



BULLETIN #121: AQMD RULE 1403 - SURVEYING & NOTIFICATION GUIDE FOR DEMOLITION & RENOVATION

PURPOSE

This handout provides guidance on South Coast Air Quality Management District (SCAQMD) requirements applicable to demolition and renovation projects, including asbestos survey and notification requirements under Rule 1403. Applicants should complete the applicable SCAQMD process and provide required documentation to the Building Department prior to issuance of a demolition permit, as required by California Health and Safety Code § 19827.5.

BACKGROUND

South Coast AQMD Rule 1403 establishes requirements for demolition and renovation activities involving asbestos-containing materials to minimize the release of hazardous asbestos emissions. Property owners and contractors are responsible for completing applicable asbestos surveys and notifying SCAQMD before demolition or renovation work begins.

1. DEFINITIONS UNDER RULE 1403

1.1 Demolition [Rule 1403(c)(13)] - The wrecking or taking out of any load-supporting structural member of a facility and related handling operations, or the intentional burning of any facility.

1.2 Renovation [Rule 1403(c)(34)] - The altering of a facility or the removing or stripping of one or more facility components in any way, including, but not limited to, the stripping or removal of ACM from components, retrofitting for fire protection, and the installation or removal of heating, ventilation, and air conditioning (HVAC) systems. Activities involving the wrecking or taking out of load-supporting structural members are demolitions.

1.3 Asbestos-Containing Material (ACM) [Rule 1403(c)(5)] - Any friable asbestos-containing material or Class I nonfriable asbestos-containing material.

2. MANDATORY ASBESTOS SURVEYS [Rule 1403(d)(1)(A)]

2.1 Prior to any demolition or renovation activity, a thorough pre-project asbestos survey report must be completed and signed by a Certified Asbestos Consultant (CAC) or a Certified Site Surveillance Technician (CSST) with a report signed by a CAC. This survey must inspect, identify, and quantify all ACM in all affected areas, including drywall systems, flooring to the joist level, and wall/ceiling cavities.

3. AQMD NOTIFICATION REQUIREMENTS [Rule 1403(d)(1)(B)]

3.1 A formal notification must be submitted to South Coast AQMD for the intent to conduct demolition or renovation activities. Notifications are due no later than 10 working days before any demolition or renovation work begins.

4. EXCEPTION TO RULE 1403

4.1 Qualifying projects may be exempt from the Rule 1403 requirements.

4.2 Exception 1 - Minor Renovation, Residential SFD [Rule 1403(j)(1) & (j)(10)] – Renovations to residential single-family dwellings are exempt from both survey and notification requirements where less than 100 square feet of ACM material is removed or stripped. This exception applies to renovations only, not demolitions.

4.3 Exception 2 - Minor Renovation, Commercial/Multi-Family [Rule 1403(j)(1)] – Renovations to commercial, industrial, and multi-family buildings are exempt from notification requirements where less than 100 square feet of ACM is removed or stripped. This exception applies to renovations only, not demolitions.

4.4 Exception 3 - Owner-Occupant DIY [Rule 1403(j)(9)] - Renovations performed by the owner-occupant of a residential single-unit dwelling are exempt from both survey and notification requirements. The owner must personally and solely conduct the renovation work. No contractors, hired laborers, or helpers can be hired. If any contractor is hired for any portion of the work, this exemption is void. This exception applies to renovations only, not demolitions.

5. APPLICANT WORKFLOW

5.1 The applicant shall follow the steps outlined below:

1. **Determine Project Type** – Classify work as demolition or renovation.
2. **Hire a Certified Asbestos Consultant** – Contact a CAC or CSST to perform an on-site asbestos survey of all affected areas.
3. **Hire Licensed Contractors** – Select a Cal/OSHA registered and licensed contractors for all abatement and demolition work.
4. **Submit AQMD Notification** – Have your contractor file the electronic notification and pay fees at least 10 working days prior to starting work.
5. **Compile City Submittal Package** – Prior to permit issuance, complete the Demolition Disclosure Form and upload the document to the POSSE online portal.



BULLETIN #121: *DEMOLITION DISCLOSURE FORM*

PURPOSE

This disclosure form provides guidance for complying with South Coast Air Quality Management District (South Coast AQMD) Rule 1403 for demolition and renovation projects. A South Coast AQMD demolition notification must be completed and verified before the City issues the renovation or demolition permit. It also incorporates the City's self-certification process for the three renovation exceptions described in Section 3.

1. PROJECT INFORMATION

Project Address:	
Permit Number:	
Applicant Name:	
Phone:	
Email:	

2. PROJECT TYPE AND COMPLIANCE PATH

- ☐ **DEMOLITION OR RENOVATION PROJECT (STANDARD COMPLIANCE)** - Complete the South Coast AQMD surveying and demolition notification process. Enter the notification number below. Do not complete Section 3.

<https://www.aqmd.gov/home/rules-compliance/compliance/asbestos-demolition-removal>

SAQMD Notification #:	
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- ☐ **RENOVATION PROJECT (CLAIMING AN EXCEPTION)** - Complete Section 3 and select only one exception that applies to the proposed work.

3. EXCEPTION TO NOTIFICATION UNDER RULE 1403

Qualifying renovation projects may be exempt from Rule 1403 notification requirements.

- ☐ **EXCEPTION 1 – MINOR RENOVATION, RESIDENTIAL SFD** [Rule 1403(j)(1) & (j)(10)]
Renovations to residential single-family dwellings are exempt from notification requirements where less than 100 square feet of ACM material is removed or stripped. This exception applies to renovations only, not demolitions.
- ☐ **EXCEPTION 2 – MINOR RENOVATION, COMMERCIAL/MULTI-FAMILY** [Rule 1403(j)(1)]
Renovations to commercial, industrial, and multi-family buildings are exempt from notification requirements where less than 100 square feet of ACM is removed or stripped. This exception applies to renovations only, not demolitions.

NOTE: Under Exception 2, the survey requirement is not exempt. The owner/contractor is responsible for ensuring that the required survey is maintained on-site and made available to SCAQMD upon request.

- ☐ **EXCEPTION 3 – OWNER-OCCUPANT DIY** [Rule 1403(j)(9)]
Renovations performed by the owner-occupant of a residential single-unit dwelling are exempt from notification requirements. The owner must personally and solely conduct the renovation work. No contractors, hired laborers, or helpers may be hired or used. If any contractor is hired for any portion of the work, this exception is void. This exception applies to renovations only, not demolitions.

4. CERTIFICATION AND SIGNATURE

I certify under penalty of perjury under the laws of the State of California that the information provided on this form is true, accurate, and complete. I have reviewed the project scope and selected the applicable compliance path above. If I am claiming an exception, I certify that the project satisfies all conditions of the selected exception. I understand that changes to the project scope may invalidate the selected exception and may require additional South Coast AQMD compliance before work continues.

Name:		Date:	
Signature:			
Role:	☐ Owner ☐ Contractor (License # _____)		