

investigation, the decision-maker is guided toward groups of appropriate responses. In essence, if friable asbestos-containing materials are present and determined to be (1) in bad condition, or (2) subject to erosion or disturbance, then the material should be removed, enclosed, or encapsulated. Only if the material is in good condition and unlikely to be disturbed or eroded should a special operations, maintenance, and periodic reinspection program be selected as the corrective action. If the asbestos-containing materials are nonfriable, no corrective action is needed. Instead, the nature and location of these materials should be documented and their condition should be reassessed periodically.

The questions in Figure 15 are based on the assessment factors discussed in Section 3.2.2.2. The evaluation of factors that indicate material condition and the potential for erosion or disturbance is subjective. For example, determining if water damage is evident or the material is accessible requires judgment by trained and/or experienced evaluators. The descriptions of individual assessment factors in Appendix D are an excellent starting point for training evaluators.

Once Figure 15 has been used to choose between a special operations and maintenance program or the direct treatment of asbestos-containing materials, the decision-maker is directed to Table 2, which summarizes asbestos control alternatives. Advantages and disadvantages of each control measure are presented together with information on appropriate and inappropriate applications.

Several items in Table 2 are particularly important:

- Removal has the widest applicability of all control alternatives. It also is the only truly permanent solution, since no building containing asbestos can be demolished without first removing the asbestos. It is the only control measure which can guarantee elimination of asbestos exposure.
- Enclosure and encapsulation must be followed with a special operations program and with periodic reinspection of the enclosed or encapsulated materials.
- Removal, enclosure, and encapsulation should be undertaken only after construction of sealed containment barriers.
- Proper worker protection is mandated by OSHA for removal operations, and is needed for enclosure and encapsulation activities as well.

Table 2 shows that the initial cost of removal may be higher than for the other control measures. However, several building owners have found that long-term costs of removal may be lower when considering the need for special operations practices, periodic reinspection, and repairs if the material is enclosed or encapsulated. The cost of eventually removing enclosed or encapsulated materials prior to demolition must also be considered.