

MEMORANDUM

February 27, 2008

To: Asbestos Regulated Community

From: Robin S. Mack, Asbestos Section Manager

RE: Applicability of Federal and State Asbestos Regulations to Condominiums

The purpose of this memorandum is to clarify the applicability of Federal and State Asbestos Regulations to condominiums.

As defined under the National Emissions Standard for Hazardous Air Pollutants (NESHAP) 40 CFR Subpart M 61.141 and SCDHEC Regulation 61-86.1, Standards of Performance for Asbestos Projects, a “facility” is defined as “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)...”.

Therefore any condominium building containing greater than four units under a common roof is a regulated facility. Any renovation or demolition activity undertaken within a regulated condominium facility must be performed in compliance with Federal and State Asbestos Regulations, including work limited to an individual unit. This includes inspection, permitting, work practice, and licensing requirements.

Information about the specifics of these requirements, including a copy of SCDHEC 61-86.1, can be found online at <http://www.scdhec.gov/environment/your-home/asbestos/regulatory-determinations>.

Please contact the Asbestos Section at 803-898-4289 for additional information.