

# **Asbestos Reinspection Report**

## **Administration Building**

558 SW Chadwick Lane  
Myrtle Creek, OR 97457

Prepared for:

South Umpqua School District #19



**August 2023**

**Project No.: 52777.000 Task 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.

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## ACTIVITY DATES

02/21/1988 Management Plan Implementation Date \*

08/09/2023 Reinspection End Date

**08/09/2026 Next Reinspection Due**

\* Information provided by School District

## REINSPECTION SUMMARY

PBS has reviewed available AHERA Asbestos Management Plan (AMP) records provided by the District for this site and performed a visual inspection to reassess the condition of all accessible building materials that have previously tested positive for asbestos or have been presumed to contain asbestos in the AMP.

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

Non-friable suspect asbestos-containing materials observed during this reinspection included vinyl floor tile and mastic, sheet vinyl floor coverings, built-up roofing, mechanical isolation cloth, gypsum wallboard, plaster, and miscellaneous mastics.

All materials appeared to be in good condition with the exception of the roofing debris.

The south wing of the Administration Building no longer leased to Umpqua Community College for Adult Basic Skills instruction and offices.

**SIGNATURES**

Inspector

Management Planner

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Kennedy Potts

Accreditation #: IRO-23-9385B

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Jeff Heeren

Accreditation #: IMR-23-4941A

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  
                    Damaged friable miscellaneous 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 and 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, Kitchen, and Former Dark Room.
- CATEGORY Low Concern  
Miscellaneous Non-friable ACM or Assumed ACM

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

AHERA Classification - Damaged or significantly damaged friable miscellaneous ACM.

**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 and 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.

<b>MATERIAL</b>	Vinyl Floor Tile
FUNCTIONAL SPACE	Staff Room, Print Room, Kitchen, and Former Dark Room.
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).