



300 North Los Angeles Federal Building

Frequently Asked Questions

1. Is the building safe to occupy?

GSA conducts annual air sampling of the building and the most recent air sampling results (May 2018) for the 300 North Los Angeles (300NLA) Federal Building continue to indicate that there is no recognized health hazard in the areas sampled at this property. The building remains safe to occupy.

2. What is the history of the asbestos in the 300NLA Federal Building?

The 300NLA Federal Building has asbestos containing fireproofing, which was required and commonly installed at the time the building was built in 1965. The material was sprayed on all ceilings for floors 1-8. By the year 2012 all asbestos containing fireproofing was removed or encapsulated. Encapsulation is an industry proven method to permanently stabilize and contain the asbestos with a polymer sealant to keep the material from moving. Asbestos can also be found in some of the floor tiles and mastic, pipe insulation, and in some joint compound throughout the building. Asbestos Containing Material (ACM) is not a hazard if left undisturbed.

3. What type of activities would disturb the asbestos above the ceiling and what are those procedures?

In order to adhere to the ACM Operation and Maintenance Plan and to ensure the safety of the building tenants, all work above the ceiling is required to be coordinated with GSA and conducted in containment. Ceiling tiles are not to be opened, removed or moved in any manner in order to prevent disturbing potential ACM above the ceiling.

4. What are the actions taken after an earthquake to ensure the asbestos has not been disturbed?

Depending on the magnitude, location, and impact of the event, GSA will perform inspections and follow proper procedures as outlined in the O&M procedures.

5. How can I obtain information regarding asbestos and the status of asbestos in the building?

There are a number of reliable resources on the web, such as the CDC/NIOSH and OSHA, to obtain information on asbestos. GSA has also established the 300 North Los Angeles

Federal Building webpage, gsa.gov/300NLA, and reading room as a repository for the most current and past tenant updates. GSA will continue to share the latest information for access by building tenants.

6. Who manages the medical screening and surveillance program?

The program is managed by the employing agencies and governed by OSHA (Occupational Safety and Health Administration)

7. When is air testing performed during a construction project in an area containing asbestos?

Air testing is performed whenever work is being performed under containment due to the presence of asbestos. Once the area is contained and under negative pressure, the area outside of the containment is continually tested while work is being performed. Once the project is completed, a visual inspection of debris and a final air test are performed prior to the removal of the containment.

8. How often will air sampling be performed in the building?

Air sampling is performed annually in accordance with the GSA Public Buildings Service Asbestos Policy and US Environmental Protection Agency (EPA) requirements. The results are compared to the USEPA clearance standard for asbestos. The final report for each round of testing will be shared with the tenants in the 300NLA newsletter and on the 300NLA website, www.gsa.gov/300nla.

9. What is the protocol for working inside a contained area?

Only those individuals that have the required training and certification are allowed to work inside a contained area. The training requirements are to be consistent with the EPA training requirements as set forth at 40 CFR 763.92(a)(2).

10. What are the procedures if cleaning is necessary?

If a release of asbestos is detected or reported, the work is performed under containment with third-party environmental company oversight to clear the area prior to removal of the containment. If cleaning is necessary, the area will be cleaned by wiping down or vacuuming (with a HEPA filter) horizontal surfaces.

11. How do you know that an area where work under containment took place is now safe to occupy?

GSA hires a contractor qualified to perform work under containment. In addition, GSA hires a third-party environmental consulting firm to oversee the project to ensure work is performed properly. The environmental consulting firm also takes air samples around the work area throughout the project. A final clearance test is taken prior to the removal of the containment and occupancy of the space.

12. What do I do if I see dust in my workplace?

Dust accumulation is normal in any building. If you believe there is an abnormal amount of dust in your area, please contact the GSA office at (213) 894-3742 to request cleaning.