



Asbestos Homeowner's Guide

The Asbestos Program of the Texas Department of State Health Service (DSHS), regulates the removal of asbestos from public buildings within the state. The two main sets of rules and regulations enforced by DSHS are the [Texas Asbestos Health Protection Rules \(TAHPR\)](#) and the [Federal National Emission Standards for Hazardous Air Pollutants \(NESHAP\)](#). TAHPR applies to all buildings that are subject to public occupancy, or to which the general public has access, and to all persons disturbing, removing, encapsulating, or enclosing asbestos within public buildings for any purpose, including repair, renovation, dismantling, demolition, installations, or maintenance operations, or any other activity that may involve the disturbance or removal of asbestos-containing building material (ACBM) whether intentional or unintentional. NESHAP applies to the abatement of any friable ACBM or to the demolition of a facility. **Private residences and apartment buildings with no more than four dwelling units are excluded from coverage by both rules.**

Single residences (fourplex or smaller) are exempt from state and federal asbestos regulations if the property continues to be used as a single residence after the demolition or renovation. DSHS however, recommends that a home owner use licensed persons to perform any removal of ACBM. A list of currently licensed contractors and consultants can be obtained from DSHS or, in the larger cities; they can typically be found under "asbestos" in the yellow pages of the telephone book. These persons have had the proper training in the removal of ACBM and will be able to guide and advise you.

The most important precaution to apply to the removal of any asbestos containing material is to prevent breakage. Floor tile and mastic should **NEVER** be sanded and should be removed in a wet condition. Roof shingles and siding should be removed in whole pieces.

Locations where asbestos-containing building materials may be found in a home are: **insulation, ceiling tile, wallboard, duct work, flooring and roofing and exterior siding**. The most commonly used asbestos-containing building materials in a residence are floor tile and mastic, roof shingles and exterior siding.