

## **Guideline Title: Managing Demolition Debris Containing Hazardous Materials**

**Branch: Environmental Compliance and Enforcement**  
**Division: Environmental Stewardship**

**Effective date: June 12, 2020**  
**(Revised October 2021)**

### **Intent**

This guide provides information and guidance based on provincial hazardous waste statutes and regulations regarding proper management of building renovation and demolition wastes that contain, or may contain, hazardous materials. It clarifies the requirements for management of renovation and demolition wastes that contain or may contain materials and other debris containing lead, polychlorinated biphenyls (PCBs) and asbestos.

**Note:** Materials described in this guide may also be regulated under other municipal, provincial and federal statutes and regulations, which may not be addressed in this document.

### **Applicability**

The guide applies to anyone handling renovation and demolition wastes that may contain hazardous materials. This guide does not address renovation and demolition wastes originating from households.

### **Introduction**

Management of hazardous and potentially hazardous components of renovation and demolition waste requires special consideration due to the high potential for harm to human health and the environment if handled or disposed of improperly.

### **Pre-demolition assessment**

Proper removal of hazardous building materials is required:

- to protect the health and safety of workers
- to protect the health of people living in the surrounding environment
- to protect the environment

Hazardous waste, therefore, needs to be identified and removed systematically prior to renovation or demolition. As such, a hazardous material assessment must be carried out before any renovation or demolition project. It must include an inventory of hazardous and potentially hazardous materials. The assessment should also identify hazardous materials present before any demolition, through visual means, sampling and analytical methods. This will help to identify the nature and quantity of hazardous materials that will be generated during renovation and demolition, and will enable planning for proper dismantling and demolition practices.

Preparation of a waste management plan based on the assessment will ensure the safety of workers and proper handling and management of waste materials. The plan should include methods for selective demolition, handling, removal, packaging, transportation and disposal of these materials. In addition, the waste management plan should provide action to be taken if unexpected hazardous wastes are found.

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Hazardous waste should not be mixed with non-hazardous waste. Materials that are non-hazardous waste may become hazardous waste due to mixing or processing during the demolition stage. Hazardous wastes can also pollute non-hazardous materials and thus make them non-reusable or recyclable (e.g., materials containing lead-based paint mixed with a load of bricks and concrete may result in the whole load requiring treatment as hazardous waste).

### Regulatory requirements

Throughout the demolition process, hazardous waste handling and removal must comply with applicable hazardous waste and workplace safety and health regulatory requirements.

As per the requirements of The Dangerous Goods Handling and Transportation Act (act) and Hazardous Waste Regulation, M.R. 195/2015 (regulation):

- The generator is the person or business that causes the creation of hazardous waste.
- The generator is responsible for determining if materials generated during renovation and demolition are hazardous. This can be determined by either applying verifiable historical knowledge of the building (date of construction, subsequent renovations, etc.) and assuming the materials to be hazardous, or subjecting the materials to sampling and analysis. If analytical testing is the preferred option, reliable field-testing and/or representative sampling needs to be carried out. This can be performed by a hazardous materials consulting firm, or by other qualified personnel.
- The generator of demolition materials and residues identified as hazardous waste must register with Manitoba Environment and Climate Change (the department) as a hazardous waste generator and obtain a registration ID for the location of hazardous waste generation (i.e., the demolition or renovation site). This can be completed by following the procedure and completing the Hazardous Waste Generator Registration Form provided on the [Manitoba Hazardous Waste Program Website](#). There is no fee for registration.
- If hazardous waste will be stored at the generation site, the generator must follow the applicable storage requirements provided in the regulation [sub sections 5(1) to 10(4)]. Generators are required to properly manage wastes at their sites, and to ensure that the wastes are stored in an environmentally safe manner. The regulation can be accessed through the [Manitoba Hazardous Waste Program Website](#), or the [Manitoba Laws Website](#).
- Off-site shipment of hazardous waste must be carried out by a licensed hazardous waste carrier.
- Each shipment of hazardous waste must be accompanied by a properly completed movement document. The movement document is filled by each of the three parties (generator, carrier and receiver) involved in shipping the waste. It is a six-page color-coded carbon-copy form, with copies distributed to the appropriate authorities and to all others involved in the transport and disposal of waste.
- Prior to offering the hazardous waste for transport, the generator must ensure that the carrier being used is licensed to carry hazardous waste and the receiver is licensed or operating under a director's order.

### Hazardous materials

Hazardous materials can include substances such as:

- building materials containing asbestos
- lead paint
- mercury (e.g., fluorescent lamps, switches, thermostats, thermostat probes and gauges)
- polychlorinated biphenyls (PCBs) found in florescent light ballasts, paints and electrical insulating materials)
- oils, lubricants and fuels

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- batteries
- paints and thinners
- glues and solvents
- cooling system chemicals, such as Freon
- compressed gases
- pressure treated wood containing arsenic

Hazardous materials can include biological substances, such as mould and other micro organisms from human or animal wastes, including:

- sewage
- manure
- bird and rodent droppings
- dead animals

Segregating and removing these materials before demolition not only keeps them from contaminating the soil and groundwater near the demolition site, but also prevents them from entering the landfills or recycling systems, which may be a risk to workers at those facilities.

### Typical Renovation / Demolition Hazardous Materials

The discussion in this guide is limited to the three most common contaminants identified in renovation and demolition wastes:

- lead
- polychlorinated biphenyls (PCBs)
- asbestos

For information about the identification and handling of other hazardous building materials, please refer to the regulation or contact the department.

## LEAD

Buildings may contain lead-based paint, lead architectural coatings, or other lead-containing structures. Lead is found in both indoor and outdoor applications. Lead dust can arise when lead-coated, painted, or lead-containing structures are scraped, sanded or heated.

Potential sources of lead-containing or coated materials:

- woodwork
- metal equipment (ladders, boilers, etc.)
- lead window-sash weights
- roof vents
- lead flashing moulds
- lead pipes
- lead solder
- painted surfaces
- peeling, chipping, chalking, cracking or damaged paint
- paint chips
- paint scrapings
- paint blast residue
- contaminated water and sludge

People can become exposed to lead through occupational and environmental sources. This mainly results from inhalation of lead particles (generated by burning materials containing lead, recycling, stripping leaded paint) and ingestion of lead-contaminated dust.

Young children are particularly vulnerable to the toxic effects of lead and can suffer profound and permanent adverse health effects, particularly affecting the development of the brain and nervous system.

## 1 Determining lead levels

If the generator's knowledge of the material is insufficient to make an accurate hazardous waste determination, materials must be either assumed to contain lead, or screened for the presence of lead on surfaces, by using one or a combination of the following screening methods:

- (a) Obtain verifiable historical knowledge of types of paint used before deciding on a test or analysis.
- (b) Test the paint for lead before removing or disturbing, using a chemical test kit or a portable X-ray fluorescence spectrum analyzer (XRF Analyzer).
- (c) Have a laboratory test performed by collecting a paint sample (paint chip) and sending it to an accredited laboratory for analysis.

Total constituent analysis can be performed as a screening tool. If total lead content is 100 ppm or greater, or other screening methods indicate the presence of lead, a further evaluation is required to determine if the materials exhibit the characteristics of leachable toxic waste. This is carried out by subjecting the representative core sample of various structural components (i.e., coring or drilling through the wall, including both paint and wood or drywall) to the Toxicity Characteristic Leaching Procedure (TCLP).

TCLP testing is an analytical test method that is used to:

- identify whether a waste shows characteristics of leachate toxicity (if a liquid passed through or over the material, would it cause the liquid to become toxic)
- determine whether the concentration of lead is within treatment standards

If the test results of the representative sample indicate that the concentration of lead is **greater than 5 mg/L**, that waste material is characterized as leachable toxic waste and must be managed as hazardous waste and disposed of at a hazardous waste disposal facility.

If laboratory result is **5 mg/L or lower**, the waste materials can be disposed of at a landfill permitted under the Waste Management Facilities Regulation, M.R. 37/2016 or a licensed facility under The Environment Act. Prior approval must be obtained from the owner or operator of the facility for disposal.

## 2 Painted Surfaces (Non-metallic)

### 2.1 Whole Building Demolition

Whole building demolition debris (consists of painted and non-painted components, including wood, brick, cement, plaster, drywall, etc.) is not likely to exceed the TCLP testing for lead if it is handled as a single, whole waste stream and disposed of all together. This is because of the small ratio of lead paint to total waste mass. Therefore, hazardous waste determination (i.e., TCLP testing) is generally not required for demolition debris that may contain materials coated with lead-based paint, provided that:

- (a) before demolition, reasonable precautionary measures are taken to minimize contamination of waste from other sources of contaminants
- (b) demolition waste is disposed of at a waste disposal ground permitted under the Waste Management Facilities Regulation or a facility licensed under The Environment Act
- (c) the disposal facility has, at a minimum, a composite liner and leachate collection system and meets groundwater sampling and analysis requirements
- (d) the generator of the demolition waste notifies the owner or operator of the receiving disposal facility that the waste contains or is assumed to contain lead-based paint, and

the owner/operator of that facility provides approval to the generator for its disposal at that facility

*This approach does not restrict the department's right to request a complete hazardous waste determination for any demolition waste, based on information indicating that such a determination is necessary.*

## 2.2 Partial Demolition (Building renovation involving sections of a structure)

Unlike whole-building demolition debris, hazardous waste determination (i.e., TCLP testing) is required for demolition debris that may originate from a section of a building structure (i.e., partial demolition or renovation) that is handled as separate waste stream (e.g., a single load of debris obtained from a single area or object within a larger demolition project).

This waste stream would be subjected to hazardous waste determination as described in Section 1.

## 3 Painted Metal Surfaces

Metallic building and structural components may contain lead-based paint. If these components are sent to metal processing or recycling facilities, sampling or characterization of painted components for lead is not required.

If such disposal is not possible, these metallic components would be subjected to hazardous waste determination as described in Section 1.

## 4 Paint Residue

Paint residue may be generated during renovation, maintenance or demolition when paint coatings are removed from surfaces. Resulting residue may contain paint chips, flakes, blasting debris, vacuum debris and dust, waste wash water, and sludge from chemical paint stripping.

Due to the more concentrated nature, paint residue waste is more likely to exceed the leachable toxicity characteristic for lead. Therefore, it shall be managed as hazardous waste, without having to undergo TCLP testing. However, if an evaluation is required to determine if the paint residue exhibits the characteristic of leachable toxic waste, representative samples must be subjected to the TCLP test.

Demolition debris should not be shredded, milled, chipped, mulched or similarly processed in such a way that would increase the leachability of the material prior to disposal (i.e., increasing the total surface area and/or assisting in the breakdown of the material so as to promote absorption of the material into liquid).

## POLYCHLORINATED BIPHENYLS (PCBs)

PCBs belong to broad family of man-made organic chemicals known as chlorinated hydrocarbons. PCBs have a range of toxicity and vary in consistency, from light coloured liquids to black waxy solids, depending on the exact chemical make-up. They are very stable and extremely persistent in the environment. They last

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for many years because they do not break down easily on their own and are difficult to destroy. PCBs have been demonstrated to cause a variety of adverse health effects in humans and animals.

PCBs may also be referred to as chlorobiphenyls, chlorinated biphenyls or Aroclor, a commercial name. Due to their non-flammability, chemical stability, high boiling point and electrical insulating properties, PCBs were used in numerous industrial and commercial applications, including:

- electrical, heat transfer and hydraulic equipment
- plasticizers in paints, plastics and rubber products
- pigments, dyes and carbonless copy paper
- other industrial applications

PCB-containing materials may be present in buildings constructed or renovated in the 1950s through the 1970s. These materials were primarily used in or around windows, doorframes, stairways, building joints, masonry columns and other materials, such as electrical components.

Potential sources include:

- caulking
- sealant materials
- asphalt
- paints and coatings (primarily in industrial and military applications)
- electrical equipment in the form of oil (e.g., transformers, capacitors, cables and florescent lamp ballasts)

If caulk contains PCBs, the PCBs may be released into the air through off-gassing. PCBs in air can then be absorbed into other building materials, creating secondary sources. PCBs in caulk may also move directly into adjoining porous materials, such as concrete and wood.

Before demolition, PCB testing of caulk, sealants, painted surfaces and other building materials that are going to be removed must be carried out in order to determine:

- (a) the type of protections needed during removal
- (b) the proper disposal requirements

Materials can be screened for the presence of PCB on surfaces by a surface swipe approach or another appropriate method.

If the initial screening test results indicate the presence of PCBs, further evaluation is required to determine if the demolition or renovation waste contains PCBs at or above the regulated level.

If testing confirms the presence of PCBs above the regulated levels (**greater than 50 ppm**), these building materials must be handled and disposed of in accordance with:

- the PCB Storage Site Regulation, M.R. 474/1988
- the Hazardous Waste Regulation, M.R. 195/2015
- the federal PCB Regulation, SOR/2008-273
- the federal Transportation of Dangerous Goods Regulations, SOR/2017-253

If testing confirms the concentrations of PCBs below the regulated levels, these building materials may be disposed of at a landfill permitted under the Waste Management Facilities Regulation, M.R. 37/2016, or a licensed facility under The Environment Act. Approval may be required from the owner or operator of the facility prior to disposal.

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Equipment such as transformers, capacitors and florescent light ballasts manufactured prior to 1982 may contain PCBs. The presence of PCBs can be determined by checking the name plate information and labels, contacting the manufacturer, or sampling and analyzing the oil. If the presence of PCBs at or above the regulated levels is determined, equipment must be managed as per the regulatory requirements.

If no testing is carried out, all potentially PCB-containing building materials that are part of the demolition may be assumed to contain PCBs at or above the regulated levels and disposed of in accordance with the regulatory requirements.

### ASBESTOS CONTAINING MATERIALS (ACM)

Asbestos containing materials (ACMs) have been widely used for fire resistance and insulation in buildings constructed before the 1990s. Health risks arise from asbestos during repair, renovation or demolition activities where the asbestos fibres can become airborne. All forms of asbestos have been shown through extensive scientific studies to be carcinogenic health hazards in humans. Proper handling and disposal of asbestos at a landfill will minimize the risk to human health and the environment.

ACM can be defined as:

- (a) a 0.1 per cent or greater concentration of asbestos in a friable (i.e., easily airborne, such as thermal insulation and sprayed coatings) material
- (b) a one per cent or greater asbestos concentration in a non-friable material (i.e., bound within the material, such as floor tiles and cement sheets)
- (c) vermiculite insulation that contains asbestos

**Friable ACMs**, when dry, can be crumbled, crushed or powdered easily by hand pressure and include spray-applied fireproofing or thermal insulation. ACMs that are friable have a much greater potential to release inhalable asbestos fibres into the air when disturbed.

**Non-friable ACMs**, when dry, cannot be crumbled, crushed or powdered and include floor tiles. These ACMs are more resistant to damage and abrasion, so are less likely to release harmful fibres into the air.

**Vermiculite** is a mineral used in number of products, including home insulation. Some vermiculite produced at Libby Mine in Montana, USA (from the 1920s to 1990s) has been found to contain asbestos. Therefore, it is reasonable assume that if a building contains older vermiculite-based insulation, it may contain some asbestos.

Because asbestos was added to many products and used in construction, it cannot be distinguished by their visual appearance or color. The most common way of identifying the presence of asbestos is by sampling and analyzing the materials in a laboratory. If in doubt, the waste must be treated as ACMs, unless proven otherwise.

Workplace Safety and Health Regulation, Part 37, Subsection 37.1(2), states that any material likely to contain asbestos is deemed to be asbestos-containing material, until it is determined to be asbestos-free.

Common sources include:

- insulation (blown, rolled or wrapped)
- ceiling and floor tiles
- siding
- cement and plaster

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- asphalt roofing
- insulation associated with industrial furnace and heating systems
- plasters (lathe and drywall sealants)
- glues and adhesives (wallpaper and carpet glues)
- fireproofing

ACMs that contain amphibole asbestos or chrysotile asbestos, when not fixed in a natural or artificial binder material, are regulated hazardous wastes. Testing labs can determine the type of asbestos present.

Prior to demolition or renovation of a building or equipment, all ACMs must be removed from the affected areas.

Removal of asbestos from building renovation and demolition projects must follow the requirements of the Workplace Safety and Health Branch of Manitoba Finance.

[Guide for Asbestos Management](#) provides general information and minimum requirements to building owners, consultants, contractors including abatement contractors, workers and others concerned with the presence of asbestos and ACMs in workplace locations and buildings. More information on working with and abating ACMs can be obtained by contacting:

Manitoba Finance  
Workplace Safety and Health Division  
Tel: Winnipeg – 204-957-7233, Toll-free – 1-855-957-7233  
Email: [wshcompl@gov.mb.ca](mailto:wshcompl@gov.mb.ca)  
<http://www.gov.mb.ca/labour/safety/index.html>

The guideline titled [Asbestos Disposal at a Landfill](#) provides guidance to the public and landfill operators for acceptable disposal options of asbestos waste and ACMs at permitted or licensed landfills.

Unless otherwise approved, only landfills permitted under the Waste Management Facilities Regulation, M.R. 37/2016 or a licensed facility under The Environment Act will be considered for asbestos disposal. Prior approval must be obtained from the owner/operator of the facility for disposal.



## DEFINITIONS

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**Asbestos:** Asbestos is the fibrous form of crocidolite, amosite, chrysotile, anthophyllite, actinolite, tremolite or a mixture containing any of those minerals.

**Asbestos containing material (ACM):** ACM is a friable material containing 0.1 per cent or greater asbestos or a non-friable material containing 1.0 per cent or greater asbestos or vermiculite insulation that contains asbestos.

**Building:** A building is any structure, vault, chamber or tunnel including, without limitation, the electrical, plumbing, heating and air handling equipment (including rigid duct work) of the structure, vault, chamber or tunnel.

**Carrier:** A carrier is a person who is engaged in the transport of hazardous waste.

**Contaminant:** Contaminant is any solid, liquid, gas, waste, radiation or any combination thereof that is foreign to or in excess of the natural constituents of the environment and

- (a) that affects the natural, physical, chemical or biological quality of the environment or
- (b) that is or is likely to be injurious or damaging to the health or safety of a person

**Demolition:** Demolition includes dismantling and breaking up.

**Department:** This is the department of government over which the minister presides and through which the Act is administered.

**Friable material:** This is material that, when dry, can be crumbled, pulverized or powdered by hand pressure

**Generator:** A generator is a person who, by virtue of ownership, operation, management or control causes or allows to cause the creation or storage of hazardous waste.

**Hazardous renovation/demolition waste:** This is debris that has hazardous properties and that may prove to be harmful to human health or the environment.

**Hazardous waste:** This is a product, substance or organism that

- (a) is prescribed, designated or classified as hazardous waste in the regulations
- (b) by its nature conforms to the classification criteria for one or more classes of hazardous waste set out in the regulations

**Hazardous waste disposal facility:** This is a facility or place operated in whole or in part for the purpose of treatment, disposal or bulk storage of hazardous waste. It does not include a facility or place approved by the director:

- (a) that treats, stores or disposes of hazardous wastes on the generation site
- (b) that treats or stores hazardous wastes as part of a process for the recycling, reuse or reclamation of hazardous wastes

**Landfill:** A landfill is a facility at which solid waste is disposed of by placing it on or in land. It does not include a remote seasonal waste facility.

**Leachable toxic waste:** This is a liquid on its own, or a solid that, when exposed to acidified water according to the procedure in US EPA *Method 1311*, produces a liquid in a concentration equal to or greater than the concentration specified in the Hazardous Waste Regulation.

**Movement document:** This is a numbered document, prescribed in the regulations, that relates to hazardous wastes that are being transported or offered for transport and that contains the information relating to the hazardous wastes required by the act or the regulations.

**Non-friable material:** This is material that, when dry, cannot be crumbled, crushed or powdered.

**PCB:** PCB is a chlorobiphenyl that has the molecular formula  $C_{12}H_{10-n}Cl_n$  in which "n" is greater than 2.

**Receiver:** A receiver is the operator of any facility to which waste is transferred by a carrier. This includes transfer stations, bulk storage facilities, processing facilities, treatment facilities or final disposal sites.

**Toxicity characteristic leaching procedure (TCLP):** TCLP is an analytical test method that is used to identify whether a waste exhibits the characteristic of leachate toxicity, and to measure compliance with treatment standards.

**Waste management plan:** A waste management plan sets out the approach to identification, demolition, handling, transportation and disposal of the materials identified in the pre-demolition assessment.

**X-ray fluorescence spectrum analyzer (XRF):** An XRF is a device that is used in-situ to determine the presence of lead-based paint.

## REFERENCES

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[https://www.gov.mb.ca/sd/pubs/environmental-approvals/solid\\_waste/asbestos\\_disposal\\_2016.pdf](https://www.gov.mb.ca/sd/pubs/environmental-approvals/solid_waste/asbestos_disposal_2016.pdf)
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- World Health Organization & Inter-Organization Programme for the Sound Management of Chemicals. (2011). Brief guide to analytical methods for measuring lead in paint. World Health Organization.  
[https://apps.who.int/iris/bitstream/handle/10665/77911/9789241502122\\_eng.pdf?sequence=1&isAllowed=y](https://apps.who.int/iris/bitstream/handle/10665/77911/9789241502122_eng.pdf?sequence=1&isAllowed=y)

**CONTACTS**

Contact the offices listed below for questions regarding Manitoba’s laws and regulations for hazardous wastes and dangerous goods:

**Manitoba Environment and Climate Change**

**Environmental Compliance and Enforcement Branch**

14 Fultz Blvd, Box 36, Winnipeg MB R3Y 0L6

Telephone: 204-945-8321 [Hazardous Waste Program: 204-945-7086]

[https://www.gov.mb.ca/sd/waste\\_management/hazardous\\_waste/index.html](https://www.gov.mb.ca/sd/waste_management/hazardous_waste/index.html)

**Environmental Compliance and Enforcement Branch – Office Locations**

<p><b>WINNIPEG:</b> 14 Fultz Blvd, Box 36 Winnipeg MB R3Y 0L6 Telephone: 204-945-5305</p>	<p><b>PORTAGE LA PRAIRIE:</b> 309-25 Tupper St. N. Portage la Prairie MB R1N 3K1 Telephone: 204-239-3608</p>
<p><b>BRANDON:</b> 1129 Queens Ave., Box 13 Brandon MB R7A 1L9 Telephone: 204-726-6441</p>	<p><b>STEINBACH:</b> Unit B-284 Reimer Ave. Steinbach MB R5G 0R5 Telephone: 204-346-6110</p>
<p><b>DAUPHIN:</b> 27-2nd Ave. S.W. Dauphin MB R7N 3E5 Telephone: 204-622-2106</p>	<p><b>STE. ANNE (French Language Service Centre)</b> Unit A-30 Dawson Rd. Ste. Anne R5H 1B5 Telephone: 204-422-7020</p>
<p><b>GIMLI:</b> 75-7th Ave, Box 6000 Gimli MB R0C 1B0 Telephone: 204-641-4091</p>	<p><b>THE PAS:</b> Box 250, 3<sup>rd</sup> St. &amp; Ross Ave. The Pas MB R9A 1M4 Email: <a href="mailto:EnvCENorth@gov.mb.ca">EnvCENorth@gov.mb.ca</a></p>
<p><b>LAC DU BONNET:</b> PO Box 4000 Lac du Bonnet MB R0E 1A0 Telephone: 204-345-1444</p>	<p><b>THOMPSON:</b> Provincial Bldg., 59 Elizabeth Dr. PO Box 32, Thompson MB R8N 1X4 Email: <a href="mailto:EnvCENorth@gov.mb.ca">EnvCENorth@gov.mb.ca</a></p>
<p><b>SELKIRK:</b> Lower Level, 446 Main St. Selkirk MB R1A 1V7 Telephone: 204-785-5030</p>	

<p><b>Environmental Emergency Response</b></p> <p>24 Hour Emergency Response Line Telephone: 1-204-944-4888 Toll Free Number: 1-855-944-4888</p>
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