

Asbestos Reinspection Report

Nellie Muir Elementary School

1800 West Hates Street
Woodburn, OR 97071

Prepared for:

Woodburn School District # 103



October 2019

Project No.: 25988.000 Phase No.: 0003

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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

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 Nellie Muir 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.

Asbestos-containing hard fittings on fiberglass insulated pipes remain above ceilings in the east and west hallways and in the pipe chase at the restrooms across from the library. Additional asbestos-containing pipe insulation may be present in inaccessible building areas such as wall, ceiling and floor cavities. The fittings were observed in good condition. Pipe labels are needed at all locations.

Asbestos-containing vinyl floor tile and associated mastic remains throughout the school. The floor tile is overlaid with carpet in most locations. The carpet is beginning to show signs of age. Remove asbestos-containing floor tile in conjunction with carpet replacement.

The non-friable asbestos-containing cement asbestos panels located at the exterior windows were observed in good condition.

Asbestos-containing window sealant is present on the exterior aluminum window assemblies.

Other non-friable, suspect asbestos-containing materials documented in the building included joint compound on gypsum wallboard and sink undercoating.

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

Rich Dufresne

Accreditation #: IMR-19-0264A

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 Above ceilings, restroom wet walls; inaccessible locations
CATEGORY Low Concern
TSI - ACBM with potential for damage
2. MATERIAL Caulk/Exterior Window Sealant
LOCATION Exterior aluminum window assemblies
CATEGORY AHERA Classification - Non-friable ACBM.
Miscellaneous Non-friable ACBM or Assumed ACBM
3. MATERIAL Cement Asbestos Board
LOCATION Painted panels on building exterior adjacent to windows and doors
CATEGORY AHERA Classification - Non-friable ACBM.
Miscellaneous Non-friable ACBM or Assumed ACBM
4. MATERIAL Gypsum Wallboard
LOCATION Throughout school
CATEGORY AHERA Classification - Non-friable ACBM.
Miscellaneous Non-friable ACBM or Assumed ACBM
5. MATERIAL Sink Undercoating
LOCATION Kitchen, Library Workroom
CATEGORY AHERA Classification - Non-friable ACBM.
Miscellaneous Non-friable ACBM or Assumed ACBM
6. MATERIAL Vinyl Floor Tile and Associated Mastic
LOCATION Throughout school; under carpet
CATEGORY AHERA Classification - Non-friable ACBM.
Miscellaneous Non-friable ACBM or Assumed ACBM

PRIORITY NO. 1

HOMOGENEOUS AREA Hard Fittings/Fiberglass
FUNCTIONAL SPACE Above ceilings, restroom wet walls; inaccessible locations
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 Low Concern

CURRENT DAMAGE None
UNDAMAGED AREA Good
FRIABILITY Moderate to Low
ACCESSIBILITY Low
DAMAGE POTENTIAL Low

DAMAGE TYPE

DAMAGE CAUSE

DISCUSSION

AHERA Classification - ACBM with potential for damage. Only exposed hard fittings were documented. It is likely that hard fittings are in enclosed ceiling and wall spaces. Outer layer of lagging reduces the friability classification. If the lagging becomes damaged, the exposed material is moderately to highly friable.

RESPONSE ACTIONS

Preventative Measures Prior to Abatement

Do not disturb material without proper training and protection.
 Establish an operations and maintenance program.

Recommended Abatement Action

Remove material using glove bags.

Other Options

None suggested.

MATERIAL Caulk/Exterior Window Sealant

FUNCTIONAL SPACE Exterior aluminium window assemblies

DESCRIPTION

A silicon or rubberized sealant used in both interior and exterior applications as a seam sealer, filler, or as weatherproofing.

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT AHERA Classification - Non-friable ACBM.

A silicon or rubberized sealant used in both interior and exterior applications as a seam sealer, filler, or as weatherproofing.

MATERIAL Cement Asbestos Board

FUNCTIONAL SPACE Painted panels on building exterior adjacent to windows and doors

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 Throughout school

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 Sink Undercoating

FUNCTIONAL SPACE Kitchen, Library Workroom

DESCRIPTION

Coating applied to the underside of metal sinks.

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT AHERA Classification - Non-friable ACBM.

Sink undercoating is a material applied, usually sprayed on, to the underside of metal sinks to provide insulation and sound dampening properties.

MATERIAL	Vinyl Floor Tile and Associated Mastic
FUNCTIONAL SPACE	Throughout school; under carpet
DESCRIPTION	
SAMPLE RESULTS	ASSUMED POSITIVE
ASSESSMENT	AHERA Classification - Non-friable ACBM.

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.

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).