

Emergency Procedure for Accidental or Storm damaged Asbestos, or discovery of new Asbestos Containing Materials (ACM)

It is the responsibility of every occupant, owner, tenant, contractor, employee & visitor and ALL users of this facility to ensure they take all reasonably practical steps to ensure both their own health and safety, and the health and safety of others at this facility.

The following guide has been established for the benefit of all users of this facility and complex. All subsequent inspections or work on Asbestos products must be done in accordance with Safe Work Australia (SWA) Code of Practice for the Safe Removal of Asbestos [NOHSC:2002(2005)]. Should any part of this guide conflict with the policies of a statutory authority and/or the scheme by-laws the latter shall prevail.

It is the responsibility of lot owners, letting agents/building managers to make their guests or occupants, as well as occupants of holiday/short term lettings of their unit, aware of this guide.

Scope

This Emergency procedure applies when accidental damage happens or the discovery of new asbestos containing materials occurs. It may also be applied in the event that storm or hail has damaged bonded asbestos material, gutters, downpipes, etc.

All persons working or occupying this complex do so at their own risk and sole responsibility. It is ultimately the responsibility of any persons doing Asbestos removal or clean-up of any kind to ensure that they take all steps to be aware of any risks associated with the cleaning and decontamination processes prior to any works being undertaken.

The body corporate accepts no liability for the injury, death or loss associated with Asbestos and this Emergency procedure.

General

The person in control may presume the material contains asbestos, rather than take samples. Once this presumption is made, all material must be treated as an ACM until the material is either removed or testing confirms that it does not contain asbestos.

Care should be taken by all persons to avoid disturbing surrounding materials suspected of containing asbestos, except for the purpose of sampling.

Storm and hail can damage bonded asbestos material and cause asbestos fibres to become loose, which may wash down and collect in the gutters and downpipes.

Ensure all ACM waste is disposed of correctly. Exposure to airborne asbestos fibres may cause dose related asbestos diseases such as lung cancer; mesothelioma; or pleural plaques if inhaled in sufficient quantities.

*(Please refer to **Asbestos Guide**, **Minor Asbestos contamination guide** for additional information regarding Asbestos and Safety.)*

Emergency Procedures

1. **Stop** all work activities.
2. **Restrict access** to the area or site by closing doors, taping off access points and installing temporary signage to prevent site or building occupants or members of the public from entering the immediate area, and to prevent any further disturbance of asbestos materials in the area. Air handling systems should be shut-off (where relevant).
3. **Notify Executive Committee or Strata Manager** by phone ASAP.
Call **1300 267 181** (Community After hours Emergency) or **1300 065 024** (Community H&S)
4. **EC, Strata Manager** or **CH&S** to **notify Licensed Asbestos Removalist** to arrange risk assessment and advise appropriate control strategies.

5. **Licensed Asbestos Removalist** to attend site and obtain workplace's Asbestos Register, prepare Asbestos Removal Control plan and notify the regulator before any work is done. Removal work should be done with an Asbestos Removal supervisor and undertaken with appropriate Personal Protective Equipment (PPE) and Respiratory Protective Equipment (RPE). After removal work, decontamination and proper disposal of asbestos waste must be observed.
6. **Independent Licensed Asbestos Assessor** to conduct asbestos fibre air monitoring adjacent to the contaminated work area to ensure that dust levels do not exceed acceptable exposure levels.
7. **EC, Strata manager and Asbestos Removalist** to **review the Asbestos Management Plan** procedures and controls to ensure they were being followed properly.
8. **EC, Strata manager** to **archive documents** and **update Asbestos Register**.

(Please refer to Safework **Code of Practice: How to Safely Remove Asbestos** for detailed information regarding safe Asbestos removal.)

Age & Health Restrictions

Guide restricts:

1. ANY Child of any age from handling and being near Asbestos, or the removal of asbestos.
2. Persons under the influence of alcohol or drugs from handling and being near Asbestos, or the removal of asbestos.
3. Any handling or storing Asbestos by any unlicensed person.

Supervision of Children

Guide prohibits:

1. Parents or other in charge of children leaving them unsupervised around an area identified as containing Asbestos. (even for a second)
2. Depending on others to supervise children under their care around an area identified as containing Asbestos.