

Asbestos in the building structure

Introduction

Asbestos can be found in any industrial or residential building built or refurbished before the year 2000. It is in many of the [common materials](#) used in the building trade that may be disturbed during work on the building.

Exposure to asbestos dust can cause one of the asbestos related lung diseases. These are usually fatal and there is no cure. Asbestos still kills around 5000 workers each year, this is more than the number of people killed on the road.

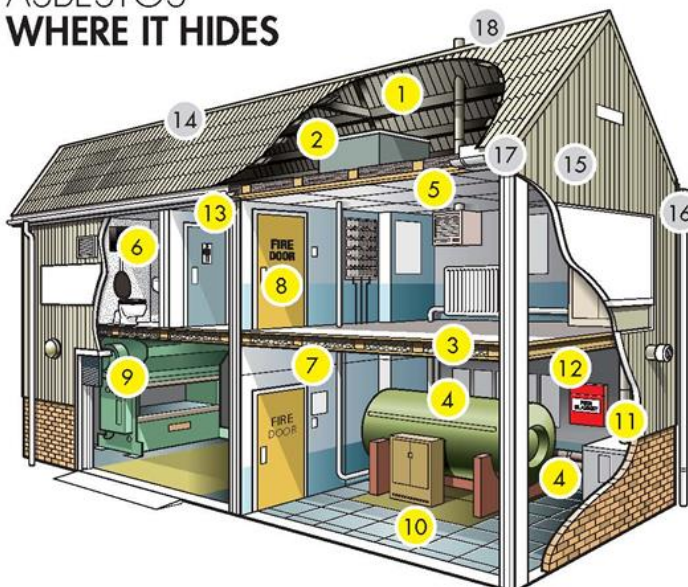
Where can it be found?

Asbestos may be present in many parts of the building, such as:-

Inside

1. Sprayed coatings on ceilings, walls, beams and columns
2. Asbestos cement water tank
3. Loose fill insulation
4. Lagging on boilers and pipes
5. AIB ceiling tiles
6. Toilet seat and cistern
7. AIB partition walls
8. AIB panels in fire doors
9. Asbestos rope seals, gaskets and paper
10. Vinyl floor tiles
11. AIB around boilers
12. Textiles e.g. fire blankets
13. Textured decorating coatings on walls and ceilings e.g. artex

ASBESTOS WHERE IT HIDES



Outside

14. Asbestos cement roof
15. Asbestos cement panels
16. Asbestos cement gutters and downpipes
17. Soffits – AIB or asbestos cement
18. Asbestos cement flue

Note: AIB = Asbestos Insulating Board

If the material is not damaged, then it will do no harm providing it remains undamaged and is not disturbed. There is more information [here](#).

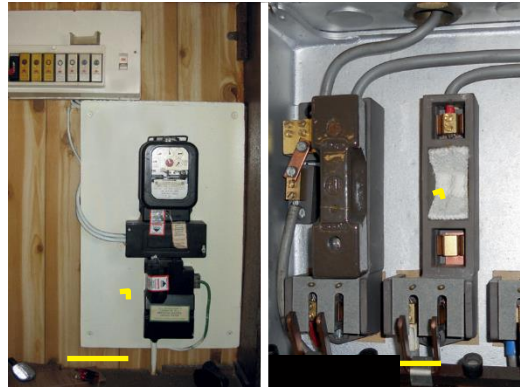
ClubHub provides general guidance to clubs and their members. It is however the responsibility of each club to maintain up-to-date risk assessments and define and monitor its own safety practices, guidance and procedures specific to its environment and activities, which clubs shall ensure are made known to their members and members shall comply with the same.

Whilst every effort is made to ensure that the information and guidance in this manual is accurate and reflective of best practice at the time of publication, it is the users' responsibility to ensure that such information and guidance is up to date before acting upon it. British Rowing accepts no responsibility for the content of third party websites accessed through links in this publication.

Gas/Electric Meter and Fuse box

Asbestos can also be found behind meters and fuse boxes and inside fuse boxes

- Often found in halls and under stairs
- In old style fuse boxes each fuse wire may have an individual asbestos flash guard
- The back panel may also be asbestos insulating board (AIB)
- Meters may sit on an AIB shelf or be separated by an AIB partition



What should we do?

If the building was built or refurbished before 2000 then it is best to assume that it contains asbestos unless you know for certain that it does not.

If the presence of asbestos is known or suspected, then clubs are advised to ensure that ...

- it is maintained in good condition.
- records of its location are kept.
- it remains undisturbed and in good condition and is periodically checked.
- this information is provided to anyone who carries out maintenance work on the building.
- it has a system in place (e.g. fixed warning signs) to ensure the asbestos is not disturbed
- if damaged asbestos has been identified, then arrangements are made to ensure it is either repaired, encapsulated or removed? (The majority of work on asbestos must be carried out by a licensed contractor unless the asbestos fibres in the material are so well-bound-in that the work is lower risk and can be done by a contractor who is not licensed by the Health and Safety Executive.)
- they keep records of any asbestos so that asbestos material likely to release high fibre levels can be removed first by licensed contractors if the building is refurbished or demolished.



If you do not know whether there is asbestos in the building, then you should either have an asbestos survey (see below) or assume that the presence of asbestos is widespread and take the precautions listed above.

It would be prudent to have an asbestos survey before any building work is undertaken that involves any demolition or that could disturb any asbestos that may be present.

What is an asbestos survey

An asbestos survey is an effective way to help you manage asbestos in your premises by providing accurate information about the location, amount, condition and type of any asbestos-containing materials (ACMs).

The asbestos survey can help to provide enough information so that an asbestos register, a risk assessment and a management plan can then be prepared. The survey will usually involve sampling and analysis to determine the presence of asbestos so asbestos surveys should only be carried out by competent surveyors who can clearly demonstrate they have the necessary skills, experience and qualifications.

An [asbestos survey](#) will identify:

- the location of any asbestos-containing materials in the building
- the type of asbestos they contain
- the condition these materials are in

Following a survey, the surveyor should produce a survey report which details the findings. This information can help you prepare an [asbestos risk register](#).

If there is no asbestos in the building, then this fact should be documented.

Legal Requirements

The relevant regulation is the

[Control of Asbestos Regulations 2012](#)

Further Information

For further information see

<http://www.hse.gov.uk/asbestos/common-materials.htm>

<http://www.hse.gov.uk/asbestos/building.htm>

<http://www.hse.gov.uk/asbestos/gallery.htm>

Guide to surveys - <http://www.hse.gov.uk/pubns/books/hsg264.htm>

<http://www.hse.gov.uk/asbestos/faq.htm#asbestos-risk-register>