to the NESHAP

Commercial structures are always subject to the NESHAP. Single family residences and apartments with four or less units are ~~not~~ **subject to** NESHAP unless they fall in the categories below:

- Any residential structure that is part of "public housing"
- Two or more residential structures as part of a single project
- Any structure that was previously subject to the regulation regardless of its current use or function. For example, a single-family residence that was previously used as an office.

Am I Subject?

A survey is required for all renovations of regulated structures. In addition, APCD notification is required for renovations of regulated structures that will disturb greater than 160 square feet or 260 linear feet of Regulated Asbestos Containing Material (RACM). The survey will indicate if RACM is present. Material is considered RACM if it is "friable" and contains more than 1% asbestos. "Friable" means it is crushable with hand pressure, for example, dry wall, "popcorn" ceiling material, and thermal insulation. Non-friable asbestos can become friable RACM when mechanical removal is involved, for example asbestos-containing mastic that is subject to mechanical grinding.

Notification Requirements

If notification is required, the [form](#) and applicable fees must be submitted to the APCD at least 10 working days prior to performing any asbestos abatement. This notification shall also include the asbestos survey conducted by a CAC identifying the ACM present. For additional information regarding submittal requirements, please visit our website.

Further Information

Your project may be subject to further requirements under OSHA regulations. The APCD maintains a list of CACs, contractors, and laboratories [here](#).

For notification forms or to see if you are subject to NESHAP visit SLOCleanAir.org or call us at 805-781-5912.

A guide to asbestos compliance for

DEMOLITIONS

SLO COUNTY
Air Pollution Control District
San Luis Obispo County

Background

The San Luis Obispo County Air Pollution Control District (APCD) implements the asbestos National Emission Standards for Hazardous Air Pollutants Regulation (NESHAP). Before demolishing a regulated structure, this regulation requires that a survey (no older than 3 years old) be conducted for Asbestos Containing Materials (ACM) by a Certified Asbestos Consultant (CAC). This survey must be completed prior to any work being done. See our [Survey Checklist](#) for survey requirements.

Am I Subject?

The NESHAP defines a demolition as the removal of any load supporting structural member. Many projects that are typically thought of as "renovations" are considered demolitions under this regulation. ~~regardless of whether demolition structures are subject to the NESHAP regulation:~~

- Any government owned structure
- Any residential structure that is part of "public housing" or government subsidized housing including Section 8 housing.
- Two or more residential structures as part of a single project
- Any structure that was previously subject to the regulation regardless of its current use or function. For example, a single-family residence that was previously used as an office.
- Any structure used for a firefighting training

Single-family residences and apartments with four units or fewer are not subject to NESHAP unless they fall into the above categories. If you have questions about whether your project is subject to the NESHAP, please call the APCD at 805-781-5912.

Regulated Asbestos Containing Material

Material is considered "Regulated Asbestos Containing Material" (RACM) if it contains more than 1% asbestos and is "friable," meaning it is crushable with hand pressure. Examples of friable material include dry wall, "popcorn" ceiling material, and thermal insulation. Non-friable asbestos can become friable RACM when mechanical removal is involved (e.g., asbestos-containing mastic that is subject to mechanical grinding).

Notification Requirements

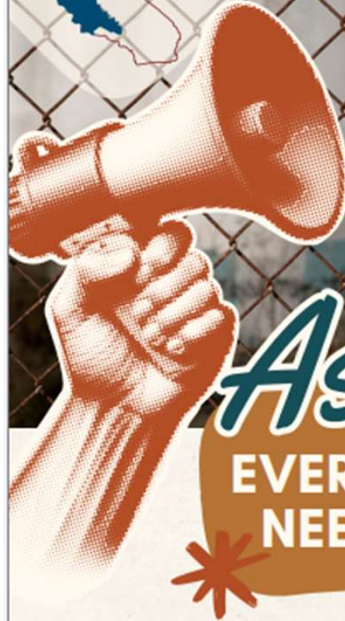
Regardless of whether any RACM is found, a notification form is required for all demolitions of regulated structures. The form and applicable fees must be submitted to the APCD at least 10 working days prior to performing any asbestos abatement. This notification shall also include the asbestos survey conducted by a CAC identifying the ACM present. For additional information regarding submittal requirements, please visit our [website](#).

Further Information

Your project may be subject to further requirements under OSHA regulations. The APCD maintains a list of CACs, contractors, and laboratories [here](#).

**For notification forms or information visit
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BUILDERS EXCHANGE
of the
CENTRAL COAST



Asbestos

EVERYTHING YOU
NEED TO KNOW

August 28, 2025
8:30am - 10:30am

A PRESENTATION FOR CONTRACTORS

- * Guide to asbestos compliance
- * How to protect worker health
- * Avoid penalties & violations
- * Notification requirements
- * Q & A's

FREE

@ SLOCBE
153 Cross Street, Suite 130,
San Luis Obispo, CA

Questions?
805-481-5912
info@slocleanair.org

[CLICK HERE TO
REGISTER](#)

or visit www.slocbe.com



Air Pollution Control District
San Luis Obispo County