

## COMMON PROPERTY DOORS AND ASBESTOS



**With changes to workplace health and safety laws in recent years and increasing numbers of asbestos reports, schemes are experiencing difficulties managing contractors engaged to carry out repair and maintenance works involving asbestos contaminated materials.**

The most common scenario involves common property doors, e.g. replacement of a lock or shaving of a sticking door. People, even contractors, are often unaware that doors installed prior to 1990 may contain asbestos materials.

The likelihood of problems can be greatly reduced by adopting the following approach:

- It is always a good idea, whether or not legally required, to engage a consultant to prepare an asbestos register, so that contractors and owners are aware of asbestos present in the building.
- Unless certain that asbestos is not present in the work area, assume that it may be present. Asbestos was used in a wide variety of building materials and fire retardant products, up to 1990. It can be difficult to determine whether asbestos materials are present, without engaging an expert consultant. Records may no longer be held, if they were ever held, in relation to asbestos materials used in the construction of the building. Doors containing an asbestos core may no longer have identification tags or they may have been painted over.