



Asbestos Testing Protocol:

- In response to the “**Asbestos Rule #1403**” as defined by the South Coast Air Quality Management District (SCAQMD), Splash Plumbing is offering the following “3-Step Protocol” to help expedite legal compliance for projects within Orange County.
- Currently Splash Plumbing is working with THREE separate “Testing Laboratories” that offer same day service! In some cases, test results can be completed on the same day of sample collection. (otherwise, testing may add one business day to the process)
- The “3-Steps” below designate Splash Plumbing to take the lead in coordinating with an HOA approved, licensed hygienists and related remediation companies. (in the event all are needed)
- Throughout the process, Splash Plumbing will update the Client / Property Manager to eliminate any lag in communication with the Landlord – Owner – HOA Board etc.

The following steps would take place once a formal request or workorder has been issued to Splash Plumbing

STEP #1	STEP #2
A. Email Acknowledgement of Work Order Confirmed B. Contact tenant / Owner and schedule Tech or Project Manager to assess C. Notify Asbestos Tester. Schedule as needed D. Notify HOA approved restoration company ** Provide Status Report To Property Manager **	A. Tech onsite to assess, evaluate and report B. “Safe Off” leaking plumbing if possible – mark out for drywall or stucco removal C. Coordinate / meet with Asbestos Tester. <ul style="list-style-type: none"> • Collect test sample if applicable D. Update HOA restoration company ** Provide Status Report To Property Manager **
STEP #3a (no asbestos)	STEP #3b (asbestos present)
A. Obtain formal environmental report B. Demo, removal and haul off drywall or stucco C. “Safe Off” or repair leaking plumbing D. Update HOA approved restoration company E. Close out project – submit invoice / quote(s) ** Provide Status Report To Property Manager **	A. Notify Property Manager ASAP B. Coordinate and schedule licensed “Hazardous Waste” remediation company to complete the following: <ul style="list-style-type: none"> • Set up engineered plastic containment • Remove and remediate required areas • Haul off contaminated debris / dispose • Removal of plastic containment ** This contractor is capable of all remediation ** C. “Safe Off” or repair leaking plumbing D. Close out project – submit invoice / quote(s) ** Provide Status Report To Property Manager **

- To complete this protocol, Splash Plumbing would need all related contact information for the HOA approved remediation company.
- To maintain expediting this process, Splash Plumbing can or will incur the cost of the subcontracted testing agency - aka the hygienist. (in the event the HOA does not have an approved vendor)
- In order to complete STEP #3b, a licensed “Environmental Remediation” company that complies with all State, Federal and Environmental requirements has been solidified by Splash Plumbing. The related cost will be forwarded directly to the client / HOA for payment.



Supplemental Information and Terms:

All related information regarding Rule #1403 can be easily accessed by contacting SCAQMD directly. See contacts and links to the rule below:



SOUTH COAST AQMD HEADQUARTERS - **909-396-2000**

21865 Copley Drive - Diamond Bar, CA 91765

Asbestos Hotline: 909-396-2336

Email: rule1403notifications@aqmd.gov

Michal Haynes – Air Quality Inspector – 909-396-2369 mhaynes@aqmd.gov

SCAQMD Rule #1403: <http://www.aqmd.gov/docs/default-source/rule-book/reg-xiv/rule-1403.pdf?sfvrsn=4>

Advisory Notice March 27, 2019: <http://www.aqmd.gov/docs/default-source/compliance/Asbestos-Demolition-/rule-1403-compliance-advisory.pdf?sfvrsn=8>

Frequently Asked Questions: <http://www.aqmd.gov/docs/default-source/compliance/Asbestos-Demolition-/1403-frequently-asked-questions.pdf>



Costs, Terms and Conditions:

Potential Added Costs To Standard Services:

1. Management and administration fees to coordinate vendors: \$0.00

- Considering the time sensitive nature of most plumbing leaks and the potential liability for asbestos disturbance, we are offering the coordination of all vendors at no additional charge to our clients!

2. Asbestos Testing: \$450 - \$550 (per address- 3 samples max)

- Price range is dictated by approved vendor(s) Splash Plumbing has retained.
- Considering the time sensitivity of each situation we may need to utilize alternate hygienists.
- The related costs will be incurred by Splash Plumbing and all charges will be itemized on our invoice to each client / project.

3. Potential Asbestos Removal: \$1,400 (for initial safe off)

- Splash Plumbing has negotiated a “flat rate” with Reconstruction Management Company to remove up to TWO separate access holes in any drywall / stucco containing asbestos so the assumed leak can be “safed off”.
- RMC will forward related costs directly to client for payment(s).

Terms:

- Our standard billing rates and terms that Splash Plumbing has consistently provided our clients will apply
- Related charges processed by other identified vendors shall be paid by Building Owner – Manager etc.

Conditions:

- Splash Plumbing requires the contact list of all HOA approved vendors, restoration companies and related vendors as well as authorization to properly coordinate.