

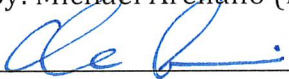
County of Los Alamos

Building Safety Division

Policy: Asbestos – Demolition or Remodel

Effective Date: March 6, 2026

Approved By: Michael Arellano (December 05, 2017)

Revised:  3/6/2026.
Elias Isaacson, CDD Director Date

Policy: The County of Los Alamos Building Safety Division regulates renovation and demolition activities involving Regulated Asbestos-Containing Material (RACM) in accordance with the National Emission Standards for Hazardous Air Pollutants (NESHAP).

When asbestos-containing materials meet or exceed thresholds of 260 linear feet, 160 square feet, or 35 cubic feet, special notification, certification, and reporting requirements must be followed to ensure compliance and protect public health.

1. Purpose

The purpose of this policy is to establish precise requirements and procedures for the identification, notification, and safe handling of Regulated Asbestos-Containing Material (RACM) during demolition and renovation projects within Los Alamos County. This policy ensures compliance with federal asbestos regulations under the National Emission Standards for Hazardous Air Pollutants (NESHAP), protects public health and safety, and provides consistency in permitting, inspection, and reporting processes.

2. Scope

This policy applies to all applicants, property owners, contractors, and subcontractors involved in demolition or renovation projects within Los Alamos County where regulated asbestos-containing material (RACM) may be present.

The scope includes:

- Commercial and industrial buildings scheduled for demolition or renovation.
- Multi-family residential structures are greater than four units.
- Renovations or demolitions involving RACM quantities exceeding 260 linear feet, 160 square feet, or 35 cubic feet.

This policy does not apply to:

- Single-family residences and multi-family residences up to four units.

- Structures or portions thereof constructed after January 1, 1995, with verifiable documentation of construction date.

3. Eligibility

This policy applies to:

- All commercial or industrial buildings.
- Residential structures larger than four units are undergoing demolition or renovation.
- Any structure with RACM quantities above NESHAP thresholds.

Exceptions:

- Private residences (four-plex or smaller) are exempt.
- Structures, or portions thereof, constructed after January 1, 1995, are exempt upon submission of documentation verifying the construction date.

4. Requirements

Notice of Intent (NOI):

- Applicants must submit the official Asbestos NESHAP NOI Form prior to permit issuance.

Certification or Abatement Report:

- The NOI must include either:
 - Certification that the building is free of asbestos; or
 - An asbestos abatement report prepared by a qualified, approved third party.

Floor Plan:

- Applicants must provide a detailed floor plan showing the extent of the area to be demolished or remodeled.

Final Report:

- Upon project completion, the applicant must submit a final asbestos report to the Building Official.

5. Enforcement

Failure to comply with this policy may result in permit suspension or revocation, enforcement actions, or referral to federal or state authorities for NESHAP violations.