



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:

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

These and other building materials are considered suspect asbestos-containing materials (ACM). They must be treated as if they contain asbestos unless sampled by a certified asbestos inspector and proven not to contain asbestos. Suspect ACM includes all untested building materials *except for* wood, metal, glass, and fiberglass. **Note:** *Always* assume vermiculite insulation contains asbestos. Sampling 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.

- If your work involves only building operations and maintenance activities that remove no more than one waste bag (no larger than 60 inches by 60 inches properly filled and sealed) of ACM or suspect ACM, you must complete at least a 16-hour asbestos operations and maintenance training course.
- If your work involves more than one waste bag of ACM or suspect ACM, you must be a certified asbestos company and use a certified asbestos abatement supervisor and workers, or hire a certified asbestos company to conduct the regulated asbestos abatement activities.
- Every project must have a certified asbestos supervisor providing direct on-site supervision.

How do I become certified to conduct regulated asbestos activities?

1. *Complete required training course.* Training must be taken in Wisconsin.
 - Asbestos Supervisor: five-day Asbestos Supervisor Initial course
 - Asbestos Worker: four-day Asbestos Worker Initial course
 - Asbestos Inspector: three-day Asbestos Inspector Initial course (required for bulk sampling)
2. *Apply for certification.* After completing training, submit an 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 company certification.* Asbestos company certification is required if you do asbestos work on your own rental property. Submit a company application with fee as directed on the form, or apply online.

More Information

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

- Wisconsin-accredited training providers: www.dhs.wisconsin.gov/asbestos/training.
- Certified asbestos companies: www.dhs.wisconsin.gov/asbestos/contractors.
- Apply online: www.dhs.wisconsin.gov/waldo.
- Ch. DHS 159: www.docs.legis.wisconsin.gov/code/admin_code/dhs/110/159.pdf.

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

- Wisconsin Department of Natural Resources (DNR): www.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

WISCONSIN DEPARTMENT OF HEALTH SERVICES
Division of Public Health
Bureau of Environmental and Occupational Health
Lead and Asbestos Section
Contact: 608-261-6876
P-00065 (06/2017)