

Subject: Asbestos Hazards in Leased Buildings

SL RL 79-07-254

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to: All Real Estate and Building Fifth Levels
All Real Estate Managers

from: Director - Real Estate Management, Automotive Operations, Energy &
Environment

description: Recommends that facilities under consideration for lease be reviewed for
potential hazards due to the use of asbestos building materials.

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The use of sprayed-on asbestos for fireproofing in buildings occurred primarily between the years 1958 and 1972, after which it was banned by the Environmental Protection Agency. As a general rule, it was employed mostly in low-cost, light-weight construction and, therefore, is likely to be present in many leased facilities, either existing or candidates for future occupancy.

System Letter SR 79-05-398 requests survey data on current owned and leased facilities as to the presence of asbestos, and will ultimately result in a definitive program as to what to do about it. We are equally concerned, however, that in the interim we do not increase the number of Bell System buildings which have sprayed-on asbestos. We are, therefore, recommending that each new facility under consideration for lease be reviewed for the possible use of asbestos during its construction; and if a hazard is found to exist, that the space not be leased unless properly treated to remove the hazard. Such treatment should, in most cases, be at the expense of the owner.

We recognize that there will be isolated situations where there are no other alternatives to economically and efficiently satisfy our space needs other than the use of a building where asbestos materials are present, and that the owner may be unwilling to take corrective action. In these situations, it should be pointed out that, unless specifically



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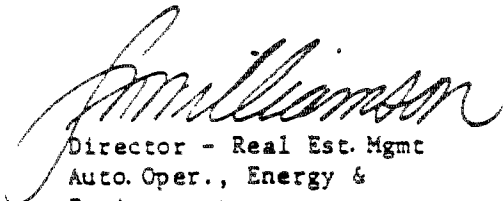
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covered by the lease agreement or some local statutes, (which should be closely verified by legal counsel) the burden is on us to protect our own employees from asbestos hazards by complying with Section 29 CFR 1910.1001 of the standards issued by the Occupational Safety and Health Administration (OSHA). These standards require all employers to establish and maintain an effective program for protecting their employees against asbestos exposures which may be above acceptable levels. At the present time AT&T is working to develop meaningful and realistic guidelines for facilities where our employees might be exposed to excessive levels of airborne asbestos during typical work procedures. It is expected that these formal recommendations will be available next year.

The most probable uses of sprayed-on asbestos in a building are: fireproofing of beams, columns and wind or shear braces; fireproofing of floor slabs (usually above a suspended ceiling); general insulation; and insulation on pipes or in or around air ducts.

If you have any questions on this matter, please contact John Turpin at 201-221-2977.


Director - Real Est. Mgmt
Auto. Oper., Energy &
Environment

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