

Asbestos Reinspection Report

Washington Elementary School

777 E. Lincoln
Woodburn, OR 97071

Prepared for:

Woodburn School District # 103



October 2019

Project No.: 25988.000 Phase 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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Updated Full Assessments	N/A
Updated Stock Assessments	Page 3.1
Bulk Sample Information	Page 4.1 (If any taken)

ACTIVITY DATES

- 07/09/1989 Management Plan Implementation Date *
- 10/09/2019 Reinspection End Date
- 10/09/2022 Next Reinspection Due**

* Information provided by School District

REINSPECTION SUMMARY

On October 9, 2019, PBS Engineering and Environmental completed the AHERA three-year reinspection at Washington Elementary School. The reinspection was completed in accordance with the requirements of 40 CFR, Part 763, Asbestos-Containing Materials in Schools; Final Rule and Notice. AHERA-accredited inspector, Rich Dufresne performed the reinspection.

Since the prior reinspection in 2016, asbestos-containing materials have been removed in conjunction with other facility improvements. During the Summer 2018, select asbestos-containing materials were removed to facilitate seismic improvements.

All known friable asbestos-containing material have been removed from the school. Asbestos-containing pipe insulation may remain in inaccessible wall, ceiling or floor locations.

Asbestos-containing vinyl floor tile and associated mastic remains throughout the main building. The floor tile is overlaid with carpet in most locations.

Non-friable, suspect asbestos-containing materials documented in the building include joint compound on gypsum wallboard, and sink undercoating in classrooms. These materials were observed in good condition.

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. PBS recommends testing roofing materials for asbestos prior to impact.

All known or suspect asbestos-containing materials should be maintained as recommended in the Districts AHERA Asbestos Management Plan. Sampling should be performed to determine asbestos content of all presumed asbestos-containing materials prior to impact.

SIGNATURES

Inspector

Management Planner

Rich Dufresne

Accreditation #: IMR-19-0264A

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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 Cement Asbestos Board
LOCATION Painted panels adjacent to windows and doors on exterior of main school and modular classroom buildings
CATEGORY AHERA Classification - Non-friable ACBM.
 Miscellaneous Non-friable ACBM or Assumed ACBM

2. MATERIAL Gypsum Wallboard
LOCATION Various locations throughout school
 Presumed ACM
CATEGORY AHERA Classification - Non-friable ACBM.
 Miscellaneous Non-friable ACBM or Assumed ACBM

3. MATERIAL Sheet Floor Covering
LOCATION Restrooms and Custodial
 Presumed ACM
CATEGORY AHERA Classification - Non-friable ACBM.
 Miscellaneous Non-friable ACBM or Assumed ACBM

4. MATERIAL Vinyl Floor Tile
LOCATION Throughout main building; under carpet
CATEGORY AHERA Classification - Non-friable ACBM.
 Miscellaneous Non-friable ACBM or Assumed ACBM

MATERIAL Cement Asbestos Board

FUNCTIONAL SPACE Painted panels adjacent to windows and doors on exterior of main school and modular classroom buildings

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 AHERA Classification - Non-friable ACBM.

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 Gypsum Wallboard

FUNCTIONAL SPACE Various locations throughout school
Presumed ACM

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 AHERA Classification - Non-friable ACBM.

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 Restrooms and Custodial
Presumed ACM

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 AHERA Classification - Non-friable ACBM.

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 main building; under carpet

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 AHERA Classification - Non-friable ACBM.

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).