
BURLINGTON ELEMENTARY SCHOOL

ADDRESS: 6533 Peters Creek Road, Roanoke, Virginia 24019

INSPECTION DATE: August 16, 2017

INSPECTOR: Christopher Chapman

BACKGROUND:

Burlington Elementary School is located at 6533 Peters Creek Road in Roanoke, Virginia. The facility encompasses approximately 68,179 square feet and was reportedly built in 1939. The school consists of two floor levels and appears to have had various renovations in the past.

ECS was retained by Roanoke County Public Schools (RCPS) to develop an Asbestos Operations and Maintenance Plan (O&M Plan) for this school facility to manage the identified asbestos-containing materials (ACMs) in place until such time as building renovation, demolition or other disturbances necessitate their removal. The newly prepared plan includes information and data collected at the facility by ECS or others. This Management Plan was prepared by a Commonwealth of Virginia licensed Asbestos Management Planners (Nos. 3304000318; 3304001654).

Findings

In accordance with Title II, Asbestos Hazard Emergency Response Act (AHERA) of the Toxic Substance Control Act (TSCA), this school was reinspected by an EPA and State of Virginia Accredited Asbestos Inspector and Management Planner. Under this law the local education agency (LEA) for each school system found to contain asbestos-containing materials (ACMs) must have those school buildings reinspected once every three years. ECS's inspection was performed based upon materials identified in the School's O&M Plan prepared by Hall Kimbrall (HK) in September 1988, and subsequent re-inspection reports, dated April 1, 9, and 17, 2008 by Barratta and Associates (BA).

Known ACMs found within the building were visually inspected to determine their present physical condition (i.e., friable/non-friable), and to determine if any changes have occurred in their physical condition since the original assessment in 1988 and subsequent re-inspection in 2008 by HK and BA respectively.

Based upon review of the initial Management Plan and subsequent re-inspection report, the only suspect/known ACMs identified in the building were 9 " (various colors) and 12" tan floor tile and mastics. **ECS was able to walk the school and observe these floor tiles in the following locations.**

9 " floor tiles various colors - - Rooms - 110, 109, 108, 201, 202, 203, 205, 206, 207, 208, 209, 210, 211, 213, 214, 2nd floor girls and boys bathrooms.

12 " floor tiles (tan) - Rooms - 101, 105, ladies bathroom by rm 112, nurses office, and basement - throughout.



Visual inspection of these ceiling tile did not reveal a significant change in condition from 9/2008 re-inspection, and it is recommended that these materials continue to be maintained within the building's Management Plan. Minor damage was observed in some floor tiles in the basement.

In general the materials were observed to be in good condition and in their present state are non-friable. No additional training or notification is required as a result of adding these materials to the O&M plan other than informing maintenance staff and outside contractors not to disturb these materials.

Previously Identified ACBM

Below are tables of previously identified ACBM within the building and the current assessment of the condition of the materials.

Material	Description	Location	HA	Past Assessment	Reassessment Haz
Fitting	Mudded Fittings on LP Steam Line		2	Removed	Removed
TSI	Pipe TSI on LP Steam Lines		3	Removed	Removed
TSI	Heating water fitting TSI	Basement	11	Removed	Removed
TSI	Heating water pipe TSI	Basement	12	Removed	Removed
Fitting	Mudded fitting on domestic cold water lines	Basement	13	Removed	Removed
Floor Tile	9'X9" Floor Tile - Brown	Basement	14	Removed	Removed
Floor Tile	9"X9" Floor Tile - Red	Kitchen Area	15	Removed	Removed
Floor Tile	9'X9" Floor Tile - Green	First & Second Floor	16	5	5
Floor Tile	9"X9" Floor Tile - Brown	First Floor	17	5	5



Material	Description	Location	HA	Past Assessment	Reassessment Haz
Floor Tile	9"X9" Floor Tile - Green	First Floor (SAME AS 16)	18	5	5
Floor Tile	9"X9" Floor Tile - Gray	First & Second Floor	19	5	5
Floor Tile	9"X9" Floor Tile - Tan w/ brown streaks	First Floor	21A	5	5
Floor Tile	9"X9" Floor Tile - White	Second Floor	22	5	5
Floor Tile; Associated Mastic	12"X12" Floor tile - Tan; associated black mastic		23B	5	5
TSI	Fitting TSI	Boiler Room	24	Removed	Removed
TSI	Pipe Run TSI	Boiler Room	25	Removed	Removed
Sheet Vinyl	SV - Red Brick Pattern		27	5	5
Cove Base	4" Black cove base		30	5	5

Additional Suspect ACMs

During the survey ECS also observed the following other suspect ACMs;

Material and Location

1. Block filler paint on CMU walls – throughout school
2. Vermiculite insulation within CMU walls – throughout school
3. Wall Panels – Partition wall panels
4. Terrazzo floors throughout
5. Sinks in many of the classrooms
6. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA;



7. Gym floor (parquet)
8. General – Renovations have occurred at the school however no documentation exists on new materials installed including ceiling tiles, drywall joint compound, doors (suspect fire doors), and new wing.

Assessment and Recommended Response Actions

In general, the suspect ACMs observed within the building were observed to be presently non-friable or in relatively good condition, and do not pose an immediate health hazard unless they become damaged or are disturbed. ECS recommends that the materials continue to be managed within the O&M Plan.

Identification, Notification, and Management

1. Based upon the observed condition and use of the known and suspect ACMs identified in the building, there is no requirements for warning labels for these materials at this time.
2. Notification of the existence and availability of the O & M Plan, which includes information on known and suspect ACMs should be made available to the school staff, contracted workers, and general public (if appropriate). This is being done.
3. Any contractors (electrical, mechanical, etc.) who are to perform a service at the building shall be notified of all known and suspect ACMs at the building as identified in the O&M Plan, and be instructed not to disturb these materials in any way.
4. If any suspect ACMs become damaged and/or friable, or is anticipated to become friable (i.e., through renovation or demolition activities), Roanoke County Public Schools should contract with a Licensed Virginia Asbestos Inspector to sample these materials.

Inspector / Management Planner Certification



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