

1/20/14

For PHAs under 100 units

How have you handled asbestos flooring---removal or encapsulation? If you covered it, what product did you use?

We remove it. Have staff that are certified to do small jobs. Use contractors for large jobs.

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Removal

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We can't afford to remove all the flooring. It would be a major budget buster. So we have found a wonderful product that is easy to replace if certain parts are damaged by the tenant. We are in the process of putting new flooring in, and have found a product through Home Depot called "Allure Resilient Plank". It's a heavy Duty floating vinyl Plank flooring. We are so pleased with the way it has freshened up the units.

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Yes we had to do the removal of asbestos flooring when we redid the office carpet. I used Kings Consultants Inc. out of Lubbock then they did the proposals to have West Texas Abatement do the actual removal.

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We have been removing it. Our maintenance staff gets certified yearly to do this. We have been replacing all our vinyl tile with ceramic during make ready.

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Covered with vinyl tiles from Home Depot

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Our maintenance staff attend training each year to be certified to remove asbestos flooring. We leave the flooring alone until it needs replacing. We've not ever covered existing flooring.

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The Housing Authority had a grant for bathroom renovation and floors were going to be disturbed. Our contractor, Steve Rutherford and an employee were certified to remove the floors. They actually wore the white suites and masks for the removal and disposed all material as required.

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We had a small amount of asbestos in the flooring glue. We covered the floors with ceramic tile.

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Armstrong tile

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Unrelated to Housing, but in our CDBG program we removed Asbestos flooring from the Salvation Army shelter. MicroAire did the paperwork, inspections, etc. They bid out

the proposal to organizations that specialized in that type of work and who were certified.

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removal

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Austin Housing Authority contracts out the removal of asbestos flooring.

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Typically we will remove the tile and lay over the mastic with new tile or other floor covering. If you are removing the mastic from a commercial or public building it must be done by a licensed abatement contractor. It is difficult to remove the mastic from the back of the tile and the surface that it was on, that's why it is easier to overlay. If you are going to overlay it would be best to lay something like a cementitious board down first and lay the tile or flooring on it. There is a product - Commercial Kiltz- not the paint Kiltz that you would buy at Home Depot. This product is sold by a company called Abatix located in Mesquite. The problem is that it only sold to licensed abatement contractors if you are using it for commercial or public buildings. If it is for a private residence you may be able to get it. I am told that they have other products for removal or encapsulating the asbestos.

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If removal is required, by Texas law an abatement company must come out and do it and they must be monitored by a third party which is another expense. We had tile removed in a bathroom in one apartment. I asked for quotes from at least 3 abatement companies since our policy states that anything over \$2000.00 requires that I request at least 3 quotes.