



Government of **Western Australia**
Department of **Health**

Guidance Note on Asbestos Cement Fences

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1. Purpose

This Guidance Note provides advice on the identification and management of cement sheet fences made with asbestos-containing materials (ACM)(asbestos fences)in residential settings. It is primarily for use by Local Government Environmental Health Officers (LG EHOs) as well as the public.

2. Guidance Note Summary

It is useful to know if a fence is ACM in case it is in a poor and potentially dangerous condition or may be disturbed by subsequent activities such as home repairs, renovation or demolition.

If a fence is made of cement sheeting, was installed before 1990 and has the features described in Section 5.1 then it is highly likely to be ACM and should be treated as such. However, only laboratory analysis can identify ACM for sure.

Many of the ACM fences in Western Australia have deteriorated or been damaged after decades of use. In most cases the condition is unlikely to present a risk to people but sometimes maintenance or removal is called for and if very badly damaged then removal is strongly recommended and may be a regulatory requirement. See Sections 5.2 and 5.3.

ACM fences, and fences in general, are also subject to regulatory requirements. However, it is best for neighbours to negotiate between themselves to reach a solution on any issue/s associated with an ACM fence. See Section 5.4.

3. ACM General Principles

- If suspect material satisfies age, use and appearance criteria for ACM, it is best to assume it is ACM until professionally assessed, or subject to laboratory analysis;
- Non-friable ACM (See Section 4.1) is unlikely to pose a risk if in a good condition and not physically disturbed;
- Even if in sound condition, early proper removal of ACM (which is aging) should be considered especially in conjunction with any other property renovations or development (as it has the potential to become a risk); and
- Any ACM removal should, and in some cases must, be undertaken by ACM professionals (See Section 5.5).

4. Background

ACM was extensively used in Australian products from the 1930s until about 1987 when its use ceased in the building industry, followed by a total ban on new use in 2003. During that time asbestos-related diseases incidence has steadily grown, resulting in Australia having one of the highest rates of mesothelioma in the world. Most of these diseases were due to high levels of asbestos exposure in the associated mining, milling and installation industries. However, in more recent times asbestos-related diseases are increasingly occurring among building maintenance workers such as carpenters, electricians and plumbers, and also members of the public undertaking home renovations personally.

4.1 What is Asbestos?

Asbestos is the term given to a group of naturally occurring fibrous minerals, the common types being chrysotile (white), crocidolite (blue), and amosite (brown), sometimes in products as mixtures.

When disturbed asbestos can release microscopic fibres which if inhaled tend to lodge in lung tissues and give rise to significant and irreversible health effects, including asbestosis, mesothelioma (always fatal) and lung cancer.

ACM is classified as being friable (in a crumbled or powder form, or can be crumbled by hand pressure e.g. insulation material) or non-friable (e.g. bonded). All forms of asbestos are potentially dangerous, but friable forms are of greater concern because asbestos fibres are more readily released by disturbance.

4.2 Occurrence of Asbestos in the Home

In Western Australia many pre-1990 residential and commercial buildings (possibly up to 75%) may contain asbestos, mainly as cement sheeting used in walls, ceilings, eaves, fences and

roofs. Although use of ACM cement products had ceased by 1987, 1990 is commonly used as the cut-off point to allow for possible later use of backlogged/surplus material. One of the most common uses of ACM in this State was as cement sheeting boundary fences.

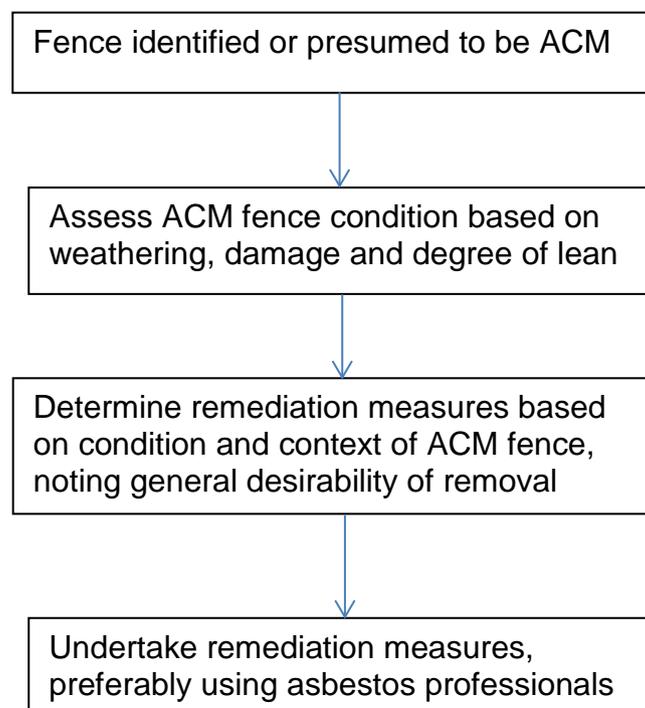
5. Managing an ACM Fence

If a residential property or its structures were built before 1990, it is recommended that it be assessed for the presence of asbestos. This will then allow management actions to be taken if any ACM is in poor condition or may be disturbed by subsequent activities such as home repairs, renovation or demolition. For information on the identification of all ACM products around the house, see the Department of Health publication [Guidance Note on the Identification of Asbestos-Containing Material](#).

In the case of ACM fences, the main steps in their management are identification, condition assessment and remedial measures if necessary, taking account of fence context. These steps are outlined in the subsequent sections and Figure 1 provides a flow diagram of the process. Appendix 1 also attempts to provide a summary of each of the stages, as a reference field tool.

Depending on the situation much of this process may be undertaken by a householder with advice from your Local Government EHO, but in cases where there may be potential risk from the ACM the use of an asbestos professional is recommended. Risk situations would include if the suspect ACM is highly weathered, badly broken or burnt, or is being removed.

Figure 1 – ACM Fence Management Process



5.1 Identification

The normal pre-requisites for a fence to be ACM are that it is made from cement-like sheeting, it was erected before 1990, and it has the visual features typical of this type of fence. Identification is not always clear because similar cement fences without ACM have been used since 1990. If a fence is made from cement-like sheeting it will normally be greyish in colour (unless painted), about 7 mm thick, and corrugated or contoured (occasionally) in profile. The most common other types of fences (non-ACM) are metal, e.g. COLORBOND®, or made of wood.

Note: In Western Australia decorative fake wood fence made of ACM (Photo 1) are possible but are quite rare.



Photo 1 -Woven Hardiplank fence

If a house was built in or after 1990 it is likely that its fences will be the same age. This may not be the case if the fence was erected well before the current house, for instance if it was part of previous premises. The title deed and other documentation associated with the property, including from Local Government records, may help date the fence.

If the fence is cement-like and is or could be pre-1990 then it is likely to be ACM. The typical characteristic features of corrugated ACM fences are:

- Brand name of “Super Six” (non-ACM is commonly named “Hardifence”);
- Usually 7 ridges per 1 metre wide panel (non-ACM usually have 5 ridges);
- Use of diamond shaped metal fasteners (non-ACM normally have none);
- Having a hessian (crosshatch-like) surface pattern (non-ACM vertical linear dimple pattern); and/or
- Having ACM cement capping (non-ACM have metal capping). However, ACM capping often may be missing or been replaced by metal capping.



Photo 2. ACM and non-ACM fences



Photo 3. Diamond shaped fastener



Photo 4. ACM Fence and capping



Photo 5. ACM showing hessian surface pattern



Photo 6. Non-ACM showing linear dimple pattern

Note: During the transition between ACM and non-ACM in the late 1980s sometimes non-ACM panels had 7 ridges (Photo 7) and sometimes diamond shaped metal fasteners (Photo 8).

Although the corrugated ACM fences are the most common type encountered, other contoured ACM cement styles are possible as shown in Photo 9. In this case there were no fasteners but still a form of ACM cement capping.

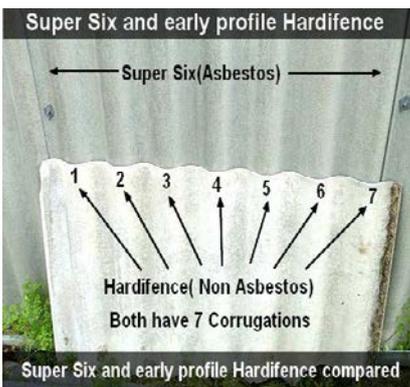


Photo 7. 7 ridge non-ACM fence



Photo 8. Fastener on non-ACM fence



Photo 9. Contoured ACM capped fence

While the above pre-requisites can give a strong indication as to whether a fence is ACM or not, only analysis of a sample, sometimes called for, at a NATA accredited laboratory can say for certain. (See Contacts Section). In the absence of this, if there is a reasonable suspicion a fence is ACM it should be assumed to be so and managed accordingly.

The easiest way to have a sample analysed is to find a fragment of it and, using disposable gloves, double bag and label it for submission to a NATA laboratory. Alternatively, apply a piece of clear sticky tape to the surface of the fence which when removed may retain samples of any superficial debris or fibres. The tape should then be folded in on itself so the exposed sticky areas are married together and then put into a labelled sealable plastic bag and submit it as outlined above. To ensure that this process is done properly and that analysis will produce a meaningful result, **the NATA laboratory should be consulted first.**

If there are different types of suspect ACM fence present then samples of each may be necessary.

5.2 Condition Assessment

Although ACM cement products are strong and enduring they are more than 25 years old and may be 70 years plus. Fences have been subject to weathering by rain, sun, wind, hail and salt (for coastal properties), although painting or sealing may have afforded some protection.

In the case of fences, deterioration can also result from physical damage associated with garden plants, collisions such as by vehicles or other equipment, and uneven soil pressure causing fence lean and breakage.



Photo 10. Collapsing ACM fence



Photo 11. Tree damage to ACM fence

The greater the age and the more damaged the fence, the greater the justification for it to be replaced. Normally replacement would only be mandatory for an extensively broken or a leaning fence at risk of collapse, or one that had been burnt. Examples of these are included in Photos 10 to 13. In the case of fire damage, the cement matrix breaks down and semi-friable pieces of ACM sheet peel off.



Photo 12. Badly broken ACM fencing

Photo 13. Burnt ACM fencing (no capping)

A semi-quantitative system for assessing the condition of an ACM fence is provided below. The criteria used here are the fences' degree of weathering, the damage done to it by physical force, and the lean from the vertical.

For ACM fences, weathering will be most pronounced on the top of any ACM capping, as it will be more exposed to the effects of sun, rain, hail and wind, including the dust and pollutants the air may carry. However, even the fence panels will weather given enough time and more extreme conditions, such as being near the coast. Weathering will help erode the cement matrix which surrounds and binds the asbestos material which composes about 10-15% of the total product. Those asbestos fibres and fibre bundles will then be more prone to break off or be released and then potentially pose a risk by inhalation. The asbestos may also more readily be seen on the surface as raised fibres or a "fluffiness" which is usually white (chrysotile) asbestos and can sparkle in the sun. See Photo 14.



Photo 14. Raised chrysotile fibre (white) on old painted (yellow) ACM fence

The weathering can gradually compromise larger parts of the structure, such as the capping, making them brittle and more prone to breakage. Growth of moss on a fence may also indicate weakness, as the plants roots are able to grow into the subsurface. Apparent surface fibre and moss growth are more likely on ACM fences of 50 years or more of age (Photo 15).



Photo 15. Mould (orange and green) on old painted (yellow) ACM capping

Damage to a fence means breakage of panels and release of fibres from the broken sheet edges. This release would be most pronounced at the time, but the exposed broken surfaces may be prone to release further fibres particularly if the damaging process is repeated. The more extensive the damage, the greater is the concern.

Another compromising feature for ACM fences is if they are leaning. When this occurs there is the possibility of the fence collapsing especially if the lean is exaggerated, which may also mean its foundations are broken. The fence will also become more prone to weathering and to the possibility of debris running off the upward facing side and into the adjacent soil. If a fence collapses then this can present a physical danger as well as potential for asbestos fibre release, especially if the fence is subsequently broken further by vehicle movements or vandalism.

To estimate the condition of a fence the following scale has been developed as shown in the accompanying table. **The ratings and the basis for them should be regarded as a guide rather than a definitive system.**

RATING	DESCRIPTIVE EXAMPLES
Good/Fair	No or little visible deterioration or damage. Some scratches, physical marks, a few small breakages possible. Or a slight lean (e.g. <5cm at top of 2m fence). Or slight damage through plant contact. No signs of breakdown of the asbestos cement surface though weathering.
Average	Numerous small breakages, or several larger cracks or holes. Or a more pronounced lean (e.g. 5-15cm etc.). Or significant abrasive effects from plants. Or signs of weathering breaking down (roughening) the surface cement matrix and revealing fibres.

Poor	Some whole broken panels or numerous cracks and holes. Or fence with substantial lean (e.g. 15-30cm etc. with cracking). Or easily seen raised asbestos fibres or moss growth on surfaces due to weathering and age. Or having many of the “Average” damage features.
Very Poor	Numerous broken panels or fire damage. Or fence with major lean (e.g. 30cm or more etc. with cracking). Or extensive apparent raised asbestos fibres or moss growth on surfaces. Or having many of “Poor” damage features.

In doing an assessment it should be noted that ACM capping may be rated differently, likely poorer condition, than the fence panels.

Where there is any uncertainty in regard to the condition of an ACM fence, advice should be sought from an ACM competent person or occupational hygienist (See Section 5.5). Sometimes your Local Government (or Department of Health) may be willing to assist in assessing the condition of an ACM fence, as it has some responsibilities and knowledge in the area as indicated in Section 5.4.

5.3 Remediation Measures

Even when an ACM fence is not in bad enough condition to warrant removal at that time, removal and replacement should still be seriously considered. Removal will need to occur at some stage and the fence may further deteriorate to the extent that it does pose a public hazard and may cost much more in the future to properly remove. This could be as a result of continued weathering, or it may be because of an extreme weather event (e.g. storms, large hailstones), fire or damage (e.g. from vehicles or vandals).

The remediation response not only needs to take account of the condition of the fence as discussed above and but also the particular context of its use. The following text indicates the general types of response for the different rated fence conditions. However, those responses may need to be tightened or relaxed based on contextual factors as subsequently listed. Finally in this section the specific types of remediation measures are described in detail.

For an ACM fence rated as in “**Good/Fair**” condition, normally little action other than monitoring would be warranted and removing any associated fence fragments. Some fences may benefit from preventative maintenance actions to improve and to maintain the condition of the fence. Those measures may include painting the fence, sealing or patching small areas of damage, and removing vegetation that may be abrading the fence.

For an ACM fence rated as in “**Average**” condition, replacement of the damaged panels, and possibly the whole fence, should be seriously considered. If replacement is not undertaken at the time, at least it should be planned and budgeted for in the future. Although some of the maintenance and repair procedures listed below could be beneficial for such fences, for instance handpicking and proper disposal of fence fragments, they should only be considered as a short-term measure, and subject to monitoring. In the case of ACM capping it should be removed as soon as practical. New capping should be installed only if some time (e.g. several years) may elapse before complete fence removal.

For an ACM fence rated as in “**Poor**” condition, it is recommended that broken or badly leaning panels be replaced, and preferably also the whole fence if further damage is possible. Maintenance and repair measures for the damaged parts of the fence will probably not be of sufficient benefit, with the exception of interim fragment handpicking. In the case of ACM capping it should be removed. Depending on the state of the particular fence it is possible that the Local Government Environmental Health Officer may direct that the fence be removed (see Section 5.4).

For an ACM fence rated as in “**Very Poor**” condition, it is strongly recommended that it be removed as soon as possible and in some cases a Local Government Environmental Health Officer may direct this occur (see Section 5.4). For such fences it may be necessary to also take immediate management actions pending the removal, for instance temporary warning signs or barriers.

In determining what action should be taken based on the condition of the fence there are some other factors (the **context**) that should be taken into account that may increase or reduce the need and degree of the actions:

- Level, duration and type of access to the fence by people, in particular children. The higher the level of such access, particularly if it involves physical contact the greater the need for remedial action. An ACM fence around industrial or commercial premises would be considered of less concern than around a primary school, other things being equal. Potential access may increase with bigger, longer fences and greater numbers of people;
- The adequacy of the fence in serving its privacy or security purpose. If it is badly broken then it may be failing in these regards and warrant action such as removal and replacement;
- The prospect of further damage occurring to the fence for instance from vehicle movement, vandalism or abrasion/damage by plants;
- The availability of asbestos professionals or asbestos facilities to assist in the remediation or removal actions. If these resources are not readily available or their use may incur high costs that cannot be born at the time then maintenance or repair measures may suffice temporarily, preferably based on Local Government Environmental Health Officer advice.

If a removal is not undertaken, some control measures listed below are worth considering for the fence in the interim depending on its condition. It is advisable to at least wear disposable gloves during any of the maintenance processes. For any larger tasks (such as multi-panel painting) or potential fence dust disturbance then use a properly fitted Australian Standards compliant P1 or P2 particulate respirator (dust mask)(disposable or reusable). In situations where clothes may become contaminated, asbestos rated disposable overalls are recommended. Such types of equipment are available from most hardware stores.

- Monitoring the condition of the fence on a regular basis. This may not need to be too frequent for ACM fences in better condition. Monitoring of poorer condition fences may need to be more frequent in the interim before they are repaired or replaced, or to monitor temporary repairs, in case those fences rapidly deteriorate further;
- Handpicking any ACM fence fragments. This should be standard practice for any ACM fence. The fragments should be double bagged in plastic which is labelled with an asbestos

warning, and then disposed of based on Local Government EHO advice or information provided by the Department of Environment Regulation at the following website:
www.der.wa.gov.au/images/documents/our-work/controlled-waste/cw-fs-asbestos.pdf;

- Removing any vegetation that may be abrading or threatening to break fence panels. This should be standard practice for any ACM fence unless the fence will soon be removed;
- Sealing any broken edges on the fence with exterior grade PVA glue or paint after first gently wetting with a fine water spray to reduce the release of asbestos dust;
- Repairing any small holes in the fence with patching material, again after wetting down. One way of doing this may be to stick an all-weather industrial strength adhesive tape over the hole and if necessary painting over it to match the surrounding area. See Photo 16;



Photo 16. Taped fence hole from reverse side

- For cracks, sealing the edges would be the first step and then the gap could be filled with an outdoor silicone product;



Photo 17. Cracked ACM fence



Photo 18. ACM and non-ACM fence panels

- For larger holes it may be possible to place or glue (do not drill and bolt) a protective board over the hole. However, removal and proper disposal of the damaged ACM fence panel is recommended, noting that the profile of new non-ACM panels is not compatible with the ACM

ones (See Photo 18). If there are a number of damaged panels then it is logical to replace the whole fence. **Never re-use ACM panels;**

- In some cases a householder has elected to erect a new fence on their side of an ACM fence if an agreement on a removal of the ACM cannot be reached with a neighbour. However, this is best avoided because it does not resolve the issue in the longer term; and
- Replacing at least the ACM fence capping with new metal capping, or covering it over with new capping without damaging the ACM fencing panels.

In addition to the above, another good measure can be painting the whole fence on the concerned house owner's side with two coats of a long lasting outdoor paint. A high volume low pressure spray gun is a safe and efficient way of doing this. A high pressure sprayer **must not** be used as it can release ACM fibres from the fence. If brushes or rollers are used then the surface should be wetted first and the equipment should be disposed of as ACM waste afterwards.



Photo 19. Painted ACM fence (with fasteners removed and with metal capping). Branches need trimming.

For heavily leaning fences, engineering solutions are not advisable except for interim stabilisation to prevent collapse or further damage. They should be removed and replaced.

If the maintenance or removal involves considerable disturbance to the ACM fence or it is in a poor condition (including ACM capping) the use of an asbestos professional or asbestos removalist is strongly recommended.

5.4 Regulatory Requirements

Under the *Health (Asbestos) Regulations 1992*, an Authorised Person has the power to issue directions about any ACM that may pose a public health hazard. This could include requiring a fence to be repaired or removed. However, such actions would normally only be necessary for fences in bad condition, based on the guidance provided above.

The main groups of Authorised Persons are Environmental Health Officers from the Local Government, but can include Department of Health officers as indicated in the Contacts Section.

Normally these officers would only become involved if there was a significant concern about an ACM fence being a potential public health risk, or if neighbours cannot agree on action related to an ACM or other fence.

The other important piece of legislation applying to fences is the *Dividing Fences Act 1961*. This Act “outlines processes for neighbours to agree on the fence that divides their properties, to determine boundaries and to share the cost of construction and maintenance.” The Local Government may have its own dividing fence requirements.

If a neighbour dispute, for instance regarding the removal of an ACM fence, cannot be resolved by negotiation and if the Local Government is not in a position to require the fence to be removed, then it may need to be heard before a Magistrate’s Court. For guidance on the Act see the Building Commission’s *Dividing fences – a guide 2012* at:

http://www.commerce.wa.gov.au/sites/default/files/atoms/files/dividing_fences_act_6th_edition_online.pdf

5.5 Asbestos Professionals

For difficult, large or risky tasks, especially involving badly damaged ACM, using an ACM professional is highly recommended. ACM professionals can include ACM competent persons¹, occupational hygienists (ACM identification and risk advice) and licensed asbestos removalists, depending on the task. Listings of these may be found at <http://www.yellowpages.com.au/> under “asbestos”. For ACM identification, the most relevant subcategories are “asbestos inspections”, “asbestos survey” and “asbestos testing”, which may all include many of the same companies. Depending on the task, other relevant subcategories may be “asbestos removals” and “asbestos disposal”.

In choosing and using an ACM professional important considerations include that:

- The choice is the result of at least three detailed quotes and discussions, to help compare prices and asbestos competencies;
- They can demonstrate they have the necessary asbestos competency based on their qualifications, experience and skills. Larger established firms may more easily do this;
- They can outline a process or plan for doing the work, and will provide a report or completion

¹ Note that an asbestos (or ACM) competent person is an occupational health term which “means a person possessing adequate qualifications, such as suitable training and sufficient knowledge, experience and skill, for the safe performance of the specific work.” There is no formal accreditation or licensing of such persons in Western Australia.

document after the task;

- In the case of an ACM removal, they have either a restricted (>10m² ACM) or unrestricted (>10m² or friable ACM) asbestos licence from WorkSafe WA. Ask for their licence number and check it at: www.commerce.wa.gov.au/worksafe/find-asbestos-licence-holder; and
- You understand and monitor the work so it is done properly and with necessary precautions e.g. use of personal protective equipment. If in doubt, contact the Department of Health or Local Government as listed under Contacts.

In the case of a fence removal the minimum proper procedures would include but not be restricted to:

- Advising the neighbours (not a WorkSafe requirement);
- Wetting down the fence progressively as it is removed;
- Workers wearing respirator, gloves and overalls;
- Excluding uninvolved people from the area;
- The fence being disassembled with minimal damage, no power tools, and the **entire** panels removed from the soil;
- The fence being wrapped or bagged in two layers of heavy duty plastic which is labelled with an asbestos warning;
- No fence fragments or debris being left at site after the removal; and
- The bagged material being moved as soon as practical to disposal facility suitable for ACM.

The primary guidance in regard to workers undertaking asbestos removal as required by WorkSafe WA is the *Code of Practice for the Safe Removal of Asbestos, 2005*:

www.commerce.wa.gov.au/sites/default/files/atoms/files/saferemoval_ofasbestos2ndeditionnoh.pdf

6. Contact Information

Department of Health, Environmental Health Directorate on – For information and advice on asbestos in relation to public health: 08 93884999 or <mailto:ehinfo@health.wa.gov.au> and at the website: http://www.public.health.wa.gov.au/3/1143/2/asbestos_and_public_health.pm

For Local Government advice contact the relevant one on the following site and ask for the Environmental Health Officer:

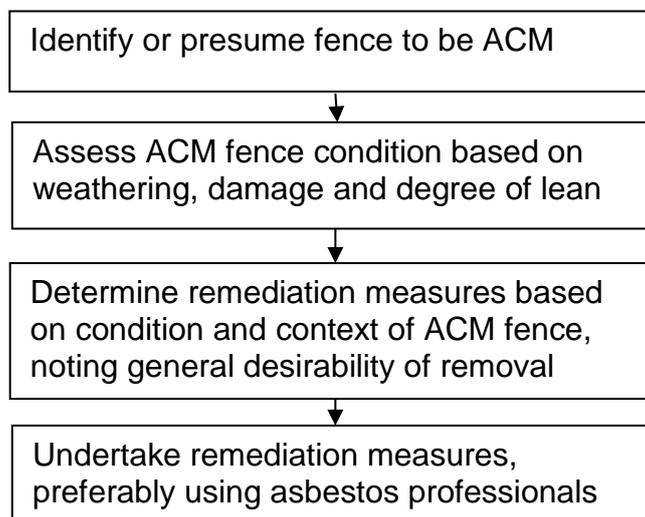
www.dlqc.wa.gov.au/AdviceSupport/Pages/Local%20Government%20Directory.aspx

To find a NATA accredited asbestos analytical laboratories search for asbestos at: <http://www.nata.com.au/nata/orgs-and-facilities/advanced-facilities-search>

ACM FENCE IDENTIFICATION, ASSESSMENT AND REMEDIATION SUMMARY

This document is a cross-referenced summary of the operational elements from the accompanying Guidance Note, which is intended to be an in-the-field tool.

ACM Fence Management Process



Identification (Section 5.1, pages 4-6)

If the fence is cement-like and is or could be pre-1990 then it is likely to be ACM. The typical characteristic features of corrugated ACM fences (particularly when in combination are:

- Brand name of “Super Six” (non-ACM is commonly named “Hardifence”);
- Usually 7 ridges per 1 metre wide panel (non-ACM usually have 5 ridges);
- Use of diamond shaped metal fasteners (non-ACM normally have none);
- Having a hessian (crosshatch-like) surface pattern (non-ACM linear dimple pattern); and/or
- Having ACM cement capping (non-ACM have metal capping). However, ACM capping may be missing or been replaced by metal capping.

Condition Assessment (Section 5.2, pages 6-9)

RATING	DESCRIPTIVE EXAMPLES
Good/Fair	No or little visible deterioration or damage. Some scratches, physical marks, a few small breakages possible. Or a slight lean (e.g. <5cm at top of 2m fence). Or slight damage through plant contact. No signs of breakdown of the asbestos cement surface though weathering.
Average	Numerous small breakages, or several larger cracks or holes. Or a more pronounced lean (e.g. 5-15cm etc.). Or significant abrasive effects from plants. Or signs of weathering breaking down (roughening) the surface cement matrix and revealing fibres.
Poor	Some whole broken panels or numerous cracks and holes. Or fence with substantial lean (e.g. 15-30cm etc. with cracking). Or easily seen raised asbestos fibres or moss growth on surfaces due to weathering and age. Or having many of

	the “Average” damage features.
Very Poor	Numerous broken panels or fire damage. Or fence with major lean (e.g. 30cm or more etc. with cracking). Or extensive apparent raised asbestos fibres or moss growth on surfaces. Or having many of “Poor” damage features.

Remediation (Section 5.3, pages 9-12)

The remediation response needs to take account of the condition of the fence and also the particular context of its use. The following table indicates the general types of response for the different rated fence conditions. However, those responses may need to be tightened or relaxed based on contextual factors as subsequently listed.

If based on these considerations some maintenance and/or repair measures are deemed appropriate, a range of these are listed at the end of this guide.

Fence Condition (page 9)

RATING	REMEDIAL RESPONSE <small>(subject to context)</small>
Good/Fair	Monitoring, removal of any fence fragments, although some maintenance measures may be warranted such as painting, sealing or patching small areas of damage, and removing vegetation abrading or threatening the fence.
Average	Replacement of the damaged panels, and possibly the whole fence, should be seriously considered or at least planned and budgeted for. Maintenance and repair procedures should only be considered as a short-term measure, and subject to monitoring. ACM capping should be removed as soon as practical.
Poor	Replacement of broken panels and preferably the whole fence is recommended. Maintenance and repair may be of insufficient benefit, for the damaged parts of the fence, except fragment handpicking and removal of damaging vegetation. ACM capping it should be removed. The Local Government Environmental Health Officer may direct the fence be removed.
Very Poor	Replacement of the fence as soon as possible is strongly recommended that it be removed as soon as possible. The Local Government Environmental Health Officer may require this. Such fences may need immediate management actions pending the removal, for instance temporary warning signs or barriers.

Fence Context (page 10)

Important contextual factors include:

- Level, duration and type of access to the fence by people, in particular children. The higher the level of such access, especially through contact the greater the need for remedial action;
- The prospect of further damage occurring to the fence for instance from vehicle movement, vandalism or abrasion/damage by plants;
- The adequacy of the fence in serving its privacy or security purpose. If it is badly broken then it may be failing in these regards and warrant action such as removal and replacement; and

- The availability of asbestos professionals or asbestos facilities to assist in the remediation or removal actions, which if limited may justify use of maintenance or repair measures may temporarily, preferably based on advice from a Local Government EHO.

Maintenance and Repair Measures (page 10)

ACM fence removal is encouraged and sometimes strongly recommended or required. If a removal is not undertaken, some control measures listed below are worth considering for the fence in the interim depending on its condition.

- Monitoring regularly the fence's condition, the frequency depending on its state;
- Handpicking any ACM fence fragments and properly bagging and disposing of them;
- Removing abrading or damaging vegetation;
- Sealing any broken edges on the fence with exterior grade PVA glue or paint after first gently wetting with a fine water spray to reduce the release of asbestos dust;
- Painting the whole of the fence or the concerned householder's side with two coats of a long lasting outdoor paint;
- Repairing any small holes in the fence with patching material, again after wetting down, such as with all-weather industrial strength adhesive tape;
- In the case of cracks, sealing the edges would be the first step and then the gap could be filled with an outdoor silicone product;
- For larger holes placing or gluing (do not drill and bolt) a protective board over the hole. Is possible. However, removal of the damaged ACM fence panel is recommended, noting that the profile of new non-ACM panels is not compatible with the ACM ones;
- In some cases a householder may erect a new fence on their side of an ACM fence although this does not deal with the long term problem;
- Replacing (or covering) the ACM fence capping with new metal capping without damaging the ACM fencing panels.
- Painting the fence with a long life paint using a roller or high volume low pressure sprayer.



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