

## Demolition and refurbishment

This applies to the demolition or refurbishment of a structure or plant:

- that was constructed or installed before 1 January 2000, or
- in which asbestos has been identified, or
- in which asbestos is likely to be present from time to time.

This does not include minor or routine maintenance work, or other minor work.

DUTY	DESCRIPTION	REGULATION REF
Determining presence of asbestos or ACM	<p>This applies if demolition or refurbishment of a structure or plant is to be completed at a workplace.</p> <p>The PCBU that will carry out the demolition or refurbishment must not begin until the structure or plant has been inspected by a competent person to determine whether asbestos or ACM is fixed to or installed in the structure or plant.</p> <p>The PCBU must assume that asbestos or ACM is fixed to or installed in the structure or plant if the competent person is unsure, or if part of the structure or plant can't be accessed and is likely to be disturbed.</p> <p>If asbestos or ACM is determined or assumed to be fixed to or installed in the structure of the plant, the PCBU that intends to do the demolition or refurbishment must inform:</p> <ul style="list-style-type: none"> <li>• the occupier and owner of the home, if the workplace is a home, and</li> <li>• in any other situation, the PCBU that manages or controls the workplace.</li> </ul>	20
Duty to identify and remove asbestos before demolition of structure or plant	<p>This applies if a structure or plant at a workplace is to be demolished. This does not apply in an emergency situation or to a home.</p> <p>The PCBU that manages or controls the workplace, structure or plant, must make sure that all asbestos likely to be disturbed by the demolition is identified and, as far as possible, the asbestos is removed before the demolition is started (unless demolition is required to gain access to the asbestos).</p>	21
Duty to identify and remove asbestos before demolition of home	<p>A PCBU that is to carry out the demolition of a home must make sure that all asbestos likely to be disturbed by the demolition is identified and, as far as possible, is removed before the demolition begins (unless there is an emergency, or demolition is required to gain access to the asbestos).</p>	22
Emergency procedure: workplace	<p>This applies if an emergency occurs at a workplace, a structure or plant must be demolished, and asbestos is fixed to or installed in the structure or plant before the emergency occurs.</p> <p>The PCBU that manages or controls the workplace must make sure, as far as possible, that before demolition begins a procedure is developed to reduce the risk of workers and persons around the demolition site being exposed to asbestos that is in concentrations above the airborne contamination standard for asbestos.</p> <p>The PCBU must not begin demolition until they have notified WorkSafe about the emergency.</p>	23
Emergency procedure: home	<p>This applies if an emergency occurs at a home, a structure or plant at the home must be demolished, and asbestos is fixed to or installed in the structure or plant before the emergency occurs.</p> <p>The business that is to do the demolition at the home must make sure, as far as possible, that before demolition begins a procedure is developed that will reduce the risk of workers and persons in the vicinity of the demolition site being exposed to asbestos that is in concentrations exceeding the airborne contamination standard for asbestos.</p> <p>The business must not begin demolition until they have notified WorkSafe about the emergency.</p>	24
Duty to identify and remove asbestos before refurbishment of structure or plant	<p>This applies if a structure or plant at a workplace is to be refurbished.</p> <p>This does not apply to homes.</p> <p>The PCBU that manages or controls the workplace, or the structure or plant, must make sure that all asbestos likely to be disturbed by the refurbishment is identified and, as far as possible, the asbestos is removed before the refurbishment begins.</p>	25
Duty to identify and remove asbestos before refurbishment of home	<p>A PCBU that is to refurbish a home must make sure that all asbestos likely to be disturbed by the refurbishment is identified and, as far as possible, the asbestos is removed before the work begins.</p>	26