
BURTON CENTER FOR ARTS & TECHNOLOGY

ADDRESS: 1760 Roanoke Boulevard, Salem, VA 24153

INSPECTION DATE: August 16, 2017

INSPECTOR: Alexandra Moon

BACKGROUND:

Burton Center for Arts and Technology is located at 1760 Roanoke Boulevard in Salem, Virginia. The facility consists of three buildings identified as A, B, and C, Building A is two stories and Building B and C are each one story. The facility encompasses approximately 52,485 square feet and was reportedly built in 1963.

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 January 30, 2008 by Barratta and Associates (BA).

Known ACMs found within the building(s) 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(s) were beige with tan 12" floor tile and associated mastic and various pipe insulation and mudded fittings on various insulated lines. **ECS was able to walk the school and observed the floor tile in Building B. ECS also observed the hot water heater flue pipe insulation and fitting TSI located in the outside mechanical room in Building A.**

Visual inspection of these materials 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 schools Management Plan.



In general the materials were observed to be in good condition and in their present state are non-friable (floor tile only). 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. If these materials are to be disturbed, the LEA designee will have them properly abated in accordance with US EPA regulations for schools under AHERA.

Previously Identified ACBM

Below are tables of previously identified ACBM within the building and the current assessment of the condition of the materials. **Additional Note: It is assumed that additional mudded fittings might be present above the ceilings and within the walls. The suspected presence of this additional material does not** require changes to the O&M Plan other than to advise school personnel, contractors, and other personnel as appropriate of the suspected presence of this material.

Material	Description	Location	HA	Past Assessment	Reassessment Hazard Rank
Building A					
TSI	Hot Water Heater Flue Pipe Run TSI	Pipe Near NE Corner (1), Riser @ Water Heater(2), Horizontal Pipe @ Chimney (3) - Mechanical Room	A01A	1	4
TSI - Fitting	Hot Water Heater Flue Fitting TSI	Horizontal ELL @ Water Heater (1), Vertical ELL @ Water Heater (2), Horizontal ELL @ Chimney - Mechanical Room	A01B	1	4

Material	Description	Location	HA	Past Assessment	Reassessment Hazard Rank
Building B					
Floor Tile	12"X12" FT - Beige with Tan	Hall @320 SW Corner, 310 near center of Room	B03A	5	5
Floor Tile; Associated Mastic	12"X12" FT- Beige with Tan; Associated Black Mastic	Hall at 320, SW Corner, 310 near center of room	B03B	5	5



Material	Description	Location	HA	Past Assessment	Reassessment Haz
Building C					
TSI - Fitting	Domeststic Hot Water Fitting TSI on Fibergladd insulated pipe runs	Criminal Justice Janitor closet SE & SW ELL, 458A At hot water heater	C02	Removed	Removed
TSI - Fitting	Other Fitting TSI	Vertical ELL near E Side of 430, Roof Drain new SW Corner of 430, Steam loop near SW corner of 430	C08	Removed	Removed

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. Cloth pipe wrap on fiberglass pipe insulation.
4. Hard joints on fiberglass pipe runs.
5. Terrazzo floors throughout
6. Blackboards and mastic in some of the classrooms
7. Sink mastic in some classrooms
8. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA;
9. Tectum ceiling / underside of roof deck
10. Trailers (1)
11. 2'x4' Ceiling Tiles (multiple patterns)
12. Plaster Ceilings in select locations.



13. General – Renovations have occurred at the school however no documentation exists on new materials installed including floor tiles and cove base.

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.

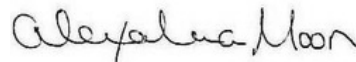
Identification, Notification, and Management

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 Public Schools should contract with a Licensed Virginia Asbestos Inspector to sample these materials.

Inspector / Management Planner Certification



Alexandra Moon
Asbestos Inspector
VA Accreditation Number 3303 003364



Alexandra Moon
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