

HOW TO EFFECTIVELY MANAGE HAZARDOUS MATERIALS INFORMATION AND COMPLIANCE IN PUBLIC AND PRIVATELY OWNED BUILDINGS

Asbestos, lead-based paint and hazardous chemicals are all regulated by various OSHA and EPA regulations. They require building owners, managers and tenants to track the locations of hazardous materials in their buildings and provide proper notifications, warnings and access to safety information. These regulations were enacted protect building employees, outside contractors, and tenants from exposure to hazardous materials.

If lack of an adequate material inventory and notification system results in the inadvertent disturbance of asbestos, lead-based paint or stored hazardous materials, the building owner or manager can be subjected to a variety of serious consequences.

First, OSHA and the EPA can cite them for:

- ✓ Failure to notify
- ✓ Failure to post warning signs
- ✓ Failure to contain the work area
- ✓ Failure to provide training to workers
- ✓ Failure to provide personal protective equipment and respiratory protection
- ✓ Failure to perform worker exposure monitoring
- ✓ Causing a spill and unauthorized release to the environment

As a result, fines for inadvertent disturbance can be in the tens or even hundreds of thousands of dollars.

Second, OSHA and the EPA can require the decontamination of large areas of the building, resulting in an expensive cleanup bill and potential loss of use of the affected areas.

Finally, occupants and workers in the vicinity of the disturbance can sue for exposure to the hazardous materials. The courts are full of cases where construction workers, maintenance personnel, and tenants were exposed to asbestos, lead-based paint and mold in buildings. The damages for exposures to these materials can be in the millions of dollars. In addition, there are the for associated attorneys fees.

Due to hazardous material exclusions in liability insurance policies, the owner or manager will often have to pay all attorneys fees, citations, court awarded damages and decontamination costs directly.

The ADAM Solution

The ADAM System was developed to provide building owners and managers, large corporations and public entities with a powerful, yet easy-to-use system for maintaining compliance and managing environmental records and information for their buildings. ADAM is currently used

world wide by over 88 large organizations including Wells Fargo Bank, the United States Air Force, NASA, Port of Oakland, Port of Tacoma, and City of Oakland.

The ADAM System solves the major problems caused by the presence of hazardous materials for organizations with multiple buildings by managing and updating the material locations and test results, and providing proper notification to meet regulatory requirements. It also stores and maintains records of occurrences and corrective actions taken to reduce liabilities and the potential for litigation.

For each building, the ADAM System can store and provide easy access to:

- ✓ Location, quantity, condition and asbestos content of various construction materials
- ✓ Location, quantity and test results for lead-based paint
- ✓ Hazardous material and chemical inventory quantity, location, and safety information
- ✓ Indoor air quality testing results, records of complaints and corrective actions taken
- ✓ Records of all corrective actions taken, including removal and abatement activities

The system enables users to search the database prior to routine maintenance and construction activities that may disturb these hazardous materials.

ADAM FOR ASBESTOS COMPLIANCE

Survey and Testing Record Keeping Requirements

OSHA requires building owners to survey their buildings for asbestos prior to routine maintenance, construction or demolition activities and maintain records of samples taken.

ADAM helps building owners meet this requirement by storing all sample results, as well as the material location, condition, quantity and removal cost. The system allows users to retrieve information using simple searches.

OSHA Notification Requirements

OSHA requires building owners to provide notifications regarding the locations of asbestos in their buildings. The notification must include the materials asbestos content, location and quantity. The notification is required to be provided to contractors bidding on work, again before the start of work, and to maintenance personnel who may come into contact with asbestos. Building owners are also required to maintain a record of all notifications.

The ADAM System enables building owners to create standard notification text and prepares a building specific notification table listing the locations, asbestos content and quantity of asbestos in the building. A record is stored for each notification recipient regarding when they were notified.

California Notification Requirement

The California Health and Safety Code requires building owners and managers to provide notifications on an annual basis to contractors, vendors, tenants and building employees regarding the location of asbestos in the building and availability of reports and management plans for their review. The ADAM Notification Module enables owners to create compliant notifications. It also stores the name and address of recipients so that notifications can be generated in a batch on an annual basis.

Warning Sign Requirements

OSHA requires building owners and managers to post OSHA compliant asbestos warning signs in routine maintenance areas of the building. The signs must include a proper warning and list of materials in the building that contain asbestos. The ADAM System prepares building specific signs in compliance with OSHA requirements.

ADAM FOR LEAD-BASED PAINT COMPLIANCE

OSHA lead-based paint regulations require contractors to protect their workers from exposure to lead-based paint. In addition, building owners who have their own construction and maintenance crews who may disturb lead-based paint must be provided with proper notification and protection in accordance with OSHA regulations.

For this reason building owners should provide outside contractors and their own employees with test results for lead on construction projects or maintenance projects that disturb painted surfaces.

The EPA also regulates lead-based paint in residential housing. The EPA requires the building owner or manager to provide proper notifications to tenants when they sign their lease regarding the locations of known lead-based paint in their buildings.

For lead-based paint management, the ADAM System stores the locations, quantities and test results for lead-based paint and generates reports and notifications required by EPA when tenants sign their lease.

ADAM FOR INDOOR AIR QUALITY MANAGEMENT

Currently, there are no regulations specifically for indoor air quality and mold. However, building owners are required under the law to provide a healthy environment for their building tenants and employees. For this reason, it is important for building owners to ensure that the air inside the building is safe and that building occupants are not exposed to hazardous materials such as VOC's, mold spores, pesticides, particulates, and other chemicals that can cause adverse health effects.

To assist building owners in reducing liabilities and creating healthy indoor environments, the ADAM Indoor Air Quality Module stores and provides easy access to:

- ✓ Hazardous material and chemical inventory quantity, location, and safety information,
- ✓ Indoor air quality testing results, records of complaints and corrective actions taken, and
- ✓ Basic indoor air quality readings, sample results and ventilation readings to identify problems and help ensure the quality of the indoor environment

And because proper building maintenance is a critical aspect to preventing indoor air quality problems, the system tracks and provides reminders for ongoing building maintenance activities and hazardous materials inspections to ensure buildings, mechanical systems and hazardous materials are inspected and maintained on an ongoing basis.

To learn more about the ADAM System visit the EcoLogic Systems web site at www.ecologicsystems.com or call 1-800-223-0609 to schedule an on-line demonstration.