



ASBESTOS IN CLASP BUILDINGS HANDBOOK

A handbook for owners and occupiers of,
and building professionals dealing with,
CLASP buildings.

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The contents of this Handbook do not in anyway override or substitute for policies and procedures established in accordance with the Control of Asbestos at Work Regulations, which should be followed on every occasion.

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CLASP (the Consortium of Local Authorities Special Programme) is a Group of mainly Local Authorities which was first formed in 1957. At that time there was an overwhelming demand for new education accommodation which the Building Industry was incapable of meeting by traditional methods. The Consortium's main purpose was, therefore, to develop a method of building which did not rely on traditional building skills or wet trades as a means of providing a fast, efficient and cost effective method of meeting the demand for permanent education buildings.

As time went on what became known as the "CLASP Building System" was used for a wide range of buildings including hospitals, computer installations, universities, fire stations, ambulance stations and offices, as well as schools. The system has also been used in most European countries, Venezuela, Algeria and Hungary. At one point in time there were 4,000 CLASP buildings worldwide, 3,500 of which were in the UK. However, the recent building schools for the future programme saw many of the older schools demolished and the exact number of CLASP buildings remaining is unknown.

Very few "CLASP buildings" were designed by the Consortium itself. In most cases they were designed by Private or Public Sector architects using CLASP standard details, specifications and structural system.

The objective of the Consortium today is the development of the Scape Building System for new building construction incorporating many options for roof pitch and external wall finishes. It does this through its trading company, Scape System Build Ltd. Through Scape's professional staff, it offers research and development consultancy and is involved in building technology matters in general. Scape also provide advice and consultancy in respect of existing CLASP buildings to CLASP building owners and building professionals working for the owners.

CLASP's wide range of involvement in buildings from their inception, through the construction to occupation and maintenance and refurbishment, together with the fact that the system is still 'client owned' is expressed in CLASP's mission statement:-

"CLASP is a collaborative organisation committed to improving efficiency and economy in the whole building process for the benefit of owners and users through a systematic approach to research, design, and construction".

All of the above is now delivered through CLASP's trading company, Scape.

Asbestos-based materials or products were widely used in all building construction, particularly from the 1950's onwards, and CLASP buildings were no exception to this. In the light of legislation resulting from increasing knowledge about the potential health risks of asbestos, building owners and occupiers are now faced with the problem of locating and identifying asbestos in their buildings. This can involve full scale surveys by specialists, particularly where the original drawings and details of the construction no longer exist. Building owners also need to be aware that refurbishment since construction may also have included products containing asbestos, of which CLASP would not be aware.

The Consortium maintained an archive of all the standard details used in all the versions of CLASP since 1957, which Scape now maintains.

In 1974, the Consortium researched their archive to identify where asbestos was likely to have been used in the standard detailing and contacted where possible all suppliers of original components and materials to establish the asbestos status of their products. The information resulting from this work was published in the form of a report titled "Asbestos in CLASP" which was sent to all the technical departments of Local Authorities which owned CLASP buildings.

Since then knowledge about asbestos has increased and, particularly over the past few years, there has been a trend towards financial and management delegation which has put increasing responsibilities on those who occupy buildings in the public sector. In response to these changes and to requests from the then CLASP Maintenance Study Group the original report was reviewed and rewritten in order to make information on the use of asbestos in standard CLASP construction generally available in a more readily accessible form. In 1994 the CLASP Asbestos Awareness Handbook was issued to the CLASP Membership who made it available to their building occupiers/managers. The asbestos awareness handbook was subsequently updated in 2003 to reflect the changes in legislation and made freely available as a downloadable document from the CLASP and Scape websites.

In this new form it gave the CLASP building owner or occupier the advantage of being able to identify where asbestos occurs in standard construction, even if the original project drawings no longer exist. This meant that any necessary specialist survey could concentrate on non-standard areas of construction where the Project Architect may have introduced asbestos based products. The handbook received several revisions since it was issued and in November 2010 was replaced by this document, Asbestos in CLASP Buildings.

Sections 1-5 are designed to give basic guidance on asbestos to non-professionals, more specific information should be sought from specialist organisations. We would recommend non-professionals to seek the advice of Asbestos professionals who will fully understand your obligations under the Asbestos regulations. The tables at section 6 are of value to both building owners, occupiers and their professional advisors, but should be used as a guide only.

Asbestos is a mineral of hydrated magnesium silicate which occurs mainly in rock formations in the form of bundles of long thin fibres. The asbestos-containing rock is crushed and milled at the mining site to produce raw asbestos of various grades. The main sites of commercial production are in Canada, the Soviet Union, and South Africa. It does not occur naturally in the United Kingdom.

There are three main types of asbestos used in buildings:-

chrysotile ("white" asbestos)

amosite ("brown" asbestos)

crocidolite ("blue" asbestos)

The import of Crocidolite and Amosite to the United Kingdom was banned in 1972 and 1980 respectively.

As a building material, asbestos has been commonly used in this country for about 70 years, although it has been known and used for other purposes for more than 400 years. Asbestos fibres possess a unique combination of properties. They have high mechanical strength, are dimensionally stable, and are highly resistant to heat and chemical attack. As a result, asbestos has been incorporated over the years in a wide range of building products. The most common of these is asbestos board where the fibres are used as reinforcement for cement or plastics, producing boards which are relatively cheap, do not suffer from corrosion and have fire resisting properties suitable for fire compartment walls, ceilings and the protection of steel structures. The fibres can also be woven into fabrics which in buildings, have been used as very effective fire barriers. Sprayed asbestos has been commonly used as a heat insulant (eg around central heating pipes) and again, to provide fire resistant construction.

Earlier Building Regulations listed asbestos insulating board and sprayed asbestos as being particularly suitable for fire resisting construction. Approved documents to current Building Regulations still refer to asbestos-cement products for use as imitation slate, corrugated sheet and roof decking, pipes for drainage and sewerage and flues for boilers.

Under the influence of market forces and new and impending legislation, manufacturers of asbestos-based building products are gradually introducing non-asbestos products, but asbestos products such as slates are likely to be manufactured for a number of years.

The main use of slates in buildings occurred from the late 1950s through to about the mid-1970s. Almost any building from that period is, therefore, likely to contain asbestos. In the case of CLASP buildings, asbestos based products were not specified by CLASP as part of standard construction from 1980 onwards. This does not mean that CLASP buildings constructed after this date do not contain asbestos products.

Some of the risks associated with asbestos have been suspected since the beginning of the twentieth century but the first Regulations about the use of asbestos were not made until 1931 and were concerned only with some occupations carrying a risk of exposure. They also did not take into account mesothelioma and lung cancer hazards since they were not recognised at the time. The 1961 and 1969 Regulations reflected the increasing knowledge about the risks and the effects but were still primarily concerned with the production of asbestos based products.

The Health and Safety at Work Act 1974 and the Control of Pollution Act 1974 both provided a framework for the repeal of outdated asbestos Legislation and the making of Regulations about asbestos. In particular it allowed the broadening of the scope of Regulations to cover all work activities, employees, members of the public, consumer products and the disposal of waste, rather than simply the effects of those actually concerned with the production of asbestos based products. Since then there have been a succession of Regulations made covering subjects ranging from the importation of asbestos, the sale of asbestos based products, the disposal of asbestos waste, and controlling working with asbestos. Regulations continue to be modified as we become more knowledgeable about asbestos and its affects.

The majority of CLASP buildings are in the ownership and control of public sector organisations such as Local Authority, Government Departments, Universities, and Health Authorities etc. These organisations have specific responsibilities in law and their professional staff or consultants dealing with their buildings have a responsibility to ensure compliance with the Acts of Parliament and Regulations concerned with asbestos when work is carried out by their own staff or contractors/consultants.

Furthermore if any work involving asbestos is carried out in a building duties imposed on employers to protect their employees are extended to anyone else who may be affected by the works, including members of the public.

In practice it would not be expected that the owner or person responsible for a building would necessarily have the technical knowledge about the nature of asbestos and the methods of dealing with it. In these circumstances it would be expected that appropriate advice or guidance would be sought from a competent person trained in asbestos identification and working for a UKAS accredited organisation.

Current regulations apply to persons if they have maintenance and repair responsibilities for non-domestic premises either through a contract or tenancy agreement or because they own the premises. The duty will require them to manage the risk from asbestos by:

- finding out if there is asbestos in the premises, its amount and what condition it is in;
- presuming materials contain asbestos, unless you have strong evidence that they do not;
- making and keeping up to date a record of the location and condition of the asbestos containing materials (ACM's) or presumed ACMs in your premises;
- assessing the risk from the material;
- preparing a plan that sets out in detail how they are going to manage the risk from this material;
- taking the steps needed to put their plan into action;
- reviewing and monitoring their plan and the arrangements made to put it in place;
- providing information on the location and condition of the material to anyone who is liable to work on or disturb it.

Anyone who has information on the whereabouts of asbestos in premises is required to make this available to the duty holder. Those who are not the duty holder, but control access to the premises, would have to co-operate in managing the asbestos.

For further information about managing asbestos and your obligations under the current regulations, please visit the following website :-

Health and Safety Executive –
<http://www.hse.gov.uk/asbestos/>

Local Authorities and large organisations have well developed policies for dealing with asbestos. These policies must be based on the latest Regulations. Therefore occupiers are strongly recommended to follow the established policy. Not to follow these policies and by inference the Regulations is a criminal offence.

For small organisations, or owners of a single building they are recommended to urgently seek professional assistance from a person assessed as competent in the identification of asbestos, to establish procedures and policies required by the Regulations.

Asbestos surveys are only effective if competent surveyors are employed to do them.

For a list of UKAS accredited organisations please visit - <http://www.ukas.com/>

The information contained in the attached schedules is for guidance purposes only.

The schedules show where the standard CLASP details indicated the use of asbestos containing materials. However the construction industry used asbestos as a general packer and in connection with services routinely and these are not shown on the drawings. Also projects which adapted the CLASP system for buildings outside its normal design range used asbestos containing materials in places not specified on the drawings.

Therefore the contents of this Handbook do not in anyway over ride or substitute for policies and procedures established in accordance with the current Regulations, which should be followed on every occasion.

Before an asbestos survey is undertaken in a CLASP building it is essential to identify the Mark of CLASP from which the building was constructed. This can be done by making reference to the property's Asset Management Plan or the building owner's strategic property list.

The approximate dates for the various Marks of CLASP are as follows:-

Mark 2	-	1957-1960
Mark 3	-	1959-1962
Mark 3b	-	1962-1966
Mark 4	-	1966-1968
Mark 4b	-	1968-1971
Mark 5	-	1970-1984

If information about when construction took place or which Mark was used is not available, Scape may have the information on its data base. When contacting Scape please have as much information about the building as you can, such as any previous names and/or ownership.

6. Location Schedules for Asbestos In CLASP Construction



The following schedules are in two sections:-

1. Those showing where asbestos was used in the original construction of the building as part of CLASP Standard Details. This information is based on research into the CLASP archive of Standard Detailed Drawings and, where possible, information from the manufacturers of the original components. It may therefore be regarded as authoritative.
2. Those showing where asbestos could have been used in a CLASP building but was not part of the CLASP Standard Detailing. Such uses may have been the result of decisions by the original Project Architect to use asbestos or have resulted from repairs and alterations subsequent to the original construction of the building.

The information for this part of the schedule is based on research on the general use of asbestos in buildings and feedback from CLASP and other building owners. The information is not based on documentary evidence specific to any particular building therefore it should be used as a guide only.

The contents of this Handbook do not in anyway over ride or substitute for policies and procedures established in accordance with the Control of Asbestos at Work Regulations, which should be followed on every occasion.

6. Part 1 - Location Schedules – Asbestos in CLASP Standard Details



Asbestos Product	Component	Asbestos Type % content	Location/Use	Building Mark						Exposed/ Concealed	Applied Finish	Remarks
				2	3	3b	4	4b	5			
1.01 Asbestolux (Cape)	Board or plank packing pieces	Amosite 18-20%	Found in some suspended ceilings, normally in porches or over recessed areas and in wet locations such as kitchens. Also used for fire protection.	●	●	●	●	●	●	Exposed	Painted	<ul style="list-style-type: none"> ○ Asbestos fibres are "locked in" a calcium silicate base. ○ Ceilings are frequently damaged/disturbed or are used for fixings. ○ This material is normally included within a removal programme through a licensed specialist.
1.02 Asbestolux (Cape)	Board	Amosite 18-20%	Recirculated warm air heater cabinet baffles and casings.	●	●	●	●			Concealed	Painted	<ul style="list-style-type: none"> ○ Unlikely to be damaged due to concealment, however if damaged fibres can be readily circulated, therefore best removed as above.
1.03 Asbestolux (Cape)	Board or plank	Amosite 18-20%	Internal surface wall linings to stud frames particularly in stairwells and high levels in halls and where damp conditions may be expected (eg kitchen).	●						Exposed	Painted	<ul style="list-style-type: none"> ○ Vulnerable to mechanical damage and best removed. ○ Normally included within a removal programme through a licensed specialist. ○ This material could be disturbed during window replacement schemes.
1.04 Asbestolux (Cape)	Board	Amosite 18-20%	Backings to pressed metal sheet casings to columns and window heads.		●	●	●	●		Concealed	-	<ul style="list-style-type: none"> ○ Unlikely to be damaged due to concealment. ○ Window replacement work could disturb window head casing. A licensed specialist should therefore remove this prior to the work.
1.05 Asbestolux (Cape)	Board	Amosite 18-20%	Backings to window infill panels.		●					Exposed	Painted	<ul style="list-style-type: none"> ○ Likely to be damaged mechanically by furniture etc particularly in schools. ○ Should be removed as part of an asbestos removal programme by a licensed specialist. ○ This material will be disturbed during window replacement schemes.
1.06 Asbestolux (Cape)	Packing pieces	Amosite 18-20%	Tolerance packs in 1.4 casings of steel columns.						●	Concealed	None	<ul style="list-style-type: none"> ○ Unlikely to be damaged due to concealment.

6. Part 1- Location Schedules – Asbestos in CLASP Standard Details



Asbestos Product	Component	Asbestos Type % content	Location/Use	Building Mark						Exposed/ Concealed	Applied Finish	Remarks
				2	3	3b	4	4b	5			
1.07 Asbestolux (Cape)	Board or plank	Amosite 18-20%	Lining to window board (where fire protection to the external wall is required).		●	●	●	●	●	Concealed	None	<ul style="list-style-type: none"> ○ Unlikely to be damaged due to concealment. ○ This material will be disturbed during replacement window schemes.
1.08 Asbestolux (Cape)	Packing pieces	Amosite 18-20%	Fillet/packing pieces between ceilings and stair support beams.						●	Part Concealed	None	<ul style="list-style-type: none"> ○ Edge of pack may be exposed, but it is epoxy bonded to steel and therefore should not be dislodged. ○ Unlikely to be damaged due to location.
1.09 Marinite (Cape)	Strips/ Channels	(Brown) Amosite 25%	Glazing beads internal fire doors.	●	●	●	●	●	●	Part Exposed	None	<ul style="list-style-type: none"> ○ Likely to be disturbed upon re-glazing. ○ Consider non-asbestos based replacements upon re-glazing.
1.10 (TAC) Asbestos Cement	Flat strip	Chrysotile 12%	Plinth weather upstand at foot of external cladding components; pitched roof undercloaks. Blocking strip to boiler room roof.						●	Concealed	None	<ul style="list-style-type: none"> ○ Unlikely to be damaged due to concealment. ○ This material may be disturbed by replacement window or re-cladding work.
1.11 (TAC) Asbestos Cement	Flat sheet	Chrysotile 12%	Gutter unit.	●						Exposed	None	<ul style="list-style-type: none"> ○ Freely ventilated situation. ○ Requires care during removal/replacement.
1.12 Asbestos Cement (Turners)	Flat and Profile Sheet	Chrysotile 12%	Troughed boiler house roof deck and linings.	●	●	●	●	●	●	Exposed	None	
1.13 Fortex (TBA)	Cloth	Chrysotile (white) possible Crocidolite (blue) before 1970	Fire stops above suspended ceilings in floors and roofs.						●	Concealed	None	<ul style="list-style-type: none"> ○ Possibility of damage during maintenance work to services. ○ Consider removal by a licensed specialist and replacement with a non-asbestos equivalent.
1.14 Fortex (TBA)	Cloth	Chrysotile (White)	Bedding strips between steel beams and PC conc. floor decks.						●	Concealed	None	<ul style="list-style-type: none"> ○ Trapped within the construction. ○ Unnecessary and impractical to remove.

6. Part 1- Location Schedules – Asbestos in CLASP Standard Details



Asbestos Product	Component	Asbestos Type % content	Location/Use	Building Mark						Exposed/ Concealed	Applied Finish	Remarks
				2	3	3b	4	4b	5			
1.15 Moulded Asbestos Wood Insulation (TAC)	Moulded casings	Chrysotile 25%	Moulded casing to columns.				●			Exposed	Painted	<ul style="list-style-type: none"> ○ Likely to be mechanically damaged by furniture etc. ○ Consider removal through a licensed specialist and replacement with suitable equivalent.
1.16 Vinyl Asbestos (various manufacturers) eg. Dunlop Semtex Ltd.	Floor tiles	Generally Chrysotile 20%	Floor finishes.	●	●	●	●	●	●	Exposed	Polished and sealed	<ul style="list-style-type: none"> ○ Asbestos bound in thermoplastic resins. ○ All flooring materials can wear but negligible risk of fibre release.
1.17 "Stair-tread" Ferodo	Sheet	Chrysotile 50%	Staircase finishes.				●	●	●	Exposed	None	<ul style="list-style-type: none"> ○ Fibres sealed in rubber but subject to wear. Minimal risk of fibre release but high percentage asbestos content.
1.18 Ferodo Inserts	Inserts	Chrysotile 50%	Stair nosings.		●	●	●	●	●	Exposed	None	<ul style="list-style-type: none"> ○ As 1.16.
1.19 Plastic Lagging - Andrews-Weatherfoil	Insulation	Probably Amosite 18-20%	Boiler lagging.	●	●	●	●	●	●	Exposed	Painted	<ul style="list-style-type: none"> ○ Consider removal by a licensed specialist and replacement with a suitable equivalent.
1.20 'Criggion Green' Aggregate	Pre-cast concrete	Actinolite % not known	Concrete Cladding panels with green aggregate finish.	○	○	○	○	○	○	Exposed	None	<ul style="list-style-type: none"> ○ Not considered hazardous unless panels are damaged. ○ Specialist consultation advised before drilling or removing panels.
1.21 Asbestolux (Cape)	Board	Amosite 18-20%	Underneath some sink drainers and worktops.	○	○	○	○	○	○	Exposed	None	<ul style="list-style-type: none"> ○ Could be mechanically damaged depending on location. ○ Consider removal.

6. Part 2- Location Schedules – Not Specified by CLASP but sometimes found in CLASP Buildings (See section 2)



Asbestos Product	Component	Asbestos Type	Location/Use	Building Mark						Exposed/Concealed	Applied Finish	Remarks
				2	3	3b	4	4b	5			
2.01 Asbestos cement (AC) (TAC)	Profiled sheets Roofing-felt Andersons/ Briggs- Amasco	10-15% asbestos (some flexible boards contain a small proportion of cellulose). Crocidolite and Amosite have been used in the manufacture of AC products, although Chrysotile is the most common type.	Cycle sheds external store roofs etc. Linings to Boiler Rooms.	○	○	○	○	○	○	Exposed	None	<ul style="list-style-type: none"> ○ Open air situations unlikely to result in high concentrations of dust. Not considered hazardous in situ. ○ Weathering results in a very low rate of fibre release over years which presents no significant hazard. ○ HSE consultation is required before repairing roofs or attempting to clean off moss/litchen
2.02 Asbestos cement (AC) (TAC)	Performed moulded products	As above.	Cisterns and tanks, drains, sewer pipes and rainwater goods flue pipes. Roofing components (Fascias, soffits etc).	○	○	○	○	○	○	Mainly Exposed outside	None	<ul style="list-style-type: none"> ○ Rainwater goods and sewers are not considered to be a hazard in normal use. But if worked upon and altered could result in dust therefore precautions are necessary. ○ Open air works reduce the risk of high dust concentrations.
2.03 Various	Asbestos laggings	All types of asbestos have been used. Content varies (6-8% in Calcium-silicate slabs, 100% in blankets, felts, etc).	Thermal insulation of pipes, boilers, pressure vessels, preformed pipe sections, slabs tape, rope, corrugated paper, quilts, felts and blankets.	○	○	○	○	○	○			<ul style="list-style-type: none"> ○ Alterations/heating system upgrading could have resulted in the use of such materials. ○ Friability depends on the nature of the lagging. ○ Potential for fibre release unless sealed. ○ Potential increases as the materials age or become friable and disintegrate. ○ Dust released may then accumulate. ○ Removal of lagging is a licensed activity.

6. Part 2- Location Schedules – Not Specified by CLASP



Asbestos Product	Component	Asbestos Type	Location/Use	Building Mark						Exposed/Concealed	Applied Finish	Remarks
				2	3	3b	4	4b	5			
2.04 Roofing Felt Andersons/ Briggs- Amasco	Bitumen impregnated roofing felt	Chrysotile fibre or asbestos paper (approx 100% asbestos in bitumen).	Roof finishes.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Concealed	None	<ul style="list-style-type: none"> <input type="radio"/> Bonded in and fibre release highly unlikely. <input type="radio"/> Fibres could be released in the event of a fire. <input type="radio"/> Discarded materials should not be burnt upon re-roofing.
2.05 Various	Sprayed asbestos coatings	Chrysotile Amosite or Crocidolite % varies (up to 85% in sprayed asbestos).	Thermal and acoustic insulation. Fire and condensation protection.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Varies	Usually none	<ul style="list-style-type: none"> <input type="radio"/> Some materials form part of CLASP design. Repairs alterations and upgrading could have resulted in these. <input type="radio"/> Sprayed coatings contain up to 85% asbestos. <input type="radio"/> A mixture of types was used until 1974. <input type="radio"/> Amosite was used for fire protection of structural steel, condensation protection and acoustic control. <input type="radio"/> Chrysotile, mixed with mineral wool and binder, was used until 1974. <input type="radio"/> Chrysotile was also used as a coating on top of other sprayed asbestos. <input type="radio"/> Potential for fibre release unless sealed. <input type="radio"/> Potential increases as the materials age or become friable and disintegrate. Dust released may then accumulate. <input type="radio"/> Removal of sprayed coatings is a licensed activity.

6. Part 2- Location Schedules – Not Specified by CLASP



Asbestos Product	Component	Asbestos Type	Location/Use	Building Mark						Exposed/Concealed	Applied Finish	Remarks
				2	3	3b	4	4b	5			
2.06 Various	Insulating boards Varies Varies	All types % varies.	Fire protection, thermal and acoustic insulation, resistance to moisture movement and general building board. Used in ducts, firebreaks, infill panels, partitions and ceilings (including ceiling tiles), roof underlays, wall lining, bath panels, external canopies and porch linings.	○	○	○	○	○	○	Varies	Varies	<ul style="list-style-type: none"> ○ Crocidolite used for some boards up to 1965. 16-40% Amosite or a mixture of Amosite and chrysotile. ○ Likely to cause a dust hazard if very friable, broken, abraded, sawn or drilled. ○ Architect's project design or could result from alterations.
2.07	Insulating board cores and linings of composite products	All types % varies.	Acoustic attenuators, cladding infill panels, domestic boiler casings, partition and ceiling panels, oven linings and suspended floor systems.	○	○	○	○	○	○	Varies	Varies	As above.
2.08 Various	Semi-compressed flat sheet and partition board Fully compressed flat sheet and partition board. Tiles and slates (made from fully compressed flat sheet).	Chrysotile, Amosite or Crocidolite % varies.	Partitioning, shuttering, decorative panels for facings, bath panels, soffits, linings to walls and ceilings and composite panels for fire protection. As above but where stronger materials are required. Cladding. Decking and promenade tiles. Roofing.	○	○	○	○	○	○	Varies	Varies	<ul style="list-style-type: none"> ○ Unlikely to release fibres in situ. Potential to release fibre if abraded, handsawn or worked on with power tools, cleaned with high power hoses, deteriorated or decomposed. ○ 10-15% asbestos (some flexible boards contain a small proportion of cellulose). ○ Crocidolite and Amosite have been used in the manufacture of AC products, although Chrysotile is the most common. <p>As above.</p>