

DOES YOUR COMMERCIAL PROPERTY REQUIRE AN ASBESTOS SURVEY?



Does the building contain asbestos?

The majority of building products manufactured with asbestos were phased out in the 1980s so buildings constructed after 1990 seldom contain asbestos. The use of asbestos products in plant and equipment continued until the end of 2003. It is therefore possible that any building constructed before 2004 may contain asbestos.

Can materials be assessed as containing asbestos through visual inspection?

There are many locations where asbestos containing materials were commonly used. In most cases, an experienced and licenced asbestos assessor will be able to immediately identify if asbestos is present in these locations. Some asbestos fibres will be visible with the naked eye, which helps to easily locate asbestos containing materials.

Which areas of commercial buildings are most likely to contain asbestos?

- Fire doors
- Wall and ceiling cement sheeting
- Corrugated roof sheeting
- Bituminous waterproof membrane
- Air conditioning ductwork
- Insulation
- Lagging on pipe work
- Vinyl tiles and adhesive
- Rope on ductwork vibration dampers
- Electrical switchboards
- Brake pads on lift motors.



Electrical backing boards



Ceiling and wall linings



Corrugated cement roof sheeting



Pipe lagging



Vinyl tiles



Fire doors

When asbestos is contained in a bonded form such as in cement sheeting, it presents **no** health risk. Bonded asbestos only presents a health risk when the material is disturbed and the fibres become airborne. Friable asbestos such as insulation, may pose a health risk regardless of whether or not it is disturbed.

Section 274 of the *Work Health and Safety Act 2011* requires a 'person conducting a business or undertaking' (PCBU) to take reasonable care to identify materials such as asbestos in the workplace.

The legislation therefore requires that all commercial buildings constructed before December 2003 to have an:

- Asbestos Management Plan,
- Asbestos Register and
- Label all asbestos containing materials.

Our company's goal is to provide cost-effective solutions alongside a personalised level of service and assessments that comply with regulatory requirements.



The Principal Consultant holds the following:

- Asbestos Assessor WorkCover licence (Licence number 00104).
- Confined Space Entry ticketed.
- Working Safely at Heights ticketed.
- Bachelor of Environmental Science.

Principal Consultant – Paul Paciullo

Project Experience

Paul Paciullo has over 5 years experience in asbestos building material surveys and has completed the following projects:

Australian Nuclear Research and Technology Organisation (ANSTO):

- Hazardous Materials Surveys for over 80 buildings.

Project Experience with the former Coles Group:

- Hazardous Building Materials Surveys of 30 retail stores in south-eastern Queensland.



For further information or enquiries please contact:

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