

# Waste Regulation Policy for Demolition Waste Containing Asbestos

Policy Reference EPU/05/2023

**Department of Environment, Food and Agriculture**  
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## Waste Regulation Policy for Demolition Waste Containing Asbestos

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### 1 Purpose

The purpose of this document is to assist with determining if demolition wastes from premises that had asbestos removed are suitable for re-use and that the waste is considered in a systematic manner to reduce risk to the Environment and public health.

### 2 Background

Due to its affordability and physical properties, namely, fire retardation, sound absorption and resistance to fire, heat, electrical and chemical damage, asbestos was once a key constituent of many construction materials. Up until a ban on the import, supply and use of white asbestos (chrysotile), asbestos containing products were used widely by the Isle of Man construction industry.

Although any new use of asbestos products has been banned since 1999 any asbestos containing material (ACM) installed before this ban can remain in place and there is a risk that any demolition works carried out on buildings built prior to 2000 has the potential to produce asbestos contaminated demolition wastes.

Breathing in air containing asbestos fibres can lead to asbestos related diseases, mainly cancers of the lung and chest lining. To avoid the risk of inhaling of asbestos fibres, asbestos and ACMs must be handled with great care at all times. All forms of asbestos and ACMs can release fibres if disturbed, damaged or inappropriately handled.

### 3 Scope

The following policy shall apply to all demolition wastes in accordance with the disposal of waste in the Public Health Act 1990 s.57, and compliance to the Control of Asbestos (application) Order 2022 – The Control of Asbestos Regulations 2012 Part 3 Regulation 26A. “Prohibition of the supply of asbestos (1) A person must not supply, other than solely for the purpose of disposal, asbestos or any product to which asbestos has intentionally been added.”

### 4 Policy

- 4.1 The reuse and recycling of demolition waste will only be permitted where it is demonstrated that it is free of asbestos contamination. The demolition site must be declared free of asbestos by a competent person as defined in the Control of Asbestos Regulations 2012 (as applied to the Isle of Man).
- 4.2 Asbestos waste shall not be mixed with non-hazardous waste unless all the resulting waste is sent for disposal as hazardous waste regardless of whether sampling indicates asbestos content <0.1%.
- 4.3 Construction and demolition waste with a content of <0.1% will be considered as non-hazardous waste for the purpose of disposal to landfill.

### 5 Enforcement

Any unlicensed deposit, processing or disposal of controlled waste, unless subject of appropriate exemption in accordance with The Collection & Disposal of Waste Regulations 2000 will be investigated in accordance with provisions of s.57 of the Public Health Act 1990. The enforcement policy for the Department is to assist persons with compliance with law prior to any formal action unless there is a serious health or environmental hazard.

### 6 Assessing of demolition waste for re-use

**All works with asbestos including surveys, licencing, asbestos removal and disposal shall comply with the island’s Health & Safety legislation and guidance.**



**Working with Asbestos Health & Safety legislation and Guidance webpage:**

<https://www.gov.im/about-the-government/departments/environment-food-and-agriculture/regulation-directorate/health-and-safety-at-work-inspectorate/asbestos/>

## Waste Regulation Policy for Demolition Waste Containing Asbestos

The form, nature and extent of ACMs at a property may not be completely known and may be present as lagging, insulation, boards, electrical equipment, etc. not just profiled cement bonded asbestos sheets used for roofing or cladding.

An asbestos survey of the property/development site shall be carried out by a qualified, competent person prior to starting any demolition process. This is done to identify any ACM in the property that shall be removed prior to starting the demolition.

During the initial premises survey any asbestos will generally appear in demolition wastes in two forms, as free and dispersed fibres or as identifiable pieces of asbestos contaminated material (ACMs).

If any asbestos is identified in the premises survey then the removal of the asbestos is conducted as a licensed or unlicensed site and may require the Island's Health & Safety at Work Inspectorate to be informed.

Once assessed that the demolition is clean by a competence then the remaining demolition waste can be re-used, recycled or recovered where applicable.

Where demolition takes place without prior removal of asbestos then all the resultant demolition material will be deemed to be special waste and sent for disposal unless it can be safely removed and the site and waste assessed as 'Asbestos free' by a competent person.

If asbestos contaminated waste is categorised as inert containing less than <0.1% asbestos, via a certified laboratory certificate, the waste can be sent for disposal to an inert landfill. However, if the waste is classified as <0.1% asbestos the waste cannot be re-used, recycled or recovered.



If any asbestos waste is mixed with non-special waste then all the resultant waste is classified as special waste.

There is no **de-minimis for levels of special waste** if it is mixed with non-special waste to classify the waste as containing <0.1% asbestos.

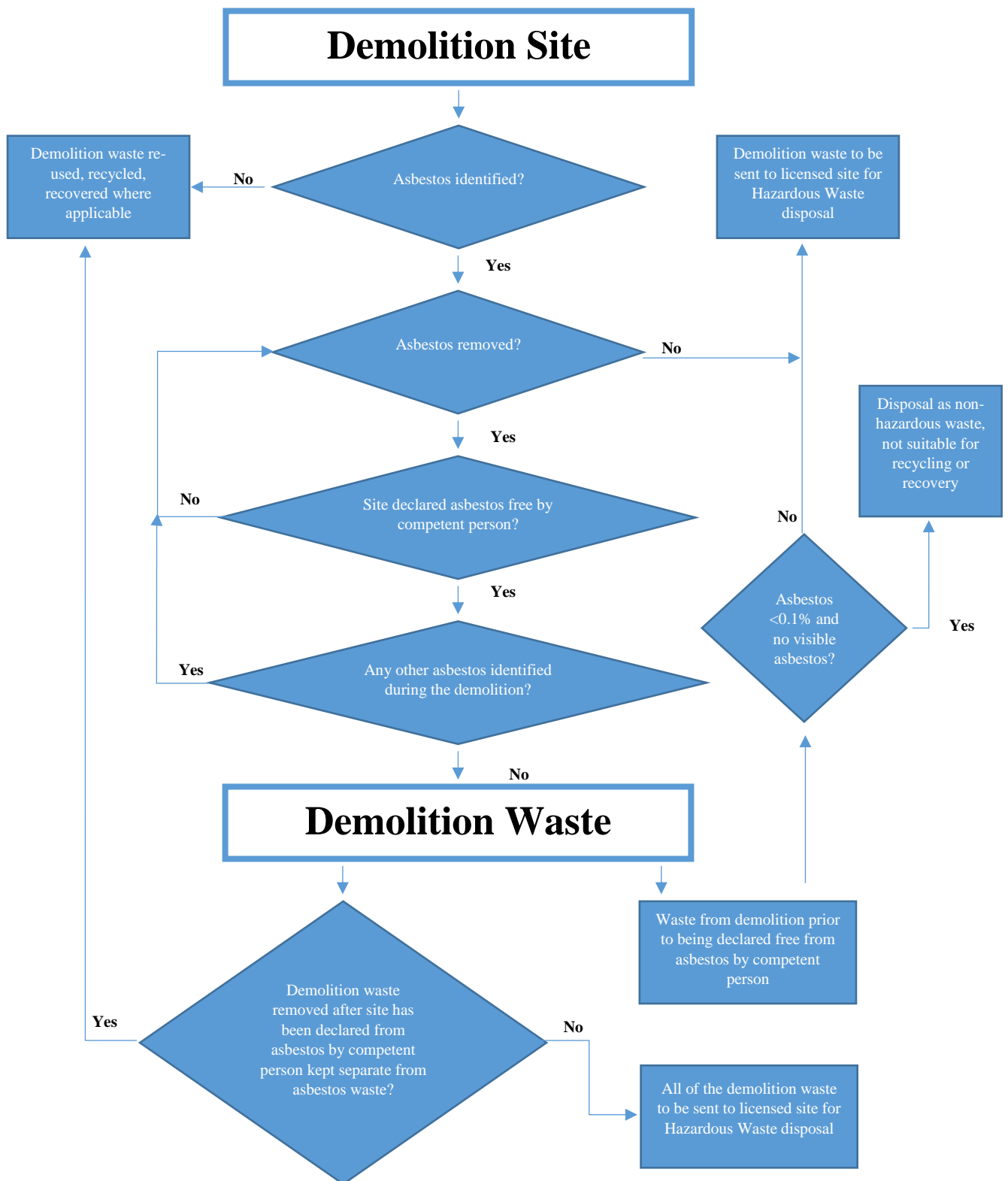
All asbestos contaminated waste shall be sent to a licensed disposal site. A register of all licensed waste disposal sites can be found on the [Environmental Protection Unit web page](#). The Waste Disposal Licence register includes the type of waste the site is permitted to accept.



**Environmental Protection Unit Waste Regulation web page:**

<https://www.gov.im/about-the-government/departments/environment-food-and-agriculture/environment-directorate/environmental-protection-unit/waste-regulation/>

7 Demolition waste assessment flowchart



**Stop work and report to the client if any asbestos is found during the demolition, which was not identified in the initial survey, for arrangements for safe removal.**

**Any asbestos waste mixed with non-asbestos waste classifies all of the mixed waste as special waste.**

## 8 Frequently asked questions

### Who does this policy affect?

This policy will primarily affect all persons who conduct demolitions of premises, companies who manage the removal asbestos and waste operators required to manage construction and demolition waste.

### Where can I find additional information on waste and asbestos related legislation?

Isle of Man Waste Regulation Home Page

<https://www.gov.im/about-the-government/departments/environment-food-and-agriculture/environment-directorate/environmental-protection-unit/waste-regulation/>

Waste Disposal Licence Register

[https://www.gov.im/media/1371063/wdl\\_register\\_2023\\_v1.pdf](https://www.gov.im/media/1371063/wdl_register_2023_v1.pdf)

Isle of Man Health & Safety at Work Inspectorate Home Page

<https://www.gov.im/about-the-government/departments/environment-food-and-agriculture/regulation-directorate/health-and-safety-at-work-inspectorate/>

Isle of Man Health & Safety at Work Inspectorate – Asbestos Page

<https://www.gov.im/about-the-government/departments/environment-food-and-agriculture/regulation-directorate/health-and-safety-at-work-inspectorate/asbestos/>

Isle of Man Health & Safety at Work Inspectorate – How to apply for a licence to work with asbestos

<https://www.gov.im/about-the-government/departments/environment-food-and-agriculture/regulation-directorate/health-and-safety-at-work-inspectorate/asbestos/how-do-i-apply-for-a-licence-to-work-with-asbestos/>

Isle of Man Health & Safety at Work Inspectorate – Working safely with Asbestos

<https://www.gov.im/about-the-government/departments/environment-food-and-agriculture/regulation-directorate/health-and-safety-at-work-inspectorate/asbestos/working-safely-with-asbestos/>

## 9 Definitions

Waste means controlled waste within the meaning of the Public Health Act 1990 and The Collection & Disposal of Waste Regulations 2000.

ACM - Asbestos Containing Material (ACM)

## 10 Version History

Version No.	Date Issued	Description
1	03/05/2023	Final policy document