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Members of Golden Ridge
Condominium Association

NOTICE: ASBESTOS CONTAINING MATERIALS FOUND IN GOLDEN RIDGE UNIT

Dear Members,


Golden Ridge Condominium Association recently identified that some of the building materials used within the common elements and units at Golden Ridge contain asbestos. Specifically, the Association's contractors detected asbestos in joint compounds and wall texturing within a Golden Ridge unit. The contractors also suspect that the vinyl flooring and acoustical ceiling texturing may contain asbestos.

State and Federal regulations control the handling of asbestos-containing materials. Please be advised that you must comply with State and Federal regulations related to asbestos when doing any work that disturbs existing improvements within a unit at Golden Ridge. The enclosed handouts from the State of Colorado Department of Public Health and Environment provide guidance on the steps you must take to comply with controlling law. You may access additional information online at www.cdphe.state.co.us/ap/asbestos/ and www.epa.gov/oppt/asbestos/index.html.

Failure to adhere to the State and Federal regulations may result in health consequences and the assessment of penalties by State and/or Federal agencies. The Association may also impose fines and other charges for damages incurred as a result of your failure to follow the applicable laws.

Please take appropriate action to ensure compliance with asbestos regulations. The Association appreciates your cooperation and assistance in keeping Golden Ridge a safe and enjoyable place to live.

Sincerely,
WINZENBURG, LEFF, PURVIS & PAYNE, LLP


SUZANNE M. LEFF, Esq.
Legal Counsel for
Golden Ridge Condominium Association, Inc.

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Encl.

STATE OF COLORADO

Bill Owens, Governor
Dennis E. Ellis, Executive Director

Dedicated to protecting and improving the health and environment of the people of Colorado

4300 Cherry Creek Dr. S. Laboratory Services Division
Denver, Colorado 80246-1530 8100 Lowry Blvd.
Phone (303) 692-2000 Denver, Colorado 80230-6928
TDD Line (303) 691-7700 (303) 692-3090
Located in Glendale, Colorado
<http://www.cdphe.state.co.us>



Colorado Department
of Public Health
and Environment

BUILDING RENOVATION AND DEMOLITION WHAT YOU NEED TO KNOW!

Are you Remodeling, Renovating or Demolishing?

You are subject to State and Federal Regulations requiring inspection for asbestos. Avoid penalties and delays: have your project inspected for asbestos by a Colorado-certified asbestos building inspector before commencing work.

It is illegal to improperly disturb asbestos containing materials!

Asbestos can be found in these and other common building materials: Ceiling textures, vinyl floor coverings and mastic, boiler and pipe insulation, heating and cooling duct insulation, ceiling tile, roofing products, clapboard shingles, etcetera. These materials are regulated; a certified asbestos inspector can determine which materials contain asbestos and which are regulated. Buildings of **any** age may contain asbestos; even those newly built may have asbestos-containing materials.

For ALL Renovation Projects:

- Buildings of **any** age may contain asbestos; even those newly built may have asbestos containing materials.
- **Inspection:** the structures/components to be disturbed **must be inspected for asbestos** by a state-certified asbestos inspector. Contact CDPHE or go to our web site for a current list of Asbestos Inspectors <http://www.cdphe.state.co.us/ap/asbeshom.asp> or Asbestos Building Inspector Consulting firms can be found in the yellow pages section of most telephone books, under the heading "Asbestos Consulting and Testing".
- If the amount of asbestos-containing material to be disturbed exceeds the following trigger levels than an abatement contractor must remove the material.
 - Trigger levels means amounts of material as follows:
 - With regard to single-family residential dwellings, the trigger levels are 50 linear feet on pipes, 32 square feet on other surfaces, or the volume equivalent of a 55-gallon drum.
 - With regard to all areas other than single-family residential dwellings, the trigger levels are 260 linear feet on pipes, 160 square feet on other surfaces, or the volume equivalent of a 55-gallon drum.
- A certified removal contractor (General Abatement Contractor) must remove asbestos-containing materials that are regulated or may become regulated before they are disturbed by renovation or demolition activities. Contact CDPHE or go to our web site for a current list of General Abatement Contractors <http://www.cdphe.state.co.us/ap/asbeshom.asp> or Contractors can be found in the yellow pages section of most telephone books, under the heading "Asbestos Abatement".
- **Notification:** A written notification to CDPHE, payment of a notification fee and **ten (10) working day waiting period** is required before the removal (abatement) of regulated asbestos containing materials.

- Regulated asbestos-containing waste material must be disposed of at an approved asbestos waste disposal site.

Demolitions, Destructive Salvage, House Moving

If you demolish, perform destructive salvage, perform de-construction, burn, destroy, dismantle, dynamite, implode, knock down, level, pull down, pulverize, raze, tear down, wreck all of a structure or structural components or you move a house you are subject to State and Federal Regulations **even when there is NO asbestos in the facility.**

Prior to Demolition:

- **Inspection:** the building ***must be inspected for asbestos*** by a state-certified asbestos inspector. Contact CDPHE or go to our web site for a current list of Asbestos Inspectors <http://www.cdphe.state.co.us/ap/asbeshom.asp> or Asbestos Building Inspector Consulting firms can be found in the yellow page section of most telephone books, under the heading "Asbestos Consulting and Testing".
- **Asbestos Removal** (if necessary) must be performed by a Colorado-certified General Abatement Contractor. **Any** asbestos containing material that is friable or will be made friable during demolition activities must be removed prior to demolition. Removal, in accordance with Regulation No. 8, is required if the amount of asbestos-containing material that is friable or will become friable during demolition exceeds the trigger levels.
- **Notification of Demolition Form** must be submitted to the CDPHE, **even if no asbestos was found during the inspection**, payment of a notification fee and **ten (10) working day waiting period** is required before the demolition can proceed.

During Demolition:

- Recycling of materials, such as concrete or wood, that are bonded or contaminated with asbestos-containing material (ACM), such as floor tile or mastic, is NOT permitted.
- Demolition of a building that has non-friable asbestos containing VAT or tar-impregnated roofing materials remaining must be completed without causing the asbestos-containing materials to become friable. Concrete floors covered with floor tile shall be removed in as large sections as possible. Operations such as crushing, pneumatic jacking, etc. of materials containing asbestos are not permitted.
- When imploding or burning a structure, ALL asbestos-containing material, regardless of quantity, must be removed prior to demolition.

For More Information, please contact:

Asbestos Compliance Assistance Group
Asbestos and Demolition Permit Coordinator
Phone: (303) 692-3100
Fax: (303) 782-0278
Toll Free: 1-800-886-7689
Web page: <http://www.cdphe.state.co.us/ap/asbeshom.asp>
Email address: asbestos@state.co.us

All asbestos abatement and demolition permit application forms are available from our web site or by calling the asbestos program.

HAVE YOUR PROJECT INSPECTED BY A COLORADO-CERTIFIED ASBESTOS
BUILDING INSPECTOR BEFORE YOU BEGIN

Violation of asbestos regulations can result in monetary penalties and project delays.

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Colorado Department
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and Environment

GENERAL INFORMATION ON ASBESTOS

What is Asbestos?

Asbestos is the name given to a number of naturally occurring minerals that have been mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The types of asbestos that are regulated are: Chrysotile, Amosite, Crocidolite, Anthophyllite, Tremolite, and Actinolite. Asbestos deposits can be found throughout the world and are still mined in Australia, Canada, South Africa, and the former Soviet Union.

Why is Asbestos a hazard?

Asbestos is made up of microscopic bundles of fibers that may become airborne when distributed. These fibers get into the air and may become inhaled into the lungs, where they may cause significant health problems. Researchers still have not determined a "safe level" of exposure but we know the greater and the longer the exposure, the greater the risk of contracting an asbestos-related disease. Some of these health problems include:

- **Asbestosis** - a lung disease that causes scarring of the lungs. Eventually, this scarring may become so severe that the lungs cannot function. The latency period (meaning the time it takes for the disease to become developed) is often 25-40 years.
- **Mesothelioma** - a cancer of the lining of the lung and chest and/or the lining of the abdominal wall. This form of cancer is peculiar because the only known cause is from asbestos exposure. The latency period for mesothelioma is often 15-50 years.
- **Lung Cancer** – can be caused by asbestos. The effects of lung cancer are often greatly increased by cigarette smoking (by about 50%). Cancer of the gastrointestinal tract can also be caused by asbestos. The latency period for cancer is often 15-30 years.

Despite the common misconception, asbestos does not cause headaches, sore muscles or other immediate symptoms. As mentioned above, the effects often go unnoticed for 15-50 years.

When is Asbestos a hazard?

Asbestos is not always an immediate hazard. In fact, if asbestos can be maintained in good condition, it is recommended that it be left alone and periodic surveillance performed to monitor its condition. It is only when asbestos-containing materials (ACM) are disturbed or the materials become damaged that it becomes a hazard. When the materials become damaged, the fibers separate and may then become airborne. In the asbestos industry, the term '**friable**' is used to describe asbestos that can be reduced to dust by hand pressure. '**Non-friable**' means asbestos that is too hard to be reduced to dust by hand. Machine grinding, sanding and dry-buffing are ways of causing non-friable materials to become friable.

Where Can Asbestos Be Found?

Asbestos is commonly used as an acoustic insulator, thermal insulation, fire proofing and in other building materials. Asbestos fibers are incredibly strong and have properties that make them resistant to heat. Many products are in use today that contain asbestos. Most of these are materials used in heat and acoustic insulation, fireproofing, and roofing and flooring. Some of the more common products that may contain asbestos include:

Acoustical Plaster	Decorative Plaster	Joint Compounds
Adhesives and Mastics	Ductwork Flexible Fabric Connections	Laboratory Gloves
Asphalt Floor Tile	Electric Wiring Insulation	Laboratory Hoods/Table Tops
Base Flashing	Electrical Cloth	Packing Materials (for wall/floor penetrations)
Blown-in Insulation	Electrical Panel Partitions	Pipe Insulation (corrugated air-cell, block, etc.)
Boiler Insulation	Elevator Brake Shoes	Roofing Felt
Breaching Insulation	Elevator Equipment Panels	Roofing Shingles
Carpet Backings	Fire Blankets	Spackling Compounds
Caulking/Putties	Fire Curtains	Spray-Applied Insulation
Ceiling Tiles and Lay-in Panels	Fire Doors	Taping Compounds (thermal)
Cement Pipes	Fireproofing Materials	Textured Paints/Coatings
Cement Siding	Flooring Backing	Thermal Paper Products
Cement Wallboard	Heating and Electrical Ducts	Vinyl Floor Tile
Chalkboards	High Temperature Gaskets	Vinyl Sheet Flooring
Construction Mastics (floor tile, carpet, ceiling tile, etc.)	High Temperature Paper Products	Vinyl Wall Coverings
Cooling Towers	HVAC Duct Insulation	Wallboard

Wasn't Asbestos Banned?

EPA has found that there are rather common misunderstandings about its 1989 bans on asbestos-containing materials (ACM) and products or uses. Newspaper and magazine articles, Internet information, even some currently available (but outdated) documents from the EPA and other federal agencies may contain statements about an EPA asbestos ban that are incorrect. In fact, in 1991 the U.S. Fifth Circuit Court of Appeals vacated much of the so-called "Asbestos Ban and Phaseout" rule and remanded it to the EPA. Thus, much of the original 1989 EPA ban on the U.S. manufacturing, importation, processing, or distribution in commerce of many asbestos-containing product categories was set aside and did not take effect. Six asbestos-containing product categories are still subject to the 1989 asbestos ban. However, EPA has no existing bans on most other asbestos-containing products or uses.

EPA does NOT track the manufacture, processing, or distribution in commerce of asbestos-containing products. It would be prudent for a consumer or other buyer to inquire as to the presence of asbestos in particular products. Possible sources of that information would include inquiring of the dealer/supplier or manufacturer, refer to the product's "Material Safety Data Sheet" (MSDS), or consider having the material tested by a qualified laboratory for the presence of asbestos.

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