PBS | Engineering + Environmental

Asbestos Reinspection Report

Willamette Primary
2016 3-Year Reinspection

1403 SE 12th Ave
West Linn, OR 97068

Prepared for:

West Linn-Wilsonville School District 3J
2755 SW Borland Rd.
Tualatin, OR 97062

November 2016
Project No.: 23766.010 Phase No.: 0001 Task No.: 0006

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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

11/01/1999 Management Plan Implementation Date *

08/30/2016 Reinspection End Date

08/30/2019 Next Reinspection Due

* Information provided by School District

REINSPECTION SUMMARY

The AHERA three-year reinspection of Willamette Elementary School was completed on August 30, 2016 in accordance with the requirements of 40 CFR, Part 763, Asbestos-Containing Materials in Schools; Final Rule and Notice. The reinspection revealed that asbestos-containing materials have been effectively maintained.

Acoustical plaster/texture was observed in the hallways, storage rooms, and classrooms. All material was in good condition and encapsulated with paint at the time of the inspection.

Thermal system insulation is noted as having been abated from the boiler room, tunnels, crawlspaces, and other accessible areas throughout the building in 1999, 2005, and 2013. It is assumed that remnant thermal system insulation remains in inaccessible locations of the building.

The non-friable asbestos-containing floor tile located throughout the site was observed in good condition. Much of the asbestos-containing tile had been removed from the building as part of previous renovations but remains in custodial closets and some classrooms.

Gypsum wallboard, sheet flooring, window putty, fire doors, cove base/mastic, and chalkboards have all been presumed to be asbestos-containing. These materials were all found to be in good condition at the time of inspection.

Built-up roofing membranes, roofing mastics and sealants, roofing shingles, and roofing felts are not covered by the AHERA requirements and are not assessed in these documents; however, if present, these materials often contain asbestos and persons doing roof repair, renovation, or demolition should consider the materials to be asbestos-containing. Test roof materials for asbestos prior to impact.

All known or suspect asbestos-containing materials should continue to be maintained in the district's AHERA Asbestos Management Plan.

SIGNATURES

Inspector

11/08/2016

Chris Boyce

Accreditation #: IMR-16-4464A

Management Planner

11/08/2016

Chris Boyce

Accreditation #: IMR-16-4464A

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 Asbestos Pipe Insulation
   LOCATION Throughout the building in inaccessible areas
   CATEGORY Moderate Concern
   TSI - ACBM with potential for damage

2. MATERIAL Hard Fittings/Fiberglass
   LOCATION Throughout the building in inaccessible areas
   CATEGORY Moderate Concern
   TSI - ACBM with potential for damage

3. MATERIAL Asbestos Insulated Wiring
   LOCATION Potnetially throughout (not observed during inspection but possibly in inaccessible areas)
   CATEGORY Low Concern
   Miscellaneous Non-friable ACBM or Assumed ACBM

4. MATERIAL Cement Asbestos Board
   LOCATION Chalkboards presumed throughout (none observed during inspection but may be obscured by cork boards or white boards)
   CATEGORY Low Concern
   Miscellaneous Non-friable ACBM or Assumed ACBM

5. MATERIAL Covebase/Mastic
   LOCATION Throughout
   CATEGORY Low Concern
   Miscellaneous Non-friable ACBM or Assumed ACBM

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

7. MATERIAL Gypsum Wallboard
   LOCATION Throughout
   CATEGORY Low Concern
   Miscellaneous Non-friable ACBM or Assumed ACBM

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.

8. MATERIAL Vinyl Floor Tile
   LOCATION Custodial closets and classrooms
   CATEGORY Low Concern
   Miscellaneous Non-friable ACBM or Assumed ACBM

9. MATERIAL Window Glazing Compound
   LOCATION Throughout
   CATEGORY Low Concern
   Miscellaneous Non-friable ACBM or Assumed ACBM

PRIORITY NO. 1

HOMOGENEOUS AREA Asbestos Pipe Insulation

FUNCTIONAL SPACE Throughout the building in inaccessible areas

QUANTITY Not measured

DESCRIPTION

A variety of asbestos containing pipe insulation and associated hard insulating cement on fittings. The pipe insulation may be aircell, mag, felt, paper wrap, contaminated fiberglass or similar.

ADDITIONAL SAMPLES TAKEN: None

ASSESSMENT	AHERA CLASSIFICATION	TSI - ACBM with potential for damage
	CONCERN CATEGORY	Moderate Concern
CURRENT DAMAGE	None	
UNDAMAGED AREA	Fair to Good	
FRIABILITY	Moderate	
ACCESSIBILITY	Moderate to Low	
DAMAGE POTENTIAL	Moderate to Low	
DAMAGE TYPE		
DAMAGE CAUSE		

DISCUSSION

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

Other Options

None suggested.

PRIORITY NO. 2

HOMOGENEOUS AREA Hard Fittings/Fiberglass

FUNCTIONAL SPACE Throughout the building in inaccessible areas

QUANTITY Not measured

DESCRIPTION

An insulating cement packed around pipe fittings such as elbows, valves, tees, etc. The hard cement is typically protected by lagging compound contiguous with the adjacent fiberglass.

ADDITIONAL SAMPLES TAKEN: None

ASSESSMENT

	AHERA CLASSIFICATION	TSI - ACBM with potential for damage
	CONCERN CATEGORY	Moderate Concern
CURRENT DAMAGE	None	
UNDAMAGED AREA	Fair to Good	
FRIABILITY	Moderate	
ACCESSIBILITY	Moderate to Low	
DAMAGE POTENTIAL	Moderate to Low	
DAMAGE TYPE		
DAMAGE CAUSE		

DISCUSSION

RESPONSE ACTIONS

Preventative Measures Prior to Abatement

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

Recommended Abatement Action

Other Options

None suggested.

MATERIAL Asbestos Insulated Wiring

FUNCTIONAL SPACE Potnetially throughout (not observed during inspection but possibly in inaccessible areas)

DESCRIPTION

Asbestos-containing wiring is generally white and coarse in texture.

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT Low Concern

Asbestos insulated wiring is generally identified by the white color and coarse texture. It may present a hazard to an operator when moving lights or handling the wires. It is prudent that only asbestos trained personnel wearing proper protection perform these activities. Operators not trained as asbestos workers should be notified as to the potential hazards and to avoid moving or impacting the wiring in any manner. Removal of the entire wiring intact can typically utilize wet methods under controlled conditions after power has been disconnected.

MATERIAL Cement Asbestos Board

FUNCTIONAL SPACE Chalkboards presumed throughout (none observed during inspection but may be obscured by cork boards or white boards)

DESCRIPTION

Manufactured cementitious sheets with asbestos fibers bound into the material's matrix. The sheets were generally held in place with nails or screws.

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT Low Concern

Cement asbestos board was observed in the building. Before raising friability by sawing, drilling, etc., remove using wet methods and proper worker protection, modified isolation or full isolation depending upon application and quantity of material. A qualified project designer should determine appropriate method prior to abatement. Testing is not typically considered necessary since the inspector is usually able to visually identify the white asbestos fiber bundles bound into the cementitious matrix.

MATERIAL Covebase/Mastic

FUNCTIONAL SPACE Throughout

DESCRIPTION

Baseboard finishing material and adhesive holding the covebase to the substrate.

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT Low Concern

Covebase 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 material, a qualified inspector should take samples that include both the covebase and mastic, which adheres the tile to the substrate. Remove using full isolation if the covebase 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.

MATERIAL Fire Door

FUNCTIONAL SPACE Throughout

DESCRIPTION

Typically a wood or metal door assembly including frame, hinges, and lockset that has an Underwriters Laboratory (U.L.) listing for resistance to fire.

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT Low Concern

Fire doors may contain an asbestos felt or block inside to increase fire rating. The felt or block may cover the full interior of the door or be just around one area such as the lockset. A qualified inspector should penetrate the door finish and sample the interior before creating windows, drilling doors, disposal, etc. If the door contains asbestos, dispose of properly and replace.

MATERIAL Gypsum Wallboard

FUNCTIONAL SPACE Throughout

DESCRIPTION

Manufactured panels typically 4 feet by 8 feet composed of compressed gypsum plaster with paper face and backing. Seams are covered with tape and joint compound and nail or screw locations are covered with joint compound only.

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT Low Concern

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

MATERIAL Vinyl Floor Tile

FUNCTIONAL SPACE Custodial closets and classrooms

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).

MATERIAL Window Glazing Compound

FUNCTIONAL SPACE Throughout

DESCRIPTION

Manufactured, generally pre-mixed matrix putty compound that may contain asbestos fibers for reinforcement and insulating cement. The material may be utilized to seal, insulate, or stabilize structural or mechanical systems.

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT Low Concern

The material is generally non-friable in a pliable state. Age and exposure may change friability. Before impacting the material by remodeling, demolition, or removal, a qualified inspector should take samples for analysis. If the samples are analyzed as containing asbestos, remove using wet methods, controlled conditions, and proper worker protection.

THIS IS TO CERTIFY THAT

CHRIS BOYCE

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: 01/08/2016

Course Location: Portland, OR

Certificate: IMR-16-4464A

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Expiration Date: 01/08/2017

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

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

Gregory M. Baker

Greg Baker, Instructor