

**U.S. GENERAL SERVICES ADMINISTRATION  
REGION 8 PUBLIC BUILDINGS SERVICE  
SOUTH DAKOTA  
ASBESTOS PRE-ALTERATION ASSESSMENT  
STATEMENT OF WORK**

In order to comply with 40 CFR 61.145(a), 41 CFR 102-80.15(c), Administrative Rules of South Dakota 74:36:08:02 and Section 1.7.4.1.2 of the GSA PBS-P100, a pre-alteration asbestos assessment will be required before any demolition or renovation activity that impacts suspect building materials. A state certified asbestos building inspector must inspect and assess all areas within this scope and test all suspect materials for asbestos content that may be disturbed by the proposed renovation or demolition activity. GSA will provide construction scopes of work, specification, and drawings related to the proposed demolition/renovation activity. The following must be adhered to.

Permitting/Regulations/Codes

- The assessment shall be conducted in accordance with the "Pre-Construction Survey" requirements of ASTM E2356 - 14 *Standard Practice for Comprehensive Building Asbestos Surveys*
- The assessment shall be conducted pursuant with applicable federal, state, and local asbestos regulations as well as GSA policy including but not limited to:
  1. U.S. Environmental Protection Agency (EPA) National Emission Standards for Hazardous Air Pollutants (NESHAP) - 40 CFR 61 Subpart M
  2. EPA Asbestos Hazard Emergency Response Act (AHERA) and Asbestos School Hazard Abatement Reauthorization Act (ASHARA), as well as associated implemented regulations under the Toxic Substance Control Act regulations codified at 40 CFR 763
  3. Occupational Safety and Health Administration (OSHA) General Industry Asbestos Standard – 29 CFR 1910.1001
  4. OSHA Construction Industry Asbestos Standard - 29 CFR 1926.1101
  5. Federal Management Regulation, Real Property, Safety and Environmental Management, Asbestos – 41 CFR 102-80.15
  6. Administrative Rules of South Dakota 74:36:08:02
  7. Administrative Rules of South Dakota Article 74:31
  8. GSA PBS-P100 Facilities Standards for the Public Building Service. Latest Issue
- All work shall comply with codes and standards applicable to each type of work through the course of this project. The contractor shall also comply with the requirements of GSA BuildGreen standards, and PBS P-100.

Asbestos Pre-Alteration Inspection and Assessment

- Asbestos pre-alteration inspection and assessment shall be completed by a State of South Dakota Certified Asbestos Building Inspector.
- The assessment shall include any and all materials to be impacted by the proposed GSA repair, alteration or demolition project including the exterior and interior of the building.
- Destructive sampling of materials that will be disturbed as a result of the proposed project is required and authorized. Sample holes shall be temporarily patched or covered with putty, tape, etc., as appropriate.

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- Follow sampling protocols per ASTM E2356 – 14 and AHERA sampling protocols at 40 CFR 763.86. Please note the following:
  1. For Miscellaneous Materials, collect a minimum of two (2) samples per each Homogeneous Area.

Asbestos Sample Analysis

- Bulk samples shall not be composited for analysis and shall be analyzed by polarized light microscopy (PLM) via Method EPA/600/R-93/116.
- All separable layers within a bulk sample must be analyzed individually. Drywall system samples shall also be analyzed as a composite for EPA/SD DANR compliance.
- Progressive sampling (positive stop) for each HA is allowed.
- If a sample is estimated to be 1% asbestos or less, but greater than 0% by EPA/600/R-93/116, the sample shall be re-analyzed by EPA/600/R-93/116 with a 400 Point Count. If a result obtained by point count is different from a result obtained by visual estimation, the point count result must be used.
- Asbestos bulk sample analysis shall be performed by a laboratory that participates in the National Institute of Standards and Technology (NIST), National Voluntary Laboratory Accreditation Program (NVLAP) for asbestos bulk sample analysis.

Inspection Report Deliverable Requirements

- Contractor shall provide a written report including the following at a minimum:
  1. The name and address of the building, structure or facility that was inspected. If less than the entire building, structure, or facility was inspected, the exact location of the area or component(s) inspected shall be listed.
  2. The South Dakota certified asbestos building inspector's name, signature, contact information, and individual certification number.
  3. The date(s) the inspection/assessment was performed.
  4. General description of building and its physical components, dates of construction and any known renovations, description of mechanical systems such as HVAC and plumbing systems.
  5. Description of the proposed repair, alteration, or demolition activities
  6. Description of assessment protocols, sample collection and analytical procedures
  7. Summary of findings and a table including:
    - Homogenous area/material designation
    - Detailed material description
    - Sample numbers
    - Description of sample locations
    - Sample results / asbestos percentage
    - Estimated quantity
    - Friability
    - Material condition assessment

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8. Summary of determined or assumed ACM materials that would be disturbed by proposed project activities and recommendations. Contractor shall also denote any non-ACM materials that would still be OSHA regulated (1% asbestos or less).
9. Figures
  - o Site location figure
  - o Sample location figure(s)
  - o Extent of each HA determined or assumed ACM and OSHA regulated materials figure(s)
10. Photographic log with representative photos of each HA determined or assumed to be ACM or OSHA regulated.
11. Field notes
12. COC / laboratory data packages / lab accreditations
13. Inspector and firm certifications.