

Reinspection Report
2023

RIVERDALE SCHOOL DISTRICT

Riverdale Grade School
Building RGS

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GENERAL INFORMATION

The reinspection process under the AHERA rules states that a school building must be reinspected by an accredited inspector at least every three years. The results of the reinspection are reported in these documents.

Riverdale Grade School
Building RGS
11733 South Breyman Avenue
Portland, OR 97219-8409

INSPECTION DATES

11/22/2023	Original
11/22/2023	Current Reinspection
11/22/2026	Next Reinspection

SIGNATURES

Inspector



Digitally signed by Sean Grabiner
Date: 2024.03.08 11:01:17 -08'00'

Signature

Expiration Date

Sean Grabiner
Accreditation #MPR-24-4508B

Management Planner



Digitally signed by Sean Grabiner
Date: 2024.03.08 11:01:42 -08'00'

Signature

Expiration Date

Sean Grabiner
Accreditation #MPR-24-4508B

INSPECTION SUMMARY

The Asbestos Hazard Emergency Response Act (AHERA) three-year reinspection of the Riverdale Grade School was completed on November 22, 2023. The reinspection was completed in accordance with the requirements of 40 CFR, Part 763, Asbestos Containing Materials in Schools; Final Rule and Notice. AHERA accredited inspector Sean Grabiner performed the reinspection.

Asbestos-containing plaster in the gym/commons building is damaged in multiple locations, particularly in the storage areas beneath the stage. Additional damage was observed on the stairs leading up to a storage area above the stage.

Suspect asbestos-containing grout associated with ceramic wall and floor tiles in the main and gym/commons building restrooms was observed to be in good condition.

It should be noted that suspect materials (i.e., pipe insulation or multiple flooring layers) may be present in inaccessible building areas, such as in walls or under floors. Not all of these materials have been sampled but should be presumed to contain asbestos. Sampling of all suspect presumed asbestos containing materials is recommended prior to maintenance or renovation activity that impacts these materials. All known or suspect asbestos containing materials should be maintained as recommended in the school's AHERA Asbestos Management Plan.

HAZARD PRIORITY

Known or suspected asbestos-containing building materials are listed below in order of hazard priority. The priorities are established by the Accredited Inspector(s) and Accredited Management Planner(s), and are based on the assessments. A material may be listed more than once if its location varies and if the assessment criteria also dramatically changes.

Concern	Material	HM	Functional Space	Damage
Moderate to Low Concern	Wall and Ceiling Plaster		Original Gym Building	Water Impact
Low Concern	Grout Associated with Ceramic Wall and Floor Tiles		Gym/Commons Building and Main Building; Restrooms	

RESPONSE ACTIONS

Based on material assessments made during the inspection recommended response actions are listed below. These may include removal, encapsulation, enclosure, repair, operations and maintenance, that protects human health and the environment from friable asbestos-containing building materials.

Material	Functional Space	Response Action
Wall and Ceiling Plaster	Original Gym Building	As results were mixed, perform additional testing to determine extent of material. Until additional testing is performed, manage all plaster in the building as asbestos-containing. Limit access to storage areas above and beneath stage. Clean up debris.
Grout Associated with Ceramic Wall and Floor Tiles	Gym/Commons Building and Main Building; Restrooms	Do not disturb material without proper training and protection. Continue to implement Operations and Maintenance program.

ASBESTOS MATERIAL ASSESSMENTS

PHYSICAL ASSESSMENT DATA

Material Description	Wall and Ceiling Plaster		Material Type	MISC	
Homogeneous Material	Quantity				
Functional Space	Original Gym Building				
Hazard Assessment	Moderate to Low Concern				
Material Classification	Miscellaneous Material - Damaged or significantly damaged friable ACBM				
Current Damage	Moderate	Damage Quantity		0	0.00%
Undamaged Area	Fair to Good	Friability		Low	
Damage Potential	Low	Accessibility		Moderate to Low	
Damage Type	Water Impact				
Damage Cause	Maintenance Water				

Inspector Comments & Discussion:

Damage was noted in multiple locations, particularly in the storage areas beneath the stage. Additional damage was observed on the stairs leading up to a storage area above the stage.

Management Planner Response Actions:

As results were mixed, perform additional testing to determine extent of material. Until additional testing is performed, manage all plaster in the building as asbestos-containing. Limit access to storage areas above and beneath stage. Clean up debris.

PHYSICAL ASSESSMENT DATA

Material Description	Grout Associated with Ceramic Wall and Floor Tiles		Material Type MISC		
Homogeneous Material	Quantity				
Functional Space	Gym/Commons Building and Main Building; Restrooms				
Hazard Assessment	Low Concern				
Material Classification	Miscellaneous Material - ACBM with potential for damage				
Current Damage	None		Damage Quantity	0	0.00%
Undamaged Area	Good		Friability	Low	
Damage Potential	Low		Accessibility	Moderate	
Damage Type					
Damage Cause					

Inspector Comments & Discussion:

Material is presumed to be asbestos-containing until additional sampling can be performed. No damage noted.

Management Planner Response Actions:

Do not disturb material without proper training and protection. Continue to implement Operations and Maintenance program.

ASBESTOS BULK SAMPLE INVENTORY