

6. HAZARDOUS MATERIALS

6.1 Asbestos

BWI and Martin State Airport have removed friable asbestos from accessible locations within buildings. However, some asbestos may be present behind walls or column covers, in floor tiles or mastics, and in other inaccessible places.

When work is identified that could impact or disturb asbestos containing material, the Environmental Compliance office may perform an asbestos abatement project to remove such materials prior to construction. The applicant should Contact the Environmental Compliance office early in the renovation planning process to help determine if asbestos abatement is required and allow time in the construction schedule for abatement.

During the demolition phase of some projects, the MAA Division of Environmental Compliance may have a licensed asbestos inspector present. If materials are identified in this phase of a project, and if plans call for disturbing the asbestos containing material, an asbestos abatement project may be required. MAA may decide to leave asbestos material that is not friable in place.

In 1973, EPA banned the use of spray-on asbestos insulation and in 1989 issued a ruling that eliminated almost all new uses of asbestos. The Maryland Department of the Environment (MDE) regulates how persons work with asbestos and train those who work with asbestos.

6.2 Lead Paint

Lead-based paint is no longer used in residential settings (its use was banned in housing in 1978) but it may still be used in non-residential applications that require superior corrosion protection or durability. Lead-based paint may also be found on structures that have since been re-painted (painted over) with non-lead paint. Lead-based paint may be present on outdoor painted surfaces such as curbs, bollards, road or runway markings, metal doorframes and doors.

MAA no longer uses lead-based paint. However, there are a number of older buildings, tenant spaces and structures that may have lead-based paint coated components. In 2003, MAA extensively surveyed accessible painted surfaces in and on MAA-owned buildings at BWI and Martin State Airport for lead-based paint using an X ray fluorescence device.

MAA tries to identify permits that may disturb lead based paint and will perform encapsulation or abatement of these materials if required. It is also the duty of the contractor to immediately bring it to the attention of MAA Division of Environmental Compliance when lead paint is encountered in the project area.