



Engineering +  
Environmental

# Asbestos Reinspection Report

## West Linn High 2016 3-Year Reinspection

5464 West A Street  
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.: 0004**

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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

11/01/1999 Management Plan Implementation Date \*

08/31/2016 Reinspection End Date

**08/31/2019 Next Reinspection Due**

\* Information provided by School District

## REINSPECTION SUMMARY

The AHERA three-year reinspection of West Linn High School was completed on August 31, 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.

Extensive renovation has taken place at West Linn High School and much of the original building has been demolished. It appears that the lower level of the gym building is the only area of the original building that remains and this area has had accessible asbestos containing materials abated during previous remodels. Asbestos containing materials are assumed to remain in inaccessible areas of the lower level of the gym building.

No asbestos containing materials were observed at the time of the inspection. Inaccessible asbestos containing materials assumed to remain in the lower level of the gym building include hard fittings on fiberglass, pipe insulation, fire doors, chalkboards, wire casing, and plaster.

At the time of the inspection, the 700 building was undergoing extensive renovation and asbestos abatement. All asbestos material in this building is being removed as part of a complete gut of the building.

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

Management Planner



11/08/2016



11/08/2016

Chris Boyce

Chris Boyce

Accreditation #: IMR-16-4464A

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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 Gym building, lower level (inaccessible areas)  
CATEGORY Moderate to Low Concern  
TSI - ACBM with potential for damage
2. MATERIAL Hard Fittings/Fiberglass  
LOCATION Gym building, lower level (inaccessible areas)  
CATEGORY Moderate to Low Concern  
TSI - ACBM with potential for damage
3. 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
4. MATERIAL Fire Door  
LOCATION Throughout  
CATEGORY Low Concern  
Miscellaneous Non-friable ACBM or Assumed ACBM
5. MATERIAL Window Glazing Compound  
LOCATION Throughout gym lower level on exterior windows  
CATEGORY AHERA Classification - Non-friable ACBM.  
Miscellaneous Non-friable ACBM or Assumed ACBM

PRIORITY NO. 1

**HOMOGENEOUS AREA** Asbestos Pipe Insulation

FUNCTIONAL SPACE Gym building, lower level (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 to Low Concern

CURRENT DAMAGE None

UNDAMAGED AREA Fair to Good

FRIABILITY Moderate to Low

ACCESSIBILITY Low

DAMAGE POTENTIAL Low

DAMAGE TYPE

DAMAGE CAUSE

## DISCUSSION

**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

## Other Options

None suggested.

PRIORITY NO. 2

**HOMOGENEOUS AREA** Hard Fittings/Fiberglass

FUNCTIONAL SPACE Gym building, lower level (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 to Low Concern

CURRENT DAMAGE None

UNDAMAGED AREA Fair to Good

FRIABILITY Moderate to Low

ACCESSIBILITY Low

DAMAGE POTENTIAL Low

DAMAGE TYPE

DAMAGE CAUSE

DISCUSSION

**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

Other Options

None suggested.

<b>MATERIAL</b>	Cement Asbestos Board
<b>FUNCTIONAL SPACE</b>	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.

<b>SAMPLE RESULTS</b>	ASSUMED POSITIVE
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<b>ASSESSMENT</b>	Low Concern
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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.

<b>MATERIAL</b>	Fire Door
<b>FUNCTIONAL SPACE</b>	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.

<b>SAMPLE RESULTS</b>	ASSUMED POSITIVE
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<b>ASSESSMENT</b>	Low Concern
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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.

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**MATERIAL** Window Glazing Compound  
**FUNCTIONAL SPACE** Throughout gym lower level on exterior windows

**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** AHERA Classification - Non-friable ACM.

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  
4412 SW Corbett Avenue  
Portland, OR 97239  
(503) 248-1939

A handwritten signature in black ink that reads "Gregory M. Baker".

Greg Baker, Instructor