



Board for Asbestos, Lead, and Home Inspectors

Guidance Document: Clarification Regarding Abatement Projects that Require a Project Monitor

Effective April 16, 2020

I. Background

The Board was asked to clarify 18VAC15-20-455.1 of the Asbestos Licensing Regulations. Section 18VAC15-20-455.1 states:

A project monitor is required on:

1. Asbestos projects performed in buildings that are occupied or intended to be occupied upon completion of the asbestos project exceeding 260 linear feet or 160 square feet or 35 cubic feet of asbestos-containing material; or
2. Whenever the building or property owner deems it necessary to monitor asbestos projects.

The requester indicated that one interpretation in the industry has been that the building owner alone can choose whether to have an asbestos abatement project monitored, regardless of the quantity of ACM removed.

II. Policy

In order to clarify any misconceptions regarding whether an asbestos abatement project requires a project monitor, the Board adopts the following policy.

Section 18VAC15-20-455.1 includes two conditions in which a project monitor is required on an asbestos abatement project: 1) asbestos projects performed in buildings that are occupied or intended to be occupied upon completion of the asbestos project exceeding 260 linear feet or 160 square feet or 35 cubic feet of asbestos-containing material; or 2) whenever the building or property owner deems it necessary to monitor asbestos projects. A project monitor is always required when the conditions of number 1 are met, and apply regardless of whether the property owner deems project monitoring is needed; or the condition of number 2 is met because a property owner deems a project monitoring is needed, even if the project scope is less than described in number 1. The condition outlined in number 2 does not nullify the conditions outlined in number 1.
