
MOUNT PLEASANT ELEMENTARY SCHOOL

ADDRESS: 3216 Mount Pleasant Boulevard, Roanoke, Virginia 24014

INSPECTION DATE: August 17, 2017

INSPECTOR: Christopher Chapman

BACKGROUND: Mount Pleasant Elementary School is located at 3216 Mount Pleasant Boulevard in Roanoke, Virginia. The facility encompasses approximately 63,336 square feet and was reportedly built in 1950. The school consists of two floor levels and appears to have had various renovations in the past.

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 June 10, 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 12" (brown) floor tile and mastics. **ECS was able to walk the school and observe these floor tiles in the following locations only:**

12" floor tiles – Rm 133, Clinic, and 2nd floor Data center; It is also suspected it is under carpets in the library. Other areas identified as having 9" or 12" floor tiles are believed to have been abated although no documentation was available.

ECS also did not observe any of the TSI identified. It is suspected that this material is presently concealed in chases and tunnels/crawlspace in the building.

Visual inspection of these floor tiles 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. 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 each of the buildings and the current assessment of the condition of the materials.

Material	Description	Location	HA	Past Assessment	Reassessment Haz
TSI - Fitting	Domestic HW Fitting TSI		4	6	Removed / Not Observed
TSI - Fitting	Domestic CW Fitting TSI		5	Removed	Removed
TSI	LPS Pipe TSI		6	1	Removed
TSI - Fiting	LPS Pipe TSI		7	Removed	Removed
Aircell TSI	LPS Aircell TSI		8	Removed	Removed
TSI - Fitting on Aircell lines	LPS Fitting Tsi on aircell Lines		9	Removed	Removed
Floor Tile	12"X12" FT - Tan		10	Removed	Removed
Floor Tile	12"X12" FT - Olive		11	Removed	Removed
Floor Tile	9"X9" FT - Brown		12A	5	Removed / Not Observed
Floor Tile; assoc mastic	9"X9" FT - Brown; Associated Black Mastic		12B	5	Removed / Not Observed
Floor Tile	9"X9" FT - White		13	Removed	Removed
Floor Tile	9"X9" FT - Tan		14A	5	Removed / Not Observed
Floor Tile; associated mastic	9"X9" FT - Tan; Associated Black mastic		14B	5	Removed / Not Observed



Material	Description	Location	HA	Past Assessment	Reassessment Haz
Floor tile	12"X12" FT -Tan		15	Removed	Removed
Floor Tile	9"X9" FT - Green		16	Removed	Removed
Floor Tile	Boiler TSI		17	6	Removed / Not Observed
TSI	Breeching TSI		18	6	Removed / Not Observed
TSI - Fitting	Fitting TSI in Boiler Room	Boiler Room	19	6	Removed / Not Observed
TSI	Pipe TSI in Boiler Room	Boiler Room	20	6	Removed / Not Observed
TSI - Fitting	Fitting TSI in Tunnels (see HA-19)	Tunnels	21	1	Removed / Not Observed
TSI	Pipe TSI in Tunnels (see HA-20)	Tunnels	22	1	Removed / Not Observed
Floor Tile	12"X12" FT - White under blue carpet		25	5	Removed / Not Observed
Floor Tile; associated mastic	12"X12" FT - white Under blue carpet; associated black mastic		26	5	Removed / Not Observed
Floor Tile	12X12 FT - Tan with Brown & White		27	5	Removed / Not Observed
Floor Tile; associated mastic	12x12 FT - Tan with brown & white; associated black mastic		28	5	Removed / Not Observed



Material	Description	Location	HA	Past Assessment	Reassessment Haz
Floor Tile	12X12 FT - Cream with Almond		29	5	Removed / Not Observed
Floor Tile; associated mastic	12X12 FT - Cream with Almond; Associated black mastic		30	5	Removed / Not Observed
Floor Tile	12X12 FT -White with Gray Streaks		31	5	Removed / Not Observed
Floor Tile; Assoc. Mastic	12X12 FT - White with Gray Streaks; Associated black mastic		32	5	Removed / Not Observed
Floor Tile	Brown Floor Tile Below 12x12 FT white with gray streaks	Below Sample HA 31	33	5	Removed / Not Observed
Floor Tile; associated mastic	Brown Floor Tile; Associated black mastic		34	5	5
Floor Tile; associated mastic	12"X12" FT - Gray with white & Blue; Associated Tan Mastic		36	5	5
Floor Tile	FT - Black (under HA-35)	Special Education - West	37	5	Removed / Not Observed



Material	Description	Location	HA	Past Assessment	Reassessment Haz
Floor Tile; associated mastic	Black Floor Tile; Associated black mastic		38	5	Removed / Not Observed
Floor Tile; associated mastic	12"X12" FT - white with cream; associated black mastic		40	5	Removed / Not Observed
Floor Tile	White Floor Tile Under sample HA-41		43	5	Removed / Not Observed
Floor Tile; asociated mastic	White floor tile; associated black mastic		44	5	Removed / Not Observed

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. 12 " ceiling tiles and mastic
6. Sinks in some of the classrooms
7. Chalkboards and mastic
8. Fire Doors (older doors)
9. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA;
10. Gym floor



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).

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), Colonial Heights Public Schools should contract with a Licensed Virginia Asbestos Inspector to sample these materials.

Inspector / Management Planner Certification



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