

***BROOKLINE HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES
HOUSING INFORMATION SERIES***

FACT SHEET #2; ASBESTOS

CHAPTER II, STATE SANITARY CODE

410.353: Asbestos Material Used as Insulation or Covering on Pipes, Boilers or Furnaces

(A) Every owner shall maintain all asbestos material which is used as insulation or covering on a pipe, boiler or furnace, in good repair, and free from any defects such as holes, cracks, tears, or looseness which may allow the release of asbestos dust or which may allow the release of any powdered, crumbled or pulverized asbestos material. Every owner shall correct any violation of 105 CMR 410.353 by: repairing the asbestos material in accordance with 105 CMR 4102.353 (B), enclosing the asbestos material in accordance with 105 CMR 410.353 (C), removing the asbestos material in accordance with 105 CMR 410.353 (D).

(B) If, the owner chooses to repair asbestos material, the owner may utilize any repair method provided that such repair method:

- (1) Is approved by the Brookline Health Department or its agent as suitable for the particular defects being repaired, and
- (2) Results in the elimination of all defects which may allow the release of any powdered, crumbled or pulverized asbestos material.

Any paint, patching compound, fiberglass material, and any product intended by the manufacturer for the repair of asbestos material shall be mixed and/or applied according to the manufacturer's instructions or specifications.

(C) If, the owner chooses to enclose asbestos material, the owner may utilize any method of enclosure provided that the completed enclosure prevents the release of any powdered, crumbled, or pulverized asbestos material. Any panel, board, door or plate which may be easily opened or removed, including a drop ceiling with removable panels, or which may be opened or removed in the course of routine maintenance of the dwelling or of any fixture or equipment in the dwelling, shall not be considered a suitable enclosure.

(D) If the owner chooses to remove asbestos material, the owner shall submit an asbestos removal plan to the Brookline Health Department. The plan shall include a description of the location, nature, scope and methods of removal, the measures that will be taken to prevent the escape of asbestos material and to protect persons engaged in the removal work, the place and methods of disposal of asbestos material, and the name of the remover. No removal work shall commence before the removal plan has been approved by the Health Department.

Note: Owners should be aware that State regulations (454 CMR 6.00) provide that "No person, firm, corporation or other entity shall enter into, engage in or work at the business of asbestos abatement unless such person has been duly certified..."

If you have any questions about this or other Housing Code issues, please call the BROOKLINE HEALTH DEPARTMENT at 730-2306.