

Healthy AIR Policy Manual Addendum

Asbestos-containing vermiculite insulation remediation is designed to abate vermiculite from attics. This work is done so that weatherization crews can seal by-passes and insulate attics without creating asbestos hazards that threaten household occupants or themselves.

POLICY

Pilot Period

Service providers must work with the assistance of Commerce Staff for their first three projects, regardless of the funding source, before being cleared to proceed independently. Contact your Healthy AIR Program Administrator at Commerce before beginning your first project.

Testing Requirements

Testing of the Asbestos-Containing Material (ACM) method is prohibited without prior approval by Commerce.

Walls and Vermiculite

Homes with wall cavities that contain vermiculite that will not be disturbed by positive pressure blower door testing or the work scope, may be weatherized. When abatement is completed in the attic and vermiculite only remains in the walls, blower door tests must be completed using the positive pressure testing method.

Abatement Requirements

- Solicitation and Contractor procurement must follow Chapter 7 of the Minnesota Weatherization Program (WAP) Policy Manual.
- Bids must be solicited from a Minnesota Department of Health licensed asbestos abatement Contractor. The only allowable work under this program is asbestos abatement.
- A permit must be obtained from the Minnesota Department of Health (MDH) prior to commencing the asbestos abatement project.
- Weatherization shall proceed only if asbestos abatement is successfully completed. In situations where vermiculite cannot be safely removed from the attic space(s); weatherization must be deferred.

Documentation Requirements

All documents listed below are required for asbestos abatement. Documentation must be complete and included in the client file before the completion of a Healthy AIR measure:

- Copy of all bids solicited and all bids received
- Contractor invoice with labor and material split
- Copy of MDH permit
- Clearance inspection report
- Before and after color photos

Completion Requirements

Personnel with the BPI Building Analyst, BPI HEP Energy Auditor, or BPI HEP Quality Control Inspector (QCI) certification must determine if the vermiculite has been thoroughly abated and documents are in order and accounted for before each project is paid.

Allowable Expenditures

Funds allowable for attic asbestos insulation remediation include:

- EAPWX funds will cover Healthy AIR for PY25 for 100% of a job up to \$12,900. Funding amounts above this amount require Commerce approval on a case-by-case basis.
- State administered Healthy AIR funds are available July 1, 2025, through June 30, 2027. These funds will be distributed to Service Providers at the beginning of the program year.
- Leveraged funds, such as the Zonolite Attic Insulation (ZAI) Trust* may be used.
- US DOE program funds cannot be utilized for any remediation work.
- To manage fund levels, Commerce may require service providers to utilize a particular fund for Healthy AIR projects.
- Braiding of funds is allowed to achieve a project completion.

PROCEDURE:

1. Review household and visually assess extent of vermiculite.
2. Verify that the segment of the attic containing vermiculite is readily accessible. If the attic contains vermiculite that cannot be removed, defer the project.
3. You may proceed without testing the vermiculite; vermiculite is assumed positive, and the job may proceed with asbestos abatement.
4. Solicit bids following current MN WAP Policy Manual Section 7. Select the lowest bid that best meets the job specifications.
5. Create a work order in WAPLink as part of the audit event.
 - a. Name the measure "Vermiculite Abatement." Classify the measure type as "Health and Safety." Label the measure appropriately.
 - b. Cost Centers:
 - EAP/WX Program
 - EAP/WX Carryover Program
 - State Healthy AIR
 - ECO Healthy AIR
 - Weatherization Readiness
 - State Pre-Weatherization

Note: US DOE program funds cannot be utilized for any remediation work.

6. Schedule the asbestos remediation.
7. If a client is displaced from their home and relocation is necessary, utilize the funds listed above. Funds are allowed to be used while following these parameters:
 - a. Client and SP must explore other options (e.g., staying with family) before paying for lodging.
 - b. No more than 2 nights.
 - c. Lodging costs are within the \$12,900 dollar limit for EAPWX.
8. Conduct asbestos abatement.
9. Verify that the vermiculite has been thoroughly abated.
10. Review applicable documentation and confirm that all required documentation is present.

11. Pass the job and approve payment to the contractor after the vermiculite has been confirmed to be abated and all documents are in order.
12. Approve funding and make payment to the contractor.

RESOURCES:

*Zonolite Attic Insulation (ZIA) Trust information can be found at:

<https://www.zonoliteatticinsulation.com/Hm1.aspx>

MDH Asbestos contractor information can be found at:

[Asbestos Contractor Search - MN Dept. of Health https://asbs.web.health.state.mn.us/search/find-contractor.jsf](https://asbs.web.health.state.mn.us/search/find-contractor.jsf)