

Possible Asbestos Containing Material

It is the intent of the Energy Upgrade California® Home Upgrade Program that only homes without identified possible asbestos containing material (PACM) and asbestos containing material (ACM), or homes where the ACM has been remediated/mitigated, be accepted into the program. By identifying and correcting PACM early in the process, the construction, inspection, review and payment process will move more smoothly and swiftly, and cause fewer disruptions for the homeowner.

Please note that the following four options are available if PACM is suspected or encountered in a home. Keep in mind that BPI testing cannot be performed in a home where PACM is suspected or encountered due to the possible hazardous condition and impact on the indoor air quality. Once asbestos has been removed or remediated by a Certified Abatement Contractor (CAC), testing may be completed. Processing steps must be followed in the order listed.

Option 1: Identify, Use Default Values, Submit the Reservation Information, Remediate

1. **Identify** the PACM during the Participating Contractor's pre-retrofit assessment; halt testing at this time.* †
2. If your project is an Advanced Home Upgrade Custom Values project, **use the default values** for blower door and duct test results according to the year the house was built.
3. **Submit the project reservation information** to the program.
4. After receiving the Confirmation of Incentive Reservation, **remediate** or **encapsulate** the suspected or known PACM according to state, federal and OSHA rules and regulations.
5. Complete construction, required testing determined by your project pathway and project close out. You are required to upload the abatement certification if PACM was found. If a state-licensed facility test shows that ACM is not present, be sure to upload documentation from the state-licensed facility showing the negative test results for ACM when you submit your project.

Option 2: Identify, Test, Remediate, Submit the Reservation Information

1. **Identify** the PACM during the Participating Contractor's pre-retrofit assessment; halt testing at this time.*
2. Have a state-licensed facility **test** to determine whether the suspected material contains asbestos.
3. If ACM is present within the residence, **remediate** or **encapsulate** the suspected or known ACM according to state, federal and OSHA rules and regulations.
4. If a state-licensed facility test shows that ACM is not present, proceed as normal.
5. Complete the pre-retrofit diagnostic testing required for your project's chosen pathway.
6. **Submit the project reservation information** to the program.
7. Complete construction, required testing determined by your project pathway and project close out. You are required to upload the abatement certification if PACM was found. If a state-licensed facility test shows that ACM is not present, proceed as normal. Be sure to upload documentation from the state-licensed facility showing the negative test results for ACM when you submit your project.

Option 3: Identify, Remediate, Submit the Reservation Information

1. **Identify** the PACM during the Participating Contractor's pre-retrofit assessment; halt testing at this time*.
2. **Remediate** or **encapsulate** the suspected or known ACM according to state, federal and OSHA rules and regulations.
3. If a state-licensed facility test shows that ACM is not present, proceed as normal.

* Pre-retrofit BPI testing cannot be performed due to this possible hazardous condition and impact on the indoor air quality.

† A Pre-Retrofit BPI form will still be required at post-construction final project submission, noting that no testing was done due to PACM; a BPI BA is not required to sign it in this case.

4. Complete the pre-retrofit diagnostic testing required for your project's chosen pathway.
5. **Submit the project reservation information** to the program.
6. Complete construction, required testing determined by your project pathway and project close out. You are required to upload the abatement certification if ACM was found. If a state-licensed facility test shows that ACM is not present, be sure to upload documentation from the state-licensed facility showing the negative test results for ACM when you submit your project.

Option 4: Don't Submit

If the PACM is not going to be tested/remediated/encapsulated, do not submit the project to the program.

Identifying, Abating and Reporting PACM

If PACM is Discovered by Program Quality Control

Discovery of potentially friable transite pipe(s) in poor condition at the post-retrofit QC inspection will cause the project to go to Appeal or Pending Contractor Action. If no action is taken to mitigate the potential safety issue, the project is at risk of cancellation. The Participating Contractor will be required to submit documentation that the PACM was removed, remediated or tested negative for ACM. The Participating Contractor will also be required to submit date-stamped photos of any post-retrofit testing required by that project pathway but not performed by the QC inspector as a result of the discovery of PACM (photos of manometer CFM 50 result of the blower door and a duct test(s), for example). This results in increased cycle times and more visits to the home by the Participating Contractor and/or the asbestos abatement contractor. In an effort to streamline the review, while continuing to protect the health and safety of occupants, contractors and inspectors, please observe the procedures outlined in this document.

A Note Regarding Commonly Found PACM

All projects participating in the Home Upgrade or Advanced Home Upgrade program must be inspected for PACM, including, but not limited to ducts, duct insulation, register boots, duct component insulation, shielding around furnaces and transite pipe(s). If any of the aforementioned materials are discovered, they must be properly removed, or remediated by a licensed asbestos abatement contractor.

Transite

In the case of transite pipe(s), careful inspection is required to determine if the pipe has been broken, cracked, compromised and/or is friable. Once a defect has been identified in transite pipe(s) running through the attic, lying in the attic, exiting through the roof, in the crawlspace or in an attached garage, the issue(s) must be addressed by a licensed asbestos abatement contractor. In instances where the home contains only transite pipe(s) it is recommended that the Participating Contractor have an asbestos abatement contractor examine the transite pipe(s) and remove, remediate or state in writing that remediation is not necessary.

Abatement Certificate Details

The asbestos abatement certificates must contain details, specifically regarding transite pipe(s), e.g., *Transite pipe from the abandoned furnace is not cracked, broken or compromised, remediation is not necessary*; OR *Transite pipe from the abandoned furnace is broken at the lower portion within the furnace closet. The broken area of the transite pipe has been properly encapsulated*. Certificates should also include the address of the home where the remediation occurred, the name and information of the firm that completed the removal, the specific items remediated and certification from that firm that the remediation was completed. The program's PACM Work Order form can help you collect all required information.