



Minnesota Pollution Control Agency

Residential Demolition Fact Sheet*

This fact sheet addresses coverage of 40 CFR part 61, Subpart M, also known as the asbestos National Emission Standards of Hazardous Air Pollutants (NESHAP) to demolition projects involving residential buildings having four or fewer dwelling units.

The definition of Facility in the asbestos NESHAP is as follows:

Facility means any institutional, commercial, public, industrial, or residential structure, installation, or building (including any structure, installation, or building containing condominiums or individual dwelling units operated as residential cooperative, but excluding residential buildings having four or fewer dwelling units); any ship; and any active or inactive waste disposal site. For purposes of this definition, any building, structure, or installation that contains a loft used as a dwelling is not considered a residential structure. Installation, or building. Any structure, installation, or building that was previously subject to this subpart is not excluded, regardless of its current use or function.

The definition of Installation is as follows:

Installation means any building or structure or any group of buildings or structures at a single demolition or renovation site that are under the control of the same owner or operator (or owner or operator under common control).

The actual owner or operator of a residential building is not the consideration for determination of whether the building is covered by the asbestos NESHAP. The determination for coverage of the residential building by the asbestos NESHAP depends on the use of the property.

DESCRIPTION OF PROJECT:

REGULATED UNREGULATED

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Any urban renewal or public project involving one or more residential buildings being renovated or demolished over a period of time:	X	
Any industrial, commercial, or institutional use of the residential building or property. Includes 1 or more residential properties on either one or more sites:	X	
A residential building having four or fewer dwelling units not part of any larger commercial or public project and is demolished to build a new residential building:		X
Small, isolated residential buildings demolished for public safety or similar purposes - where the building will be replaced by another residential building or the land will remain vacant:		X
Any residential building demolition project that consists of demolition of two or more residential buildings at a single site:	X	
Any intentional burning of a residential building constitutes an institutional use of the building and is therefore subject to the asbestos NESHAP:	X	

This fact sheet is not intended as a substitute for reading the regulation and making your own independent determination of its applicability to your demolition project. Examples in the fact sheet do not represent an exhaustive listing of projects to which the rule might apply.