LEED BD+C: Healthcare | v2009

Hazardous material removal or encapsulation (renovations only)

EQp3 | Required

Glossary

Intent

To reduce building occupants' potential exposure to hazardous materials, such as asbestos, mercury, lead, PCBs, and mold, in existing buildings undergoing renovation.

Requirements

Develop and implement a hazardous material management program for the construction and pre-occupancy phases of the building.

Identify the applicable local, state and federal regulatory requirements.

Obtain survey records that identify where hazardous materials are located in the building and on the site so that the material(s) present can be addressed appropriately in the ongoing hazardous material management program. If the existing survey records do not cover all areas of the building, conduct a survey to identify where hazardous materials are present in the remaining areas of the building. Include a plan for capture of historical mercury sources in demolition plans, including, but not limited to, piping infrastructure. Collection of any mercury devices shall be designated for recycling and preclude overseas donation/disposal.

Contract must include requirements for reporting and investigating suspect mold encountered. in demolition. Identify and remedy the source of water and/or moisture to prevent future mold development.

Remediate contaminated materials with recognized procedures performed by licensed abatement contractors to protect workers, building occupants and the public.

Use lead containment methodologies to prevent release into the air to protect people and prevent soil contamination.

Ensure the removal and appropriate disposal of disconnected wires with lead stabilizers.

Obtain a letter from the licensed abatement contractor stating that all hazardous materials within the affected demolition or renovation areas have been removed or encapsulated, and that all sources of mold/mildew have been identified and remedied. Provide a certified letter of destruction to the owner for record.