
CENTRAL ADMINISTRATIVE OFFICE

ADDRESS: 5937 Cove Road, Roanoke, Virginia 24019

INSPECTION DATE: August 16, 2017

INSPECTOR: Christopher Chapman

BACKGROUND: Central Administrative Office is located at 5937 Cove Road in Roanoke, Virginia. The facility encompasses approximately 65,428 square feet and was reportedly built in 1972. The school consists of one floor level and appears to have had significant 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 August 5, 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 a light tan (with tan and white flecks) 12" floor tile and mastic present in the hallways and some of the rooms/offices. ECS was able to walk the school and observe the floor tile. 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 building's Management Plan. Note: It is possible that some of these materials may be covered by carpet or new floor tile.

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. If these materials are to be disturbed, the AHERA LEA designee will have them tested prior to disturbance.

Note: It was observed that additional floor tile might be present under carpeted floors in other areas of the building. 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.



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
Floor Tile	12"12"light tanwith tan and white floor tile	Hall at room 126	8	5	5
Floor Tile; Associated Mastic	FT 12x12 light tan with tan and white; associated black mastic	hall at room 104	9	5	5
Ceiling Tile	Lay in ceiling		4	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. Wall Panels – Partition wall panels – conference room Facilities;
4. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA;
5. Gym floor (parquet)
6. General – Significant renovation shave occurred at the school however no documentation exists on new materials installed including ceiling tiles, drywall joint compound, doors (suspect fire doors),
7. Trailer

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. ECS also recommends that the school sample the vermiculite fill insulation.

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



Christopher J. Chapman, CIH
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