Categorizing Damage to ACM

When performing audits or inspections, any damage to asbestos-containing material should be documented. If damage is recorded, then combined with the results of the asbestos audit, you have a list of where damaged asbestos is present in the building.

It would be prudent to have a standardized system to categorize the degree of damage. In that way, if a new person takes over the task or if the task is split between multiple people, the findings will be consistent and comparable.

The following 5 levels of damage are recommended:

Level	Description
None	good condition, no visible damage
Low	low damage, few scratches, broken edge of tiles
Medium	medium: significant breakage or several small areas revealing loose asbestos fibres
High	high damage or delamination of materials, spray on insulation or thermal insulation or visible asbestos debris
Severe	High damage AND visible debris on the floor

A fuller description of the levels of damage – including pictures of damaged asbestos insulation are provided below.

No Damage

The white pipe below would be classified as No Damage. The outer layer is intact with no signs of punctures, cracking, water damage or impact damage



Low Damage

The orange pipe below would be a low degree of damage. The damage is really to the outer non-asbestos layer resulting in exposed but non-damaged asbestos. The purple pipe would also be a Low Damage. It shows significant cracks but at the point where the asbestos elbow joins with the non-asbestos straight insulation. Thus, there is no damage to the asbestos but the elbow has started to give way due to age or impact.





Medium Damage



The image below would be a Medium Damage. The damage goes all the way through the outer canvas layer and damaged asbestos is exposed. However, the area is quite small. This is more of a puncture and a limited amount (less than 2 square inches) of ACM is damaged.

High Damage



The brown insulation to the left would also be High Damage. Damaged asbestos is clearly exposed and a considerable amount of asbestos is now missing. However, no asbestos debris is present on the floor.

Severe Damage

The white tank would be a Severe Damage. There is significant and obvious physical damage to the insulation AND there is visible debris on the floor (right hand image).





Safety in Numbers – Asbestos Building Audits



This is a second example of Severe Damage. The end of the structure has come apart exposing a significant amount of ACM. The ACM inside is damaged AND there is debris visible on the floor (right hand image.

