HAZARDOUS MATERIALS
Clearly define responsibilities for identification and remediation.

Owners and Contractors should establish procedures for dealing with hazardous materials which may include asbestos, PCBs, lead paint and other hazardous materials on the job.

- The Owner should develop and make available reports concerning known hazardous materials, and communicate any relevant information to the design professional and the bidders. Testing and reports should be completed by a qualified testing and licensed abatement Contractor.
- The Owner should contract directly with a licensed contractor for abatement of hazardous materials. The site should then be confirmed to be abated by a qualified hazardous materials consultant. Abatement should be reported to appropriate governing authorities for approval and/or certification.
- The Contractor has the right and obligation to stop work in any area where unexpected hazardous materials are encountered, and the Owner has the obligation to abate the hazard before Contractor resumes work.
- The Owner shall maintain and make available Material Safety Data Sheets (MSDS) for all hazardous substances on site.
- Each Prime Contractor and Subcontractor shall comply with the requirements of the OSHA’s Hazardous Communications Standard (HazCom), which includes:
  - Developing a written HazCom program
  - Maintaining a chemical inventory list
  - Maintain and make available Material Safety Data Sheets (MSDS) for all hazardous substances brought on site
  - Notifying all other Prime and Subcontractors of any associated HazCom exposures including MSDS
  - Training employees to read MSDS and container labels
  - Training employees to take necessary steps to protect themselves from any hazardous substances to which they may be exposed.
- Extension of time and/or additional cost due to encountering hazardous material will be the responsibility of the Owner.

REFERENCES:
AIA A201 General Conditions
ConsensusDOCS 200 Owner/Contractor Agrmt and General Conditions

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