



ASBESTOS GUIDELINES: Rental Property Owners and Managers

Did you know? If you conduct renovations and repairs on your properties, your work may be regulated under Wisconsin asbestos regulation, Wis. Admin. Code ch. DHS 159. Disturbing or removing asbestos-containing material without proper training may put you, your employees, and your tenants at risk for exposure to hazardous asbestos fibers and leave contaminants behind in your property. Workers or tenants exposed over time are at greater risk for developing life-threatening asbestos-related diseases in the future.

Does my work involve regulated asbestos?

Many building products contain asbestos, including those used in newer buildings. These include but are not limited to:

- Floor tiles, sheet flooring, and mastic, ceramic tile adhesives
- Spray-on textured ceilings and fire-proofing
- Acoustic ceiling tiles and mastics
- Vermiculite, loose-fill insulation and other insulation products
- Window glazing and caulks
- Plasters and drywall joint compounds
- Duct wrap and pipe insulation
- Slate or transite roofing shingles, roofing felts, cements, and flashing
- Transite or cementitious siding and panels

These and other building materials must be assumed to contain asbestos unless sampled by a certified asbestos inspector and proven not to contain asbestos. Suspect asbestos-containing material (ACM) includes all untested building materials except for wood, metal, glass, and fiberglass. Suspect ACM must be treated as ACM unless proven not to contain asbestos. **Note:** Vermiculite must *always* be assumed to contain asbestos. Testing is not permitted for purposes of proving it does not contain asbestos.

If your renovations or repair activities include disturbing, replacing, or removing any of these suspect materials, you are required to hire a certified asbestos company or to have your own certified asbestos company with trained and certified asbestos workers and supervisor.

When is certification required?

You must be trained and certified before disturbing or removing ACM or suspect ACM. You must:

- Be certified as an asbestos abatement supervisor or asbestos abatement worker.
- Work for or own a certified asbestos company.
- Have a certified asbestos supervisor providing direct on-site supervision at all times.

How do I become certified to conduct regulated asbestos activities?

1. Take the appropriate training course. Training must be taken in Wisconsin.
 - Asbestos Supervisor: five-day initial course
 - Asbestos Worker: four-day initial course
 - Asbestos Inspector: three-day initial course

2. Apply for certification. After completing training, submit application with fee or apply online.
 - Asbestos Supervisor: \$125 one-year certification fee
 - Asbestos Worker: \$75 one-year certification fee
 - Asbestos Inspector: \$175 initial course
3. Apply for asbestos company certification. Submit a company application with \$400 two-year certification fee, or apply online.

More Information

Visit our asbestos website at www.dhs.wisconsin.gov/asbestos for more information.

- A list of Wisconsin-accredited training courses is at <https://www.dhs.wisconsin.gov/asbestos/training-certification.htm>
- Lists of certified asbestos companies are at <https://www.dhs.wisconsin.gov/asbestos/contractors.htm>.
- You may apply online at www.dhs.wisconsin.gov/waldo.
- Ch. DHS 159 is at http://docs.legis.wisconsin.gov/code/admin_code/dhs/110/159

For information about other asbestos regulations that may apply to you, visit:

- Wisconsin Department of Natural Resources (DNR): dnr.wi.gov/topic/Demo/Asbestos.html
- U.S. Occupational Safety and Health Administration (OSHA): www.osha.gov/SLTC/asbestos
- U.S. Environmental Protection Agency (EPA): www.epa.gov/asbestos