



## **Four Stage Clearance Procedure for Asbestos Removal**

Prior to any clearance inspections a scope of works should be available for the Assessor. This should include the type and volume of asbestos containing material being removed, plus details of any limitations i.e. partial removal/encapsulation. Safe access to all areas to be inspected must be provided and the Licensed Asbestos Supervisor must be on site for the inspection and clearance procedures. The Assessor may take photos and draw plans.

### **STAGE 1 – Preliminary Inspection and Scope of Works**

**A check that should establish the scope of works, review of control plan and include confirmation that decontamination facilities are still intact, operational and clean, and an inspection of the area for obvious signs contamination, leaks, burst waste bags, or debris. This may include;**

1. Documentation present and complete, scope is as described.
2. Visual inspection of the areas of the work area and enclosure were there are joins in the sheeting, areas around pipes, conduits etc., and entrance areas. The area must well partitioned from occupied areas and appropriate signage clearly visible.
3. Air lock and enclosure present, intact, clean, dry and suitable for work.
4. Decontamination facilities provided and operational.
5. Air mover present, operational and suitable for work.
6. Adequate equipment for inspection present (e.g. lighting, ladders, scaffold).
7. Evidence confirming the enclosure has passed the integrity test on site. (Smoke test if applicable).
8. Verify that appropriate waste storage facilities are in place.
9. No visible asbestos was found. If debris is present its should be cleaned up by the removalist or workers. Any breaches should be fixed before the clearance process continues.

### **STAGE 2 - Visual Inspection**

**A thorough inspection of the asbestos removal area and enclosure after the removal area has been thoroughly cleaned and dry. The removalist should be present to be able to correct minor problems and clear small amounts of dust and debris if they are found during the inspection. The Assessor will use tools appropriate for the type of removal work and will check the following;**

1. The completeness of the asbestos removal – all asbestos as specified in the scope of works has been removed. The area should be clean and dry, no sealant (PVA or otherwise) should be applied prior to the clearance inspection. (See notes).
2. The presence of any visible ACD and debris left inside the enclosure, airlocks or work areas
3. Dust wipes may be taken from surfaces inside the enclosure.
4. Inspection will include the work area, air locks, and enclosure in general.

### **STAGE 3 - Air Monitoring**

**The Assessor should conduct air monitoring with dust disturbance for Class A removal works and may conduct air monitoring for Class B if visual inspection determined it is necessary. Surface testing may also be carried at this stage or at stage 2 if considered appropriate. The Assessor will consider the following;**

1. Following a satisfactory visual inspection clearance air monitoring (and surface testing if appropriate) will be carried out.
2. For all Class A removals air disturbance will be carried out prior to activating air monitoring pumps. This may not be deemed necessary for Class B works if visual inspection is acceptable.
3. Surface dust sampling may be undertaken at this stage.
4. The negative air units must be off and capped at this time.
5. Results of the clearance air monitoring must not exceed 0.01fibres per millilitre of air sampled.

### **STAGE 4 – Final Assessment**

**Once the enclosure has passed the visual inspection, air monitoring and surface testing (if carried out) the Assessor will advise the removalist that the enclosure can be dismantled.**

1. A final inspection of the area in which enclosure was erected, surrounding area and the waste transit route may be carried out at this stage to ensure no visual dust and debris has been overlooked (trapped underneath polythene) and all equipment and waste has been removed.
2. The Assessor may carry out final air testing
3. Photographs may be taken

#### **Notes**

**Removalist Present at Time of Inspection:** The removalist should be present to be able to answer any queries, correct minor problems and clear small amounts of dust and debris if they are found during the inspection. Absence of removalist may delay the process.

**Dust Sampling:** In certain circumstances where the contractor has concerns regarding possible existing asbestos contamination dust sampling may be requested in areas adjacent to the enclosure prior to the start of removal works.

**Integrity Testing:** Smoke testing of the enclosure may be carried out prior to works starting by filling with fog/smoke from a suitable device, any leaks will be visible in the beam of light from a torch. The negative air unit should be switched off at this time. Once the enclosure is declared sealed the negative air unit may be switched on to clear the area. This may be an appropriate time for the removal contractor to check the extraction capability of the negative air unit. Any leakage should be fixed and retested, small smoke generating tubes may be sufficient to achieve this.

**Use of Sealants:** Where there is significant risk of air sampling results being compromised by the presence of non-asbestos dust (brick, wood) this may be permissible after a thorough visual inspection and in consultation with the Assessor. It will be noted in the inspection report with comments advising that PVA type surface sealants breakdown over time and should not be considered a permanent encapsulation medium. The application of the sealants for encapsulation must be noted in the buildings asbestos management plan.