
MAINTENANCE FACILITY (3 BUILDINGS)

ADDRESS: 716 South Market Street, Salem, Virginia 24153

INSPECTION DATE: August 16, 2017

INSPECTOR: Alexandra Moon

BACKGROUND: Maintenance Facility is located at 716 South Market Street in Salem, Virginia. The facility encompasses approximately 18,308 square feet and was reportedly built in 1967. The facility consists of three single story buildings - a warehouse, Carpenter Shop/Office, and AV Shop.

Findings

In accordance with Title II, Asbestos Hazard Emergency Response Act (AHERA) of the Toxic Substance Control Act (TSCA), these school support structures were 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 December 19, 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.

Warehouse

Based upon review of the initial Management Plan and subsequent re-inspection report, the only suspect/known ACMs identified in the building was various 12" floor tile and mastic. ECS was also to walk the structure, however, was unable to locate the materials in question.

Carpenter Shop & Office

Based upon review of the initial Management Plan and subsequent re-inspection report, the only suspect/known ACMs identified in the building was 9" floor tile and associated mastic and tan mastic associated with the wall cove-base. ECS was also to walk the structure, however, was unable to locate the floor tile materials in question. Visual inspection of the base board/mastic materials did not reveal a significant change in condition from the 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. If these materials are to be disturbed, the AHERA LEA designee will have them tested prior to disturbance.



AV Shop

Based upon review of the initial Management Plan and subsequent re-inspection report, the only suspect/known ACMs identified in the building was 12" floor tile and mastic and gypsum board - joint compound. Visual inspection of these materials did not reveal a significant change in condition from the 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. If these materials are to be disturbed, the AHERA LEA designee will have them tested prior to disturbance.

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
Warehouse					
Floor Tile; associated mastic	12"X12" FT - light brown with white and brown; associated black mastic	O,center of N wall	01B	5	Removed / Not Observed
Floor Tile	12"X12" FT - Tan speckled pattern	O, center of room	02A	5	Removed / Not Observed
Floor Tile; associated mastic	12"X12" FT - Tan speckled pattern; associated black mastic	O, center of N wall	02B	5	Removed / Not Observed
Floor Tile	12"X12" FT - tan with brown and white streaks	B, SW Corner	03A	5	Removed / Not Observed



Material	Description	Location	HA	Past Assessment	Reassessment Haz
Floor Tile; associated mastic	12"X12" FT - tan with brown and white streaks; associated black mastic	B, SW Corner	03B	5	Removed / Not Observed

Material	Description	Location	HA	Past Assessment	Reassessment Haz
Carpenter Shop					
Floor Tile	9"X9" FT - brown	L, NE Corner	01A	5	Removed / Not Observed
Floor Tile; associated mastic	9"X9" FT - brown; associated black mastic	L, NE Corner	01B	5	Removed / Not Observed
Floor Tile	9"X9" FT - Tan		2	Removed	Removed
Wall base 4" - black; associated mastic	Black 4" Wall base; associated tan mastic		03	5	5

Material	Description	Location	HA	Past Assessment	Reassessment Haz
AV Shop					
Floor Tile; associated mastic	12"X12" Ft - beige with tan; associated black mastic	SE & SW corner	01B	5	5
Gypsumboard - Joint Compound	Gypsumboard joint compound - white	center of room & South near SW corner	3	5	5



Additional Suspect ACMs

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

Material and Location

1. 12" Gray Floor Tile and Associated Mastic - Warehouse
2. 2'x4' Suspended Ceiling Tiles - Warehouse
3. 12" Black Floor Tile and Associated Mastic - Carpenter Shop & Office
4. 12" Gray and Black Floor Tile and Associated Mastic - Carpenter Shop & Office
5. 12" beige/gray Floor Tile and Associated Mastic - Carpenter Shop & Office
6. 2' x 2' Suspended Ceiling Tiles - Carpenter Shop & Office
7. 2' x 4' Suspended Ceiling Tiles - Carpenter Shop & Office
8. Vermiculite insulation within CMU walls – throughout the three buildings
9. CMU Wall Block Filler Paint - throughout the three buildings
10. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA;

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.



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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

Alexandra Moon

Alexandra Moon
Asbestos Inspector
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Alexandra Moon
Management Planner
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