

Asbestos Reinspection Report

French Prairie Middle School

965 N Boones Ferry Road
Woodburn, OR 97071

Prepared for:

Woodburn School District # 103



October 2019

Project No.: 25988.000 Phase No.: 0001

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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 French Prairie Middle 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, Exterior windows with asbestos-containing caulk were removed from selected exterior windows to facilitate seismic improvements. During the summer of 2019 all of the asbestos-containing vinyl floor tile and associated mastic were removed from the library, media center and the former district office area.

Asbestos-containing pipe insulation remains in areas concealed above classrooms of the A and B wing, and above the kitchen. It is presumed that additional pipe insulation is concealed within other inaccessible wall and ceiling spaces. No known asbestos-containing pipe insulation remains in accessible areas.

Asbestos-containing vinyl floor tile and associated mastic remains throughout much of the building. The majority of the floor tile is overlaid with carpet.

Non-friable, suspect asbestos-containing materials documented in the building include exterior window sealant, covebase mastic, fire-rated doors, gypsum wallboard and associated joint compound, and wall and ceiling plaster. These materials were generally 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. Test roof 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

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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 Mag Pipe Insulation
LOCATION Concealed locations, in walls, and ceilings
CATEGORY Moderate to Low Concern
TSI - Damaged or significantly damaged ACBM
2. MATERIAL Felt Wrap Pipe Insulation
LOCATION Concealed Locations
CATEGORY Moderate to Low Concern
TSI - Damaged or significantly damaged ACBM
3. MATERIAL Hard Fittings/Fiberglass
LOCATION Above Kitchen, concealed locations
CATEGORY Low Concern
TSI - ACBM with potential for damage
4. MATERIAL Hard Fittings/Fiberglass
LOCATION Attic/walls of District office wing
CATEGORY Low Concern
TSI - ACBM with potential for damage
5. MATERIAL Caulk/Exterior Window Sealant
LOCATION Exterior Aluminum Window Assemblies
CATEGORY AHERA Classification - Non-friable ACBM.
Miscellaneous Non-friable ACBM or Assumed ACBM
6. MATERIAL Covebase/Mastic
LOCATION Presumed ACM; Throughout school
CATEGORY AHERA Classification - Non-friable ACBM.
Miscellaneous Non-friable ACBM or Assumed ACBM
7. MATERIAL Fire Door
LOCATION Fire-rated doors throughout school
Presumed ACM
CATEGORY AHERA Classification - Non-friable ACBM.
Miscellaneous Non-friable ACBM or Assumed ACBM

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.

- 8. MATERIAL Gypsum Wallboard
LOCATION North wings and various rooms throughout school
 Presumed ACM
CATEGORY AHERA Classification - Non-friable ACM.
 Miscellaneous Non-friable ACM or Assumed ACM

- 9. MATERIAL Vinyl Floor Tile and Mastic
LOCATION Various rooms, including under carpet, throughout school
CATEGORY AHERA Classification - Non-friable ACM.
 Miscellaneous Non-friable ACM or Assumed ACM

PRIORITY NO. 1

HOMOGENEOUS AREA Mag Pipe Insulation
FUNCTIONAL SPACE Concealed locations, in walls, and ceilings
QUANTITY Not measured

DESCRIPTION

Manufactured white, fluffy magnesia pipe insulation. Two cylindrical halves were typically fitted around a pipe and held in place by an outer layer of lagging compound.

ADDITIONAL SAMPLES TAKEN: None

ASSESSMENT **AHERA CLASSIFICATION** TSI - Damaged or significantly damaged ACBM
CONCERN CATEGORY Moderate to Low Concern

CURRENT DAMAGE Moderate to None

UNDAMAGED AREA Good

FRIABILITY High to Moderate

ACCESSIBILITY Low Inaccessible

DAMAGE POTENTIAL Low

DAMAGE TYPE Flaking, Impact

DAMAGE CAUSE Age, Vibration

DISCUSSION

AHERA Classification - Damaged or significantly damaged thermal system insulation ACM. Only the exposed material was documented. It is likely that additional material is in enclosed ceiling and wall space. Outer layer of lagging reduces the friability classification. If the lagging becomes damaged, the exposed material is highly friable.

RESPONSE ACTIONS

Preventative Measures Prior to Abatement

Repair material. Continue to implement operations and maintenance program. Repair of material in wall may be difficult.
 Do not disturb material without proper training and protection.

Recommended Abatement Action

Glove bag removal as required in conjunction with other building activities.

Other Options

None suggested.

PRIORITY NO. 2

HOMOGENEOUS AREA Felt Wrap Pipe Insulation

FUNCTIONAL SPACE Concealed Locations

QUANTITY Not measured

DESCRIPTION

Layers of heavy felt used as pipe insulation. Felts are typically thicker than paper layers. Two halves were generally fitted around a pipe and held in place with lagging.

ADDITIONAL SAMPLES TAKEN: None

ASSESSMENT AHERA CLASSIFICATION TSI - Damaged or significantly damaged ACBM

CONCERN CATEGORY Moderate to Low Concern

CURRENT DAMAGE Moderate to None

UNDAMAGED AREA Good

FRIABILITY Moderate to Low

ACCESSIBILITY Low Inaccessible

DAMAGE POTENTIAL Low

DAMAGE TYPE Flaking, Impact

DAMAGE CAUSE Age, Vibration

DISCUSSION

AHERA Classification - Damaged or significantly damaged thermal system insulation ACM. Outer layer of lagging reduces the friability classification. If the lagging becomes damaged, the exposed material is moderately to highly friable. Only exposed pipes were documented. It is likely that insulated pipe runs are in enclosed ceiling and wall spaces. Repair of material should include initial cleaning of affected horizontal surfaces such as floor and tops of intact pipe insulation using wet methods and HEPA vacuuming. Area cleaned should at least be the room or vicinity containing the friable material.

RESPONSE ACTIONS

Preventative Measures Prior to Abatement

- Repair material. Continue to implement operations and maintenance program.
- Do not disturb material without proper training and protection.

Recommended Abatement Action

- Glove bag removal as required in conjunction with other building activities.

Other Options

- None suggested.

PRIORITY NO. 3

HOMOGENEOUS AREA Hard Fittings/Fiberglass
FUNCTIONAL SPACE Above Kitchen, concealed 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 Low
ACCESSIBILITY Moderate to 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

Continue to implement operations and maintenance program.
 Do not disturb material without proper training and protection.

Recommended Abatement Action

Glove bag removal as required in conjunction with other building activities.

Other Options

None suggested.

PRIORITY NO. 4

HOMOGENEOUS AREA Hard Fittings/Fiberglass
FUNCTIONAL SPACE Attic/walls of District office wing
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 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

Continue to implement operations and maintenance program.
 Do not disturb material without proper training and protection.

Recommended Abatement Action

Glove bag removal as required in conjunction with other building activities.

Other Options

None suggested.

MATERIAL	Caulk/Exterior Window Sealant
FUNCTIONAL SPACE	Exterior Aluminum Window Assemblies
DESCRIPTION	
SAMPLE RESULTS	ASSUMED POSITIVE
ASSESSMENT	AHERA Classification - Non-friable ACBM.

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

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

MATERIAL	Covebase/Mastic
FUNCTIONAL SPACE	Presumed ACM; Throughout school
DESCRIPTION	
SAMPLE RESULTS	ASSUMED POSITIVE
ASSESSMENT	AHERA Classification - Non-friable ACBM.

Baseboard finishing material and adhesive holding the covebase to the substrate.

Covebase 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 material, a qualified inspector should take samples that include both the covebase and mastic, which adheres the tile to the substrate. Remove using full isolation if the covebase 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.

MATERIAL Fire Door
FUNCTIONAL SPACE Fire-rated doors throughout school
 Presumed ACM

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 AHERA Classification - Non-friable ACBM.

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 North wings and various rooms 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 Vinyl Floor Tile and Mastic

FUNCTIONAL SPACE Various rooms, including under carpet, throughout school

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).