

RANCH AT ROARING FORK

Remodeling and Renovation
Asbestos Inspection and Abatement Policy
Adopted October 5, 2009

Asbestos is made up on microscopic bundles of fibers that may become airborne when disturbed and, if this material is inhaled into the lungs, it may cause significant health problems, including asbestiosis, mesothelioma and lung cancer.

The Ranch at Roaring Fork Homeowners Association has an interest in preventing asbestos from entering into or being deposited in the common areas of the Ranch and therefore has an interest in seeing that the owners of home and condominium units on the Ranch who plan demolition, renovation or remodeling projects comply with the applicable inspection, notification and abatement requirements.

According to the Colorado Department of Public Health and Environment (“CDPHE”), buildings of any age, including new construction, may contain asbestos containing material (“ACM”). Because many of the homes and condominium units at the Ranch were built in the 1970’s and 1980’s it is quite likely that some of the construction materials used, including texturing materials applied to walls and ceilings, floor tiles, blown in insulation, pipe insulation, and other construction materials may contain asbestos.

Under the regulations of the CDPHE, which implement the relevant federal and state laws, before conducting (i) any “demolition” or (ii) any renovation or remodeling that exceeds the ACM “trigger level,” the structures or components to be disturbed must be inspected by a state certified asbestos inspector. If ACM is found and the amount of that material to be disturbed would exceed the trigger level, which is 32 square feet of surface area in single family home or a condominium, a certified abatement contractor must remove and properly dispose of the material. In addition, even if the amount of ACM is under the trigger level, any ACM that is disturbed must be disposed of as required by law.

IT IS THE RESPONSIBILITY OF HOME AND CONDOMINIUM OWNERS TO COMPLY WITH ALL LEGAL REQUIREMENTS RELATING TO ASBESTOS CONTAINING MATERIALS. FAILURE TO DO SO MAY SUBJECT AN OWNER TO LIABILITY UNDER FEDERAL AND STATE LAW. A home or condominium unit owner who intends to engage in demolition, remodeling or renovation should contact the Garfield County Building and Plant Department to determine whether a building permit will be required. If a permit is required, the County will instruct the owner concerning the necessary asbestos testing in connection with the permit review process. However, even if the County determines that a demolition or building permit is not required, the owner is responsible for complying with all laws and regulations relating to the removal and disposal of ACM.*

* Home and condominium unit owners must inform themselves concerning the law and regulations relating to ACM and cannot rely on the foregoing summary, which is general in nature and current only to the date of this policy statement. Information concerning ACM and owner responsibilities can be obtained by contacting the CDPHE and/or reviewing materials available on its website.