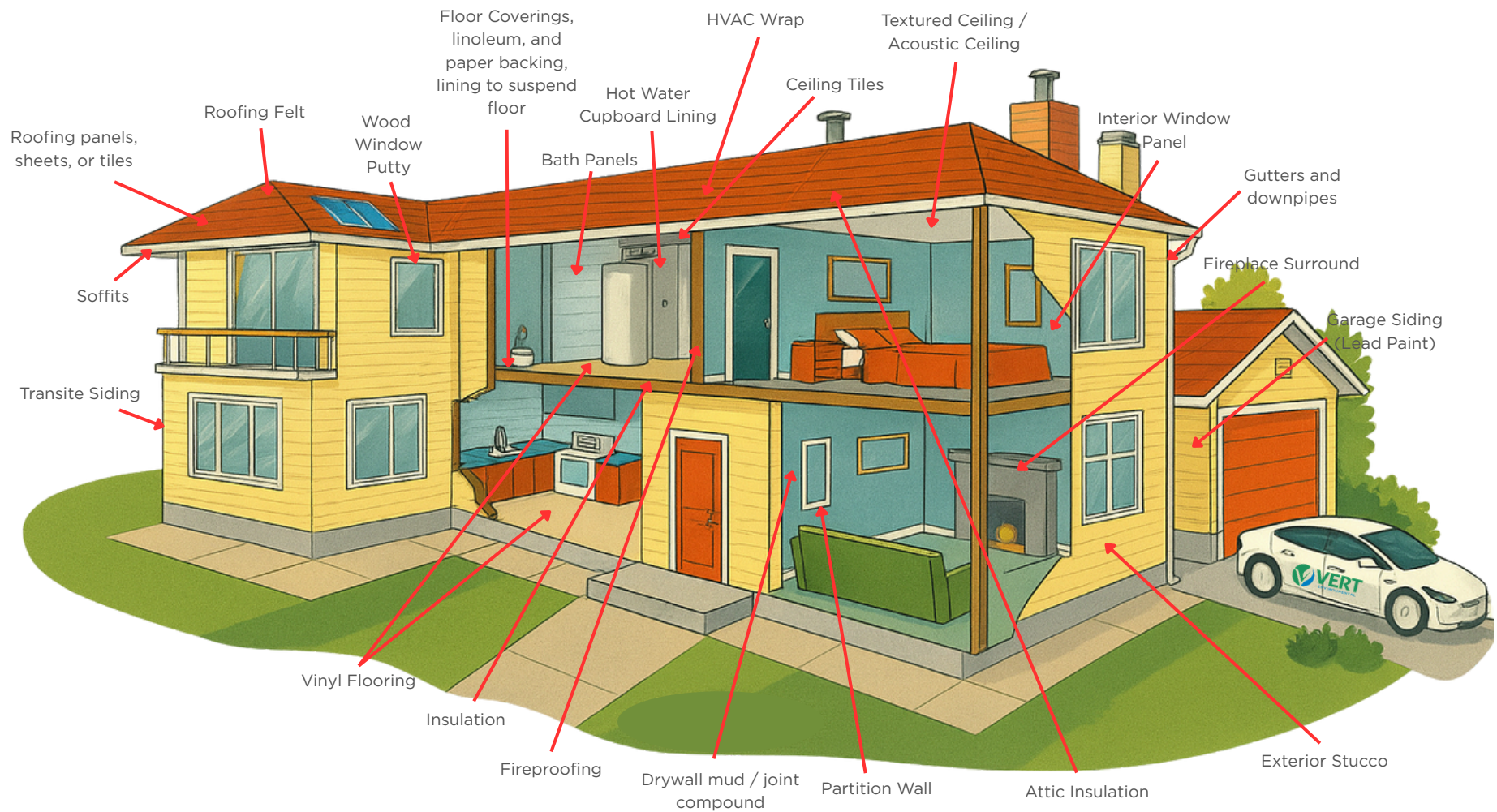


# WHERE ARE HAZARDS LURKING?



714-515-5095



testing@vertenviro.com

**AWARENESS TODAY PREVENTS TROUBLE TOMORROW.**



# ASBESTOS AWARENESS

Asbestos is a naturally occurring mineral once widely used in buildings for its strength and resistance to heat, fire, and chemicals. Common in homes and commercial properties built from the 1950s through the 1980s, asbestos becomes dangerous when disturbed, potentially causing serious health problems like mesothelioma or lung disease.

## WHY IT MATTERS

When asbestos-containing materials are left undisturbed, they're generally safe. But cutting, drilling, sanding, or demolishing can release fibers into the air—putting workers, tenants, and homeowners at risk. Federal and state laws require safe handling to prevent exposure and reduce liability for property owners, contractors, and developers.

## HOW TO IDENTIFY ASBESTOS

Only Certified Site Surveillance Technicians (CSSTs) under the direction of Certified Asbestos Consultants (CACs) are authorized to perform these inspections and prepare the necessary reports per State of California Department of Industrial Relations regulations

Common suspect materials include:

Vinyl Floor Tiles • Popcorn Ceilings • Black Mastic • Pipe Insulation & Wrap • Drywall/Joint Compound

## WHO ENFORCES THE RULES?

**APCD**

SAN DIEGO COUNTY & IMPERIAL COUNTY

### SAN DIEGO COUNTY AIR POLLUTION CONTROL DISTRICT

- Regulates asbestos in commercial, industrial, and some residential properties
- Requires notifications for removal over 100 sq ft in a year
- Issues citations and fines for improper removal
- Mission: Protect air quality and public health

LOS ANGELES, ORANGE, RIVERSIDE,  
SAN BERNADINO

**AQMD**

### SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

- Regulates all property types
- Requires testing for any work that may disturb asbestos-containing materials
- Enforces notifications, delays, and safe removal protocols
- Mission: Clean air and community health

*Even if the structure looks safe, if it was built before 1981 - you must test before disturbing materials*

**FAILURE TO FOLLOW ASBESTOS REGULATIONS MAY RESULT IN \$5K - \$10K PER DAY IN FINES**

## QUESTIONS? NEED A SURVEY OR TESTING?

CALL OR EMAIL US AT: 858-433-3290 | [testing@vertenviro.com](mailto:testing@vertenviro.com)