

## Federal Management Regulation

## § 102-80.5

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- 102-80.90 Is the Fire Administration Authorization Act of 1992 (Pub. L. 102-522) relevant to fire protection engineering?

- 102-80.95 Is the Fire Administration Authorization Act of 1992 applicable to all Federal agencies?

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- 102-80.100 What performance objective should an automatic sprinkler system be capable of meeting?

### EQUIVALENT LEVEL OF SAFETY ANALYSIS

- 102-80.105 What information must be included in an equivalent level of safety analysis?

- 102-80.110 What must an equivalent level of safety analysis indicate?

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- 102-80.120 What analytical and empirical tools should be used to support the life safety equivalency evaluation?

- 102-80.125 Who has the responsibility for determining the acceptability of each equivalent level of safety analysis?

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- 102-80.140 What is meant by "room of origin"?

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- 102-80.145 What is meant by "flashover"?

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- 102-80.150 What is meant by "reasonable worst case fire scenario"?

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## Subpart A—General Provisions

### § 102-80.5 What is the scope of this part?

The real property policies contained in this part apply to Federal agencies, including GSA's Public Buildings Service (PBS), operating under, or subject to, the authorities of the Administrator of General Services. The responsibilities for safety and environmental management under this part are intended to apply to GSA or those Federal agencies operating in GSA space pursuant to a GSA delegation of authority.

## § 102-80.10

### **§ 102-80.10 What are the basic safety and environmental management policies for real property?**

The basic safety and environmental management policies for real property are that Federal agencies must—

- (a) Provide for a safe and healthful work environment for Federal employees and the visiting public;
- (b) Protect Federal real and personal property;
- (c) Promote mission continuity;
- (d) Provide reasonable safeguards for emergency forces if an incident occurs;
- (e) Assess risk;
- (f) Make decision makers aware of risks; and
- (g) Act promptly and appropriately in response to risk.

## **Subpart B—Safety and Environmental Management**

### ASBESTOS

### **§ 102-80.15 What are Federal agencies' responsibilities concerning the assessment and management of asbestos?**

Federal agencies have the following responsibilities concerning the assessment and management of asbestos:

- (a) Inspect and assess buildings for the presence and condition of asbestos-containing materials. Space to be leased must be free of all asbestos-containing materials, except undamaged asbestos flooring in the space or undamaged boiler or pipe insulation outside the space, in which case an asbestos management program conforming to U.S. Environmental Protection Agency (EPA) guidance must be implemented.
- (b) Manage in-place asbestos that is in good condition and not likely to be disturbed.
- (c) Abate damaged asbestos and asbestos likely to be disturbed. Federal agencies must perform a pre-alteration asbestos assessment for activities that may disturb asbestos.
- (d) Not use asbestos in new construction, renovation/modernization or repair of their owned or leased space. Unless approved by GSA, Federal agencies must not obtain space with asbestos through purchase, exchange, transfer,

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or lease, except as identified in paragraph (a) of this section.

- (e) Communicate all written and oral asbestos information about the leased space to tenants.

### RADON

### **§ 102-80.20 What are Federal agencies' responsibilities concerning the abatement of radon?**

Federal agencies have the following responsibilities concerning the abatement of radon in space when radon levels exceed current EPA standards:

- (a) Retest abated areas and make lessors retest, as required, abated areas to adhere to EPA standards.
- (b) Test non-public water sources (in remote areas for projects such as border stations) for radon according to EPA guidance. Radon levels that exceed current applicable EPA standards must be mitigated. Federal agencies must retest, as required, to adhere to EPA standards.

### INDOOR AIR QUALITY

### **§ 102-80.25 What are Federal agencies' responsibilities concerning the management of indoor air quality?**

Federal agencies must assess indoor air quality of buildings as part of their safety and environmental facility assessments. Federal agencies must respond to tenant complaints on air quality and take appropriate corrective action where air quality does not meet applicable standards.

### LEAD

### **§ 102-80.30 What are Federal agencies' responsibilities concerning lead?**

Federal agencies have the following responsibilities concerning lead in buildings:

- (a) Test space for lead-based paint in renovation projects that require sanding, welding or scraping painted surfaces.
- (b) Not remove lead based paint from surfaces in good condition.
- (c) Test all painted surfaces for lead in proposed or existing child care centers.
- (d) Abate lead-based paint found in accordance with U.S. Department of Housing and Urban Development (HUD)