



AIA North Carolina

A Chapter of The American Institute of Architects



JCR-53

Hazardous Materials

April 1996

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Recommendations:

When an owner selects an architect or contractor for a project that includes the alteration, renovation or demolition of an existing structure, the following procedures are encouraged for the identification of hazardous materials:

1. The structure (or site) must be surveyed for hazardous potentials by a qualified individual or company. By definition, qualification means accreditation or certification (licensing) by a N.C. State Accreditation Agency. Substances (but not all inclusive) to be considered in the survey are: Asbestos containing materials, lead-based paint, underground fuel storage tanks, other containments and eventually interior "air quality control." Air quality survey determination will be similarly undertaken and monitored in the near future by mechanical engineering interests using existing standards of the American Society of Heating, Refrigeration and Air Conditioning Engineers.
2. The owner should be advised on how to undertake the survey process. The architect or contractor should be willing to assist the owner in this effort.
3. If the survey identifies hazardous materials, the owner should be advised by the architect or contractor on the owner's options for dealing with the problem (abatement or encapsulation, removal or abandoning the project, etc.).

Comments:

1. The architect or contractor should explain how the presence of hazardous materials may affect the development and progressing of the project, including safety to design and construction personnel, to the health and safety of the owner's staff as a result of the waste disposal process, etc.
2. If the contractor and the architect are selected at the same time, then both should be mutually involved in advising the owner of his/her responsibility.
3. The survey and the resulting report with specifics for continuing the project must be completed prior to progressing on demolition or construction. This JCR recommends that the survey report be completed prior to starting the design phase of the work.

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4. Although the building belongs to the owner and it's condition is the financial responsibility of the owner, it should be the initiative of the architect and contractor to request verification of the presence (or the lack thereof) of hazardous materials in the construction project prior to allowing exposure to either the designer or the contractor.

RESOURCE REFERENCE MATERIAL:

Each architectural office and each general contractor's office may wish to obtain a copy of the latest "Environmental Permit Directory" from the Department of Environment, Health and Natural Resources, c/o Office of Small Business Ombudsman, P.O. Box 29583, Raleigh, NC, 27626-0583 (phone: 919/733-1267). This reference provides names and addresses for pertinent control agencies at a cost of \$7.00.

An edited copy of the contents of the directory is listed as follows for information:

Air Quality – Air Quality Permit, Open Burning Permit

Facilities – Hazardous Waste Management Permits

Health – Asbestos Containing Material

Land Quality – Sedimentation Control Plan

End of JCR-53

This recommendation is the result of considerable discussion and deliberation by the Architect and General Contractor members of the Joint Cooperative Committee of AIA North Carolina and the Carolinas AGC. While its provisions are not binding on individual Architects or General Contractors, the committee believes that adherence to the recommendations will benefit the Owner and the Construction Industry in general.