



January 9, 2024

Mr. Matt Wasco  
Philadelphia Performing Arts  
2407 South Broad Street  
Philadelphia, Pennsylvania 19148

**Report for AHERA 6-Month Surveillance**  
**2407 S. Broad Street and Playground at 1338-42 Ritner Street**  
**Philadelphia, PA 19148**  
*Synertech Environmental LLC Project No. 603-026*

Dear Mr. Wasco:

As directed by your office, *Synertech Environmental LLC* conducted an AHERA 6-Month Surveillance at the property located at 2407 South Broad Street and the associated playground located at 1338-42 Ritner Street in Philadelphia, Pennsylvania. The scope of the investigation focused on assessing the condition of known asbestos containing materials (ACMs) and Lead Based Paint (LBP) throughout the building. This report is a summary of the 6-Month Surveillance, and is supplementary to the March 30, 2020 report entitled "Report for Asbestos and Lead Based Paint Investigation & Sampling" prepared by *Synertech Incorporated*.

## **I Asbestos Inspection**

The purpose of the inspection was to assess the condition of ACMs on all exposed areas within the interior spaces of the structure. The building was inspected to generate the data provided in this report for the purposes of establishing the conclusions regarding the type, quantity, location, and condition of the ACMs observed. An EPA Accredited Asbestos Building Inspector/City of Philadelphia Pennsylvania Licensed Asbestos Investigator performed the surveillance using the data generated during a February 2020 inspection.

When conducting an asbestos inspection, the various suspect asbestos containing building materials are grouped into "homogeneous areas" for sampling and assessment. A homogeneous area is defined as an area of a particular material that is uniform in color, texture, application, date of installation and function and is believed to be similar in all other aspects. Samples of each homogenous area (material) are then collected to determine its asbestos content.

Note that exploratory demolition was not performed to locate and quantify concealed ACMs. The building was occupied and functional during the survey, and every effort was employed to maintain the integrity of architectural surfaces, operating mechanical systems, and structural components. Bulk samples were not collected from any homogeneous area that would cause aesthetic damage or where the Asbestos Investigator determined that the material is fiberglass, foam glass, rubber, metal, or wood.

An asbestos containing material (ACM) is defined as one that has a composition of greater than one (1%) percent asbestos by weight. Upon confirmation of a material to be asbestos containing, a physical assessment is provided to document its quantity, condition, and friability classification. The friability of a material is a term used to describe a physical property of suspect asbestos containing materials. A friable material is one that can be crushed and reduced to a powder by hand pressure. Conversely, a non-friable material is one that cannot be crushed and reduced to a powder by hand pressure. Refer to more detailed definitions of friable and non-friable asbestos containing materials presented below.

☐ **EPA Category I Non-friable ACM (NF1)**

ACMs that cannot be reduced to a powder by hand pressure or crumbled between the fingers, limited to asbestos-containing gaskets, packings, resilient floor coverings, resilient floor covering mastic, and asphalt roofing products. Asphalt roofing products which may contain asbestos include built-up roofing; asphalt-containing single ply membrane systems; asphalt shingles; asphalt-containing underlayment felts; asphalt-containing roof coatings and mastics; and asphalt-containing base flashings. ACM roofing products that use other bituminous or resinous binders (such as coal tars or pitches) are also considered to be EPA Category I Non-friable ACM. In an EPA Category I Non-friable ACM, the asbestos fibers remain bound within the matrix of the material. These types of materials pose no hazard of releasing asbestos fibers into the air unless rendered friable by activities including sanding, grinding, pulverizing, penetrating or cutting with power tools, or otherwise reducing to a powder. Mere cracking or minor breakage does not constitute the type of damage that would be considered as rendering these types of asbestos materials friable.

☐ **EPA Category II Non-friable ACM (NF2)**

ACMs that cannot be reduced to a powder by hand pressure or crumbled between the fingers, and includes all other non-friable ACMs that are not classified as an EPA Category I Non-friable ACM. EPA Category II Non-friable ACMs include, but are not limited to, asbestos-cement shingles, asbestos cement tiles, cementitious “transite” boards or panels and cementitious laboratory table tops. In an EPA Category II Non-friable ACM, the asbestos fibers remain bound within the matrix of the material. These types of materials pose no hazard of releasing asbestos fibers into the air unless rendered friable by activities including breaking, sanding, grinding, pulverizing, penetrating or cutting with power tools, or otherwise reducing the panels or table tops to a powder. However, minor breakage does constitute the type of damage that would be considered as rendering these types of materials friable, as asbestos fibers may be released along the fractured surfaces or from the edges exposed by the breakage. Generally speaking, EPA Category II Non-friable ACMs is more likely to become friable when damaged than is EPA Category I Non-friable ACM.

☐ **EPA Regulated Friable ACM (FRI)**

ACMs that can be reduced to a powder by hand pressure or crumbled between the fingers including, but not limited to, thermal insulation (e.g. - pipe, boiler, tank insulation) and surfacing materials (e.g. acoustical plaster, acoustic ceiling tiles, fireproofing). These ACMs pose a significant hazard of releasing asbestos fibers into the air when impacted or damaged in any way.

## Summary of Findings – Asbestos Investigation

No damaged ACMs were observed during the 6-Month Surveillance at 2407 S. Broad Street or the playground located at 1338-42 Ritner Street. Suspect ACMs were identified.

## II. Lead Based Paint Inspection

Damaged LBP was observed in the 6-Month Surveillance at 2407 S. Broad Street. Based on testing data and the existing conditions, the following table outlines the recommended response actions:

**Please Note:** Direction “A” corresponds to the entry door to each individual interior room and for common areas, wall “A” corresponds to the walls which are parallel to the front entrance (Broad Street) of the building. Direction “B” corresponds to the next adjacent wall to wall “A” in a clockwise direction and so forth for directions “C” and “D”.

Lead–Based Painted Components and Recommendations				
Location	Wall	Component	Condition	Recommended
<b>2<sup>nd</sup> Floor</b>				
Science Lab	N/A	Decorative Plaster associated with Ceiling	Flaking (Approx. 2 SF)	WS/LS
		Paint applied to Ceiling	3 SF	
Hallway outside Science Lab	N/A	Paint applied to Ceiling	Flaking (Approx. 2 SF)	WS/LS
		Wall above Door	Flaking (Approx. 1 SF)	
Classroom 205	N/A	Paint applied to Ceiling & Decorative Plaster associated with Ceiling	Flaking (Approx. 2 SF)	WS/LS
	C, D	Cracking around Window Frames	Cracking (4 Windows)	Caulk around Perimeter of Window Frame
Music Room	N/A	Paint applied to Ceiling	Flaking (Approx. 4 SF)	WS/LS

*Continued on next page*

Lead-Based Painted Components and Recommendations				
Location	Wall	Component	Condition	Recommended
<b>2<sup>nd</sup> Floor</b>				
Instrumental Studio	N/A	Decorative Plaster associated with Ceiling	Flaking (Approx. 5 SF)	WS/LS
	C	Cracking around Window Frames	Cracking (1 Window)	Caulk around Perimeter of Window Frame
Ballet Studio	N/A	Decorative Plaster associated with Ceiling	Flaking (Approx. 4 SF)	WS/LS
	B, C, D	Cracking around Window Frames	Cracking (8 Windows)	Caulk around Perimeter of Window Frame
	C	Flaking Paint associated with Window Sash (Missing Windowpane)	Flaking (Approx. 4 SF)	WS/LS or Replace Missing Windowpane

The response actions and abbreviations are defined in the following outline:

- ☐ *Wet Scrape and Lead Seal (WS/LS)* involves wet scarping the components to remove any loose and flaking paint and then resurfacing or sealing the LBP with a durable encapsulant product to control chalking and flaking.
- ☐ *LS* involves resurfacing or sealing the LBP with a durable encapsulant product to control chalking and flaking.

### Applicable Standards

Since LBP was confirmed throughout the building, any future renovation, repair or painting that may impact the plaster walls, the work must be performed by an EPA certified lead renovator.

## Summary of EPA's Lead; Renovation, Repair, and Painting (RRP) Program

The following is a brief and highly condensed summary of the EPA's RRP. The following is not intended to be utilized in place of the RRP, but is rather a brief presentation of the major components of the regulation as they apply to this specific project.

- a. Application – The EPA's RRP applies to all renovations, repairs, and painting of lead painted surfaces performed for compensation in child-occupied facilities.
- b. Definitions:
  - 1. **Child-occupied facility** – a building, or portion of a building, constructed prior to 1978, visited regularly by the same child, under six (6) years of age, on at least two (2) different days within any week, provided that each day's visit lasts at least three (3) hours, and the combined weekly visits last at least six (6) hours, and the combined annual visits last at least sixty (60) hours.
  - 2. **Renovation** – the modification of any existing structure, or portion thereof, that results in the disturbance of more than six (6) ft<sup>2</sup> of interior lead painted surfaces per room, or more than twenty (20) ft<sup>2</sup> of exterior lead painted surfaces.
- c. If a building or property is considered a child occupied while any renovations are being performed, the owners of the building, and the occupants and/or their parents/guardians must receive information from the renovator on lead-based paint hazards before renovations begin. This information must exclusively be the EPA pamphlet entitled, "*Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools*". Written acknowledgement of receipt of the pamphlet must also be provided back to the renovator.
- d. If the building or property is child occupied while any future renovations are being performed, the renovator is required to post informational signs describing the general nature, locations and completion date of the project, and prepare, date and sign a statement describing the steps performed to notify parents and guardians and to provide the pamphlet.
- e. Individuals performing these renovations must be trained at EPA accredited Training Providers, firms must be certified by the EPA as Lead Renovators, and work practices must be employed in accordance with the RRP.
- f. Required renovator work practices:
  - 1. Post warning signs and clearly define the work areas to limit access by occupants.
  - 2. Isolate/contain work area so that no dust leaves the work area.
  - 3. Remove objects from the work area or leave, cover and seal such objects.
  - 4. Close and cover all duct openings in the work area.
  - 5. Close all windows and doors in the work area.
  - 6. Cover the floor of the work area with taped down impermeable sheeting.
  - 7. Open flame burning or torching of paint, using a heat gun above 1,100 °F, and the use of machines that sand grind, plane or blast paint are prohibited.
  - 8. Generated waste must be contained and disposed to prevent release of dust.
  - 9. Clean work area until no dust or debris remains, starting from highest elevation to lowest elevation, using damp wiping using trisodium phosphate soap (TSP) and HEPA vacuuming techniques.
  - 10. Wet mop floors, keeping wash water separate from the rinse water.
  - 11. Perform visual inspection for remnant dust or debris. When acceptable, perform post renovation clearance verification testing or surface lead dust wipe sampling.

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Please realize that a child occupied facility is not required to be lead free, rather, it is required to be free of lead-based paint hazards. The presence of lead-based paint does not equate to a lead-based paint hazard. The definition of a lead-based paint hazard is:

*Any condition that causes exposure to lead contaminated dust, soil or paint that is deteriorated or present in accessible surfaces, friction surfaces or impact surfaces that would result in adverse human health effects.*

No damaged LBP was observed at the playground located at 1338-42 Ritner Street during the 6-Month Surveillance.

Synertech Environmental LLC is pleased to have been given the opportunity to provide you with our professional environmental services. If you have any questions regarding the information and results provided in this correspondence, feel free to contact our office at (215) 755-2305.

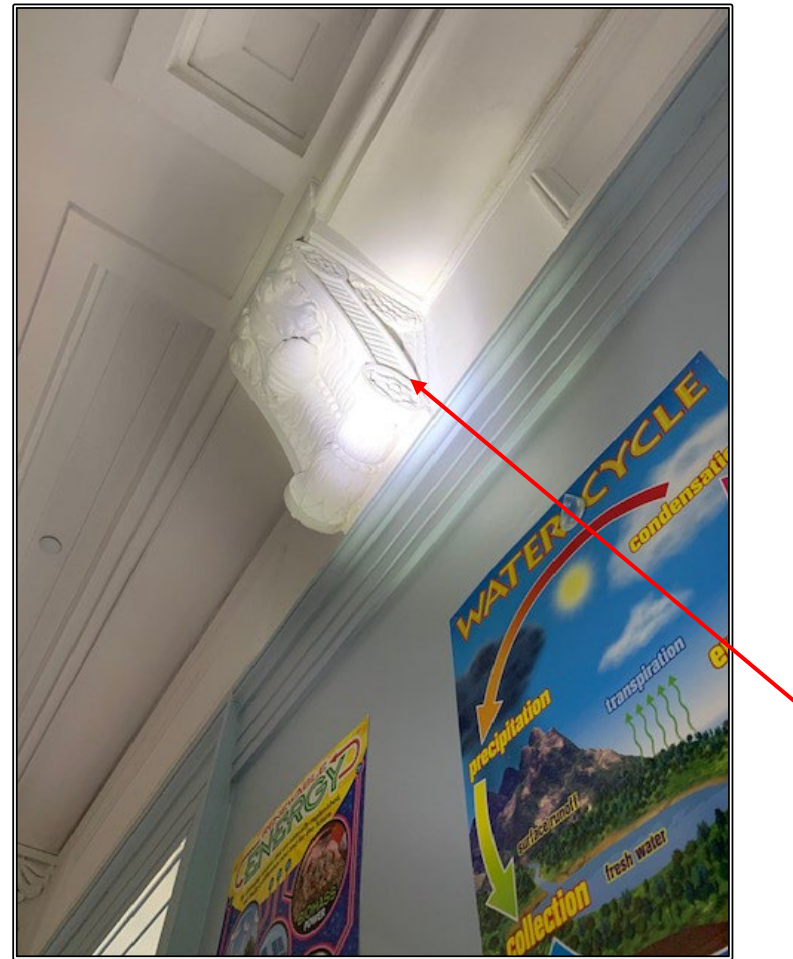
Sincerely,



Ryan Hutsell  
Project Manager  
Phila. Asb. Investigator # AIC15-000019  
PA LI/RA # 059512

**Attachment 1**

**Photographs**



**Photos 1 & 2**

Flaking Paint applied to Decorative Ceiling Plaster in the Science Room





**Photos 3 & 4**  
Flaking Paint applied to Decorative Ceiling Plaster in the Science Room



**Photos 5 & 6**  
Flaking Paint applied to the Ceiling in the 2<sup>nd</sup> Floor Hallway outside of the Science Room



**Photos 7 & 8**  
Cracking Paint associated with Window Frames in Room 205



**Photos 9 & 10**  
Cracking Paint associated with Window Frames in Room 205



**Photos 11 & 12**  
Flaking Ceiling Paint in the Music Room



**Photos 13-15**

Damaged Paint applied to Decorative Ceiling Plaster & Cracked Paint associated with Window Frames in the Instrumental Room



**Photos 16-18**

Damaged Paint applied to Decorative Ceiling Plaster & Cracked Paint associated with Window Frames in the Instrumental Room



**Photos 19-21**  
Damaged Paint associated with Window Sash and Missing Windowpane