Asbestos Reinspection Report

Administration Building

558 SW Chadwick Lane
Myrtle Creek, OR 97457
(541) 863-3115

Prepared for:

South Umpqua School District #19

March 2019
Project No.: 52468.000 Phase No.: 0001

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The reinspection process under the AHERA rules states that a school building must be reinspected by an accredited inspector at least every three years. The results of the reinspection are reported in these documents.

LIST OF DOCUMENTS

ACTIVITY DATES

02/21/1988	Management Plan Implementation Date *
01/03/2019	Reinspection End Date
01/03/2022	**Next Reinspection Due**

* Information provided by School District

REINSPECTION SUMMARY

Friable asbestos-containing sprayed-on ceiling texture present throughout the building remains in good condition.

Non-friable suspect asbestos-containing materials observed during this reinspection included vinyl floor tile and mastic, sheet vinyl floor coverings, built-up roofing, built-up roofing debris, mechanical isolation cloth, gypsum wallboard, plaster, and miscellaneous mastics. Built-up roofing and debris were observed above ceilings in locations where several portable buildings have been connected and a single roof structure was then constructed over the joined buildings; the original roofing finishes of the individual portable buildings are now contained in an interstitial space beneath the newer roof covering all of the individual buildings together. All materials appeared to be in good condition with the exception of the roofing debris.

The south wing of the Administration Building is currently leased to Umpqua Community College for Adult Basic Skills instruction and offices.

SIGNATURES

Inspector

Digitally signed by
David J. Burrows
Date: 2019.03.14
10:50:57 -07'00'

David Burrows

Accreditation #: IR-18-9405A

Management Planner

Digitally signed by
Jeff Heeren
Date: 2019.03.14
08:53:21 -07'00'

Jeff Heeren

Accreditation #: IMR-18-4941A

Known or suspected asbestos-containing building materials are listed below in order of hazard priority. The priorities are established by the Accredited Inspector(s) and Accredited Management Planner(s), and are based on the assessments. A material may be listed more than once if its location varies and if the assessment criteria also dramatically changes.

1. MATERIAL Textured Ceiling Material
   LOCATION Throughout
   CATEGORY Moderate Concern
   Surfacing Material - ACBM with potential for damage

2. MATERIAL Built-up Roofing Debris
   LOCATION Above Ceilings Throughout
   CATEGORY Moderate to Low Concern
   Non-friable suspected ACBM

3. MATERIAL Mechanical Isolation Cloth
   LOCATION Above Ceilings
   CATEGORY Low Concern
   TSI - ACBM with potential for damage

4. MATERIAL Built-up Roofing
   LOCATION Throughout
   CATEGORY Low Concern
   Miscellaneous Non-friable ACBM or Assumed ACBM

5. MATERIAL Gypsum and Plaster
   LOCATION Throughout
   CATEGORY Low Concern
   Miscellaneous Non-friable ACBM or Assumed ACBM

6. MATERIAL Mastic
   LOCATION Throughout
   CATEGORY Low Concern
   Miscellaneous Non-friable ACBM or Assumed ACBM

7. MATERIAL Sheet Floor Covering
   LOCATION Restrooms, Former Dark Room, Faculty Kitchen
   CATEGORY Low Concern
   Miscellaneous Non-friable ACBM or Assumed ACBM

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8. MATERIAL Vinyl Floor Tile
   LOCATION Staff Room, Print Room, and Kitchen.
   CATEGORY Low Concern
   Miscellaneous Non-friable ACBM or Assumed ACBM

PRIORITY NO. 1

HOMOGENEOUS AREA Textured Ceiling Material

FUNCTIONAL SPACE Throughout

QUANTITY Not measured

DESCRIPTION

A material sprayed on to a ceiling substrate to create a textured appearance, provide acoustical dampening, condensation prevention or other purpose.

ADDITIONAL SAMPLES TAKEN: None

ASSESSMENT

AHERA CLASSIFICATION	Surfacing Material - ACBM with potential for damage
CONCERN CATEGORY	Moderate Concern
CURRENT DAMAGE	None
UNDAMAGED AREA	Good
FRIABILITY	Moderate
ACCESSIBILITY	Moderate
DAMAGE POTENTIAL	Moderate
DAMAGE TYPE	
DAMAGE CAUSE	

DISCUSSION

AHERA Classification - ACBM with potential for damage.

RESPONSE ACTIONS

Preventative Measures Prior to Abatement

Do not disturb material without proper training and protection.
Continue to implement Operations and Maintenance program.

Recommended Abatement Action

Remove material under full isolation procedures.

Other Options

None suggested.

PRIORITY NO. 2

HOMOGENEOUS AREA Built-up Roofing Debris

FUNCTIONAL SPACE Above Ceilings Throughout

QUANTITY Not measured

DESCRIPTION

Multiple layers of manufactured roofing felts and asphaltic emulsion. Both felts and emulsion may contain asbestos. Sampling to substrate is necessary since a given membrane may represent several applications.

ADDITIONAL SAMPLES TAKEN: None

ASSESSMENT

AHERA CLASSIFICATION	Non-friable suspected ACBM
CONCERN CATEGORY	Moderate to Low Concern
CURRENT DAMAGE	Moderate
UNDAMAGED AREA	Good
FRIABILITY	Low
ACCESSIBILITY	Low
DAMAGE POTENTIAL	Low
DAMAGE TYPE	None
DAMAGE CAUSE	

DISCUSSION

Roofing debris should be sampled to determine asbestos content before impacting (demolition, remodeling, etc.). Consult local EPA and OSHA agencies for current removal regulations. Contact local landfills for disposal requirements for asbestos roofing materials.

RESPONSE ACTIONS

Preventative Measures Prior to Abatement

Restrict activities in area to reduce likelihood of disturbing the material.
Do not disturb material without proper training and protection.

Recommended Abatement Action

Conduct further testing. If positive, remove material under full isolation procedures.

Other Options

None suggested

PRIORITY NO. 3

HOMOGENEOUS AREA Mechanical Isolation Cloth

FUNCTIONAL SPACE Above Ceilings

QUANTITY Not measured

DESCRIPTION

A heavy woven fabric located typically between air handling equipment and an adjacent air duct to prevent the transmission of vibrations.

ADDITIONAL SAMPLES TAKEN: None

ASSESSMENT

AHERA CLASSIFICATION TSI - ACBM with potential for damage

CONCERN CATEGORY Low Concern

CURRENT DAMAGE None

UNDAMAGED AREA Good

FRIABILITY Low

ACCESSIBILITY Low

DAMAGE POTENTIAL Low

DAMAGE TYPE None

DAMAGE CAUSE None

DISCUSSION

The material is in an active air plenum which increases the concern if the material becomes damaged.

RESPONSE ACTIONS

Preventative Measures Prior to Abatement

Establish an Operations and Maintenance Program.

Do not disturb material without proper training and protection.

Recommended Abatement Action

Conduct further testing. If positive, remove by glovebag methods as required in conjunction with other building activities.

Other Options

None suggested

MATERIAL Built-up Roofing

FUNCTIONAL SPACE Throughout

DESCRIPTION

Multiple layers of manufactured roofing felts and asphaltic emulsion. Both felts and emulsion may contain asbestos. Sampling to substrate is necessary since a given membrane may represent several applications.

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT Low Concern

Non-friable built-up roofing felt and bitumens typically contain asbestos. It is recommended that a qualified inspector take full depth samples before any activity that would raise friability, such as drilling, cutting, or removal. If the samples test positive (asbestos-containing), remove using wet methods and proper worker protection. Contact local air pollution control authority and worker protection division for additional and current guidelines. Re-roofing is generally permitted if the existing material remains undisturbed.

MATERIAL Gypsum and Plaster

FUNCTIONAL SPACE Throughout

DESCRIPTION

Gypsum wallboard is typically manufactured in panels composed of compressed gypsum plaster. Seams are covered with tape and joint compound. Plaster is a trowel-applied cementitious material on wood or metal lath, or gypsum wallboard substrate.

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT Low Concern

It is very difficult to determine all possible varieties of gypsum wallboard and plaster in a given building since these materials are obscured by paint and other finishes. Even if they test negative (no asbestos detected), other locations of these materials may contain asbestos. In the gypsum wallboard, asbestos is typically found in the joint compound. It is PBS' experience that 3 to 5 percent of all gypsum wallboard and plaster samples contain asbestos. An accredited inspector should take full depth samples before repair, remodeling, demolition or other activities that would impact any wallboard. If the sample tests are positive (asbestos-containing), remove using current regulatory guidelines.

MATERIAL Mastic

FUNCTIONAL SPACE Throughout

DESCRIPTION

Adhesive used to attach building materials to a substrate such as floor tiles to a subfloor material.

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT Low Concern

Mastic may adhere vinyl floor tiles, rubber base and other items to the appropriate surface. Consequently, the mastic is not accessible. When removing materials and the mastic below, the mastic may become very friable and full or modified isolation may be required. At a minimum, establish an Operations and Maintenance Program.

MATERIAL Sheet Floor Covering

FUNCTIONAL SPACE Restrooms, Former Dark Room, Faculty Kitchen

DESCRIPTION

Vinyl floor covering manufactured as a sheet product and installed with a minimum of seams. The sheeting generally contains a paper or felt backing that typically contains asbestos.

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT Low Concern

The felt backing to the sheet vinyl is suspected to contain asbestos and is also potentially very friable. The sheet vinyl matrix is also suspect. Avoid activities such as cutting, drilling, or removal that would increase friability of the vinyl or expose the backing. At a minimum, establish an Operations and Maintenance program. If it is necessary to impact the vinyl, a qualified inspector should take full depth samples to determine asbestos content. If the backing is analyzed as asbestos-containing (positive), remove the sheet flooring using full isolation. Contact local air pollution authority and worker protection division for further guidelines. Carpeting over the material is permitted if existing material remains undisturbed.

MATERIAL Vinyl Floor Tile

FUNCTIONAL SPACE Staff Room, Print Room, and Kitchen.

DESCRIPTION

Manufactured floor tiles typically 9 inches by 9 inches or 12 inches by 12 inches, composed of a dense vinyl matrix that often contains asbestos and is adhered to the substrate with a mastic that often contains asbestos.

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT Low Concern

Vinyl floor tile and mastic are suspected to contain asbestos. Drilling, grinding, sanding, etc. will create friability. At a minimum, establish an operations and maintenance program. Prior to disturbing the tile, a qualified inspector should take samples that include both the tile and mastic, which adheres the tile to the floor substrate. Remove using full isolation if the tile and/or mastic is asbestos-containing (positive). Other methods may be acceptable; contact the local air pollution authority and worker protection division. Carpeting and reflooring is permitted if existing material remains undisturbed. Polarized light microscopy (PLM) analysis is not considered conclusive for this material due to the potential presence of many small fibers that are invisible under PLM magnification. All negative sample results of vinyl floor tile should be verified through scanning or transmission electron microscopy (SEM or TEM).

THIS IS TO CERTIFY THAT

DAVID BURROWS

HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE

for

ASBESTOS INSPECTOR REFRESHER

In accordance with TSCA Title II, Part 763, Subpart E, Appendix C of 40 CFR

Course Date: 04/18/2018

Course Location: Eugene, OR

Certificate: IR-18-9405A

PBS

AHERA is the Asbestos Hazard Emergency Response Act enacting Title II of Toxic Substance Control Act (TSCA)

Expiration Date: 04/18/2019

For verification of the authenticity of this certificate contact:
PBS Environmental
4412 SW Corbett Avenue
Portland, OR 97239
(503) 248-1939

Gregory M. Baker

Greg Baker, Instructor

THIS IS TO CERTIFY THAT

JEFF HEEREN

HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE

for

ASBESTOS INSPECTOR / MANAGEMENT PLANNER REFRESHER

In accordance with TSCA Title II, Part 763, Subpart E, Appendix C of 40 CFR

Course Date: 04/18/2018

Course Location: Eugene, OR

Certificate: IMR-18-4941A

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Greg Baker, Instructor