

Asbestos Reinspection Report

Tri-City Elementary School

546 SW Chadwick Lane
Myrtle Creek, OR 97457

Prepared for:

South Umpqua School District #19



August 2023

Project No.: 52777.000 Task No.: 0005

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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

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ACTIVITY DATES

02/01/1989 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 pipe insulation was observed in the kitchen and attic spaces. The pipe tunnels were inaccessible and the condition is assumed to be unchanged since the 2019 reinspection. Minor localized damage to asbestos-containing pipe insulation straight runs and hard fittings was observed within the attic space. The pipe insulation in all other areas was generally in good condition. Additional asbestos-containing pipe insulation is assumed to be present inside walls, above ceilings, and in other inaccessible areas.

Other friable suspect asbestos-containing materials observed include various types of ceiling tiles throughout the building and insulation on wiring within the stage area. Water damaged ceiling tiles were observed on both sides of the stage. Minor areas of sporadic damage was observed throughout the rest of the building.

Non-friable suspect asbestos-containing materials included vinyl floor tile, mastic, and gypsum wallboard and plasters. These materials were in generally good condition. Floor tile cracking was observed along what appears to be settling boundaries within the concrete slab foundation of the north classroom wing, as well as at several doorways within the central classroom wing. Cracking of floor tile appears in straight lines, largely along the north and south exterior walls of the north wing, and across hallways in several areas. These areas of floor tile damage are well-coated with floor wax in all instances.

SIGNATURES

Inspector

Management Planner

 Kennedy Potts

Accreditation #: IRO-23-9385B

 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 Asbestos Pipe Insulation
LOCATION Pipe Tunnels
CATEGORY High to Moderate Concern
TSI - Damaged or significantly damaged ACBM
2. MATERIAL Ceiling Tiles
LOCATION Stage Area
CATEGORY Moderate Concern
Miscellaneous Material - Damaged or significantly damaged friable ACBM
3. MATERIAL Asbestos Pipe Insulation
LOCATION Kitchen
CATEGORY Moderate Concern
TSI - ACBM with potential for damage
4. MATERIAL Ceiling Tiles
LOCATION Throughout
CATEGORY Moderate Concern
Miscellaneous Material - Damaged or significantly damaged friable ACBM
5. MATERIAL Vinyl Floor Tile/Mastic
LOCATION North classroom wing, classroom doorways in central classroom wing
CATEGORY Moderate to Low Concern
Miscellaneous Material - Damaged or significantly damaged friable ACBM
6. MATERIAL Asbestos Pipe Insulation
LOCATION Attic Space
CATEGORY Moderate to Low Concern
TSI - Damaged or significantly damaged ACBM
7. MATERIAL Mechanical Isolation Cloth
LOCATION HVAC Units in Mechanical Spaces
CATEGORY Moderate to Low Concern
TSI - ACBM with potential for damage

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.

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|-----|----------|---------------------------------------------------------------|
| 8. | MATERIAL | Built-up Roofing |
| | LOCATION | Throughout |
| | CATEGORY | Low Concern
Miscellaneous Non-friable ACBM or Assumed ACBM |
| 9. | MATERIAL | Gypsum and Plaster |
| | LOCATION | Throughout |
| | CATEGORY | Low Concern
Miscellaneous Non-friable ACBM or Assumed ACBM |
| 10. | MATERIAL | Mastic |
| | LOCATION | Throughout |
| | CATEGORY | Low Concern
Miscellaneous Non-friable ACBM or Assumed ACBM |
| 11. | MATERIAL | Vinyl Floor Tile |
| | LOCATION | Throughout |
| | CATEGORY | Low Concern
Miscellaneous Non-friable ACBM or Assumed ACBM |

PRIORITY NO. 1

HOMOGENEOUS AREA Asbestos Pipe Insulation

FUNCTIONAL SPACE Pipe Tunnels

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 - Damaged or significantly damaged ACBM

CONCERN CATEGORY High to Moderate Concern

CURRENT DAMAGE Severe to Moderate

UNDAMAGED AREA Fair

FRIABILITY High

ACCESSIBILITY Low

DAMAGE POTENTIAL Moderate

DAMAGE TYPE Impact, Water

DAMAGE CAUSE Age, Maintenance, Vibration,
 Water

DISCUSSION

AHERA Classification - Damaged or significantly damaged thermal system insulation ACM.

RESPONSE ACTIONS

Preventative Measures Prior to Abatement

- Restrict access to pipe tunnels and post warning signs at all access locations.
- Do not disturb material without proper training and protection.

Recommended Abatement Action

- Remove material under full isolation procedures.

Other Options

- None suggested.

PRIORITY NO. 2

HOMOGENEOUS AREA Ceiling Tiles
 FUNCTIONAL SPACE Stage Area
 QUANTITY Not measured
 DESCRIPTION

Fibrous tiles, usually one foot by one foot, attached directly to the building structure using various types of adhesives.

ADDITIONAL SAMPLES TAKEN: None

ASSESSMENT	AHERA CLASSIFICATION	Miscellaneous Material - Damaged or significantly damaged friable ACBM
	CONCERN CATEGORY	Moderate Concern
CURRENT DAMAGE	Moderate	Water damage observed on both sides of the stage
UNDAMAGED AREA	Good	
FRIABILITY	Moderate to Low	
ACCESSIBILITY	Low	
DAMAGE POTENTIAL	Moderate to Low	
DAMAGE TYPE		
DAMAGE CAUSE		

DISCUSSION

AHERA Classification - Damaged or significantly damaged friable miscellaneous ACM.

RESPONSE ACTIONS

Preventative Measures Prior to Abatement

Continue to implement Operations and Maintenance program.

Recommended Abatement Action

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

Other Options

None suggested.

PRIORITY NO. 3

HOMOGENEOUS AREA Asbestos Pipe Insulation

FUNCTIONAL SPACE Kitchen

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 Good

FRIABILITY Moderate

ACCESSIBILITY Moderate

DAMAGE POTENTIAL Moderate

DAMAGE TYPE None

DAMAGE CAUSE None

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. 4

HOMOGENEOUS AREA Ceiling Tiles
 FUNCTIONAL SPACE Throughout
 QUANTITY Not measured
 DESCRIPTION

Fibrous tiles of lay-in, glued-on, and concealed spline systems.

ADDITIONAL SAMPLES TAKEN: None

ASSESSMENT	AHERA CLASSIFICATION	Miscellaneous Material - Damaged or significantly damaged friable ACBM
	CONCERN CATEGORY	Moderate Concern
CURRENT DAMAGE	Moderate to None	Minimal localized damage to ceiling systems throughout
UNDAMAGED AREA	Good	
FRIABILITY	Moderate to Low	
ACCESSIBILITY	Moderate	
DAMAGE POTENTIAL	Moderate to Low	
DAMAGE TYPE	Impact	
DAMAGE CAUSE	Vandals	

DISCUSSION

AHERA Classification - Damaged or significantly damaged friable miscellaneous ACM.

RESPONSE ACTIONS

Preventative Measures Prior to Abatement

Continue to implement Operations and Maintenance program.

Recommended Abatement Action

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

Other Options

None suggested.

PRIORITY NO. 5

HOMOGENEOUS AREA Vinyl Floor Tile/Mastic

FUNCTIONAL SPACE North classroom wing, classroom doorways in central classroom wing

QUANTITY Not measured

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.

ADDITIONAL SAMPLES TAKEN: None

ASSESSMENT	HERA CLASSIFICATION	Miscellaneous Material - Damaged or significantly damaged friable ACBM
	CONCERN CATEGORY	Moderate to Low Concern
CURRENT DAMAGE	Moderate to None	Cracking along exterior walls and at expansion joints in slab
UNDAMAGED AREA	Good	
FRIABILITY	Low	Cracking areas are largely well-coated with wax
ACCESSIBILITY	High to Moderate	
DAMAGE POTENTIAL	Low	
DAMAGE TYPE	Flaking	
DAMAGE CAUSE	Age, Maintenance	

DISCUSSION

AHERA Classification - Damaged or significantly damaged miscellaneous ACM.

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

- Remove material under full isolation procedures.

Other Options

- Encapsulate material in high traffic areas.

PRIORITY NO. 6

HOMOGENEOUS AREA Asbestos Pipe Insulation

FUNCTIONAL SPACE Attic Space

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 - Damaged or significantly damaged ACBM

CONCERN CATEGORY Moderate to Low Concern

CURRENT DAMAGE Moderate to None Raw edges & minimal localized damage

UNDAMAGED AREA Good

FRIABILITY Moderate

ACCESSIBILITY Low

DAMAGE POTENTIAL Moderate to Low

DAMAGE TYPE Impact

DAMAGE CAUSE Maintenance

DISCUSSION

AHERA Classification - Damaged or significantly damaged thermal system insulation ACM.

RESPONSE ACTIONS

Preventative Measures Prior to Abatement

Properly remove debris; HEPA vacuum and/or wet clean in areas affected by the debris.
 Continue to implement Operations and Maintenance program.

Recommended Abatement Action

Repair material.
 Glovebag removal as required in conjunction with other building activities.

Other Options

None suggested.

PRIORITY NO. 7

HOMOGENEOUS AREA Mechanical Isolation Cloth
 FUNCTIONAL SPACE HVAC Units in Mechanical Spaces
 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 Moderate to Low Concern

CURRENT DAMAGE None

UNDAMAGED AREA Good

FRIABILITY Moderate

ACCESSIBILITY Low

DAMAGE POTENTIAL Low

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

None suggested.
 Remove material under modified isolation.

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 Vinyl Floor Tile
 FUNCTIONAL SPACE Throughout

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).