

POST-STORM ASBESTOS GUIDANCE RESIDENTIAL EXEMPTION



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The federal asbestos program is applicable to demolition and renovation projects of industrial, institutional, commercial, and residential buildings containing more than four units. However, single family residences and multi-residential buildings with four or fewer units are not subject to the federal asbestos program unless a renovation or demolition project is part of a larger project involving multiple buildings. This is known as the “residential exemption.”

According to [EPA’s Asbestos Guidance for Catastrophic Events](#), when a contractor is carrying out multiple demolitions involving buildings that include single family homes through a single contractual arrangement, the asbestos regulation is applicable. For example, if a government organization or large property owner hires a contractor to demolish multiple single family residences, the residential exemption to the asbestos regulation is not applicable. In such situations, EPA states that “single family homes or buildings with four or fewer dwelling units within the area of destruction are considered to be an installation and are subject to the asbestos NESHAP regulation.” However, if a property owner hires an individual contractor to renovate or demolish one single family home or one residential building containing four or fewer units, then the asbestos regulations are not applicable as this type of project falls under the residential exemption.

QUESTIONS

If you have questions regarding this guidance please contact DEP’s Asbestos Coordinator at 850-717-9000. For more information on emergency renovations or demolitions under asbestos program, please see DEP’s [Post-Storm Asbestos Guidance on Emergency Cleanups](#).