

Asbestos in the building structure

Introduction

Asbestos can be found in any industrial or residential building built or refurbished before the year 2000. It is in many of the [common materials](#) used in the building trade that may be disturbed during work on the building.

Exposure to asbestos dust can cause one of the asbestos related lung diseases. These are usually fatal and there is no cure. Asbestos still kills around 5000 workers each year, this is more than the number of people killed on the road.

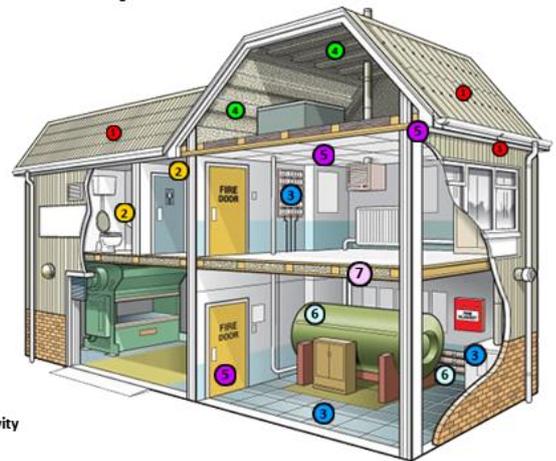
Where can it be found?

Asbestos may be present in many parts of the building, such as:

- Asbestos cement
Water tank
- Loose fill insulation
- Textured decorative coatinge.g. artex
- Asbestos Insulating Board ceiling tiles
- Asbestos Insulating Board bath panel
- Toilet seat and cistern
- Asbestos Insulating Board behind fuse box
- Asbestos Insulating Board airing cupboard and/or sprayed insulation coating boiler
- Asbestos Insulating Board partition wall
- Asbestos Insulating Board interior window panel
- Asbestos Insulating Board around boilers
- Vinyl floor tiles
- Asbestos Insulating Board behind fires
- Sprayed coatings on ceilings, walls, beams and columns
- Lagging on boilers and pipes
- Asbestos Insulating Board ceiling tiles
- Asbestos Insulating Board panels in fire doors
- Asbestos rope seals, gaskets and paper
- Textiles e.g. fire blankets
- Asbestos cement flue
- Asbestos cement gutters and downpipes
- Soffits – Asbestos Insulating Board or asbestos cement
- Asbestos Insulating Board exterior window panel
- Asbestos cement roof

Asbestos Materials: Likely Locations

- 1** Asbestos Cement Products
- 2** Textured Coatings
- 3** Floor Tiles, Textiles & Composites
- 4** Sprayed coatings on walls, beams/columns
- 5** Asbestos insulating board
- 6** Lagging
- 7** Loose Asbestos in ceiling or floor cavity



- Asbestos cement panels
- Roofing felt

If the material is not damaged then it will do no harm providing it remains undamaged and is not disturbed. There is more information [here](#).

What should we do?

If the building was built or refurbished before 2000 then it is best to assume that it contains asbestos unless you know for certain that it does not.

If you know that asbestos is present in some locations then you should:

- Ensure that it is in good condition
- Keep records of where it is located
- Periodically check that it remains undisturbed and in good condition
- Provide this information to anyone who carries out maintenance work on the building
- Have a system in place (e.g. fixed warning signs) to ensure the asbestos is not disturbed
- If damaged asbestos has been identified, make arrangements to ensure it is either repaired, encapsulated or removed? (The majority of work on asbestos must be carried out by a licensed contractor unless the asbestos fibres in the material are so well-bound-in that the work is lower risk and can be done by a contractor who is not licensed by the Health and Safety Executive.)
- Keep records of any asbestos so that asbestos material likely to release high fibre levels can be removed first by licensed contractors if the hall is refurbished or demolished



If you do not know whether there is asbestos in the building then you should either have an asbestos survey (see below) or assume that the presence of asbestos is widespread and take the precautions listed above.

It would be prudent to have an asbestos survey before any building work is undertaken that involves any demolition or that could disturb any asbestos that may be present.

What is an asbestos survey

An asbestos survey is an effective way to help you manage asbestos in your premises by providing accurate information about the location, amount, condition and type of any asbestos-containing materials (ACMs).

The asbestos survey can help to provide enough information so that an asbestos register, a risk assessment and a management plan can then be prepared. The survey will usually involve sampling and analysis to determine the presence of asbestos so asbestos surveys should only

be carried out by competent surveyors who can clearly demonstrate they have the necessary skills, experience and qualifications.

An [asbestos survey](#) will identify:

- the location of any asbestos-containing materials in the building
- the type of asbestos they contain
- the condition these materials are in

Following a survey, the surveyor should produce a survey report which details the findings. This information can help you prepare an [asbestos risk register](#).

Legal Requirements

The relevant regulation is the

[Control of Asbestos Regulations 2012](#)

Further Information

For further information see

<http://www.hse.gov.uk/asbestos/common-materials.htm>

<http://www.hse.gov.uk/asbestos/building.htm>

<http://www.hse.gov.uk/asbestos/gallery.htm>

Guide to surveys - <http://www.hse.gov.uk/pubns/books/hsg264.htm>

<http://www.hse.gov.uk/asbestos/faq.htm#asbestos-risk-register>