Asbestos Reinspection Report

Stafford Elementary School
2019 3-Year Re-Inspection & Periodics

19875 SW Stafford Rd

West Linn, OR 97068

Prepared for:

West Linn-Wilsonville School District 3J

February 2020
Project No.: 23766.016 Phase No.: 0001 Task No.: 002

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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

11/01/1999	Management Plan Implementation Date *
01/24/2020	Reinspection End Date
01/24/2023	**Next Reinspection Due**

* Information provided by School District

REINSPECTION SUMMARY

The AHERA three-year reinspection of Stafford Elementary School was completed on January 24, 2020 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.

Hard fittings on fiberglass pipe insulation were observed at Stafford Elementary School in the plumbing wall. This material was intact and in good condition. Additional thermal system insulation is noted as having been abated from various accessible areas of the building in 2010. It is assumed that remnant thermal system insulation also remains in inaccessible locations of the building (above ceilings, in walls and pipe chases).

Textured acoustical plaster previously noted as being in the custodial office and storage area is noted in the management plan as being abated in 2010. No surfacing material was observed.

Non-friable asbestos-containing floor tile located throughout the site was observed in good condition; however, there is a small area of missing tiles in the custodial restroom with exposed mastic. This area should be repaired. The floor tile in much of the school appears to be new. There was extensive abatement of asbestos-containing floor tile and mastic throughout the building in 2010, 2011, and 2012. Asbestos-containing floor tile may remain below the new finishes including carpet.

There was minor damage to gypsum wallboard in the custodial storage hallway and on outside corners in various areas throughout the building. Previous samples of gypsum wallboard and joint compound indicated no asbestos detected; however, it is difficult to determine homogeneity of this material and areas not tested may contain asbestos. Damage should be repaired at the district's discretion.

Sheet flooring, window putty, fire doors, 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

Wayne Sehman

Accreditation #: IR-19-9271A

Management Planner

Wayne Sehman Accreditation

#: MP-19-9271A

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: Hard Fittings/Fiberglass
   LOCATION: Custodial closet, plumbing wall, at hot water tank; presumed in inacccessible walls/ceilings.
   CATEGORY: Moderate Concern
   TSI - ACBM with potential for damage

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

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

4. MATERIAL: Sheet Floor Covering
   LOCATION: Throughout
   CATEGORY: Low Concern
   Miscellaneous Non-friable ACBM or Assumed ACBM

5. MATERIAL: Vinyl Floor Tile
   LOCATION: Throughout (9"x9" observed in custodial restroom)
   CATEGORY: Low Concern
   Miscellaneous Non-friable ACBM or Assumed ACBM

6. MATERIAL: Window Glazing Compound
   LOCATION: Throughout on exterior windows
   CATEGORY: Low Concern
   Miscellaneous Non-friable ACBM or Assumed ACBM

PRIORITY NO. 1

HOMOGENEOUS AREA Hard Fittings/Fiberglass

FUNCTIONAL SPACE Custodial closet, plumbing wall, at hot water tank; presumed in inacccessible walls/ceilings.

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	Good
FRIABILITY	Moderate
ACCESSIBILITY	Moderate
DAMAGE POTENTIAL	Moderate
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

Label material as soon as feasible.

Other Options

None suggested.

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 Sheet Floor Covering

FUNCTIONAL SPACE Throughout

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 Throughout (9"x9" observed in custodial restroom)

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 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 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 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.