



# Overcoming the Challenges of ACM in Remodels

## A Case Study

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### Estimating/Scheduling

- Proper Survey of all Materials within Scope
- Exclusions for Additional Work Required for ACM and ACCM
- Early Involvement of Authority



### Contractual Security

The owner or contractor cannot bear the burden of a lawsuit or the costs involved in an incident. Contractually assigning all the risk to an owner will not remove the target on your back. Neither party has the money available to spend on a hazard occurrence.

This is a study of one project's experience with delays caused by the need for asbestos abatement. It will also cover the best approaches for limiting both safety and financial risks to the contractor, subcontractors and owner. I wanted to gather information on this type of issue within our industry because there will be an increased need for large scale remodeling within major cities to keep them up to the level of standard people expect. This includes the more modern infrastructure of a building to accommodate for the technological improvements made in recent years and to provide a more comfortable space for the tenants of the building. This renovation includes old buildings made prior to the halt of asbestos use in our industry. I was an intern on a project that experienced many difficulties along the duration of the project because of the challenges with occupants, owner, and other governing authorities. The project was delayed four months to clean the tenant spaces which did not appear as a problem to the parties involved. As this new spectrum of project type is needed in major cities it creates a new niche for contractors to diversify and expand. Many companies have not performed this type of project and should know what to expect to limit the risk involved. The new knowledge would be to compile a detailed and accurate list of project difficulties and conflict resolution for future reference. Though asbestos abatement has been a problem for over 30 years, this is a new beast for most commercial contractors to take on. A detailed list from a specific case study and the best ways to improve project quality and time would be highly valued by a contractor.

Key Words: ACM, Asbestos, Remodel, APCD, TEM, PCM

### PCM vs TEM

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| <ul style="list-style-type: none"><li>• Pore Size of 0.8 <math>\mu\text{m}</math></li><li>• Cannot identify fibers less than 0.5 microns in length or 0.25 microns in width</li><li>• No fiber Identification Method</li><li>• Utilizes Entire Grid</li><li>• Used by OSHA and EPA</li></ul> | <ul style="list-style-type: none"><li>• Pore Size of 0.45 <math>\mu\text{m}</math></li><li>• Identifies fibers less than 0.5 microns in length and 0.01 microns in width</li><li>• Differentiates Asbestos Fibers</li><li>• Grid Filter System for Random Testing</li></ul> |
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### The System?

- Funded by Violations
- Avoid Responsibility
- Vague Instruction
- Lack of Precedent



### Additional Costs

1. More Risk
  - a. Special Requests
  - b. Lawsuits Involved
2. Added Construction Costs
  - a. Loss of Production
  - b. Higher Labor Rates
  - c. Abatement/Containment