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## BACK CREEK ELEMENTARY SCHOOL

**ADDRESS:** 7130 Bent Mountain Road, Roanoke, Virginia 24018

**INSPECTION DATE:** August 18, 2017

**INSPECTOR:** Alexandra Moon

### BACKGROUND:

Back Creek Elementary School is located at 7130 Bent Mountain in Roanoke, Virginia. The facility encompasses approximately 43,140 square feet and was reportedly built in 1937. The school consists of two floor levels and appears to have had various renovations and additions in the past.

ECS was retained by Roanoke County Public Schools (RCPS) to develop an Asbestos Operations and Maintenance Plan (O&M Plan) for this school facility to manage the identified asbestos-containing materials (ACMs) in place until such time as building renovation, demolition or other disturbances necessitate their removal. The newly prepared plan includes information and data collected at the facility by ECS or others. This Management Plan was prepared by a Commonwealth of Virginia licensed Asbestos Management Planners (Nos. 3304000318; 3304001654).

### 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 March 4, 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 various pipe insulation and mudded fittings on various insulated lines located inside walls, ceilings, tunnels, and in the boiler room. **ECS was able to walk the school; however, due to the hidden locations of the TSI piping within walls and above hard ceiling, ECS was unable to observe the pipe insulation or fittings.**

### Previously Identified ACBM

Below are tables of previously identified ACBM within the building and the current assessment of the condition of the materials.



<b>Material</b>	<b>Description</b>	<b>Location</b>	<b>HA</b>	<b>Past Assessment</b>	<b>Reassessment Haz</b>
TSI	Low Pressure Stream Pipe	Inside Walls and Ceilings	2	1	Removed / Not Observed
TSI - Fitting	Low Pressure Stream Fitting	Inside Walls and Ceilings	3	1	Removed / Not Observed
TSI	Domestic Hot Water Pipe	Inside Walls and Ceilings	4	1	Removed / Not Observed
TSI	Domestic Cold Water Pipe	Inside Walls and Ceilings	6	1	Removed / Not Observed
TSI - Fitting	Domestic Cold Water Fitting	Inside Walls and Ceilings	7	1	Removed / Not Observed
TSI	Steam Line	In tunnels	12	Removed	Removed / Not Observed
TSI	Boiler TSI		13	Removed	Removed / Not Observed
TSI	Pipe TSI	Boiler Room	14	Removed	Removed / Not Observed
TSI - Fitting	TSI Fitting	Boiler Room	15	Removed	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. Window Glazing
4. 12" Beige and Black Floor Tile and associated mastic.
5. 12" Dark Gray Floor Tile and associated mastic.
6. 12" Red Floor Tile and associated mastic.



7. Tectum sound panels
8. Beige cove base
9. Texture on drywall walls
10. Brick seam sealant.
11. Pipe mastic on fiberglass pipe runs
12. Blackboards and mastic in most of the classrooms
13. Sink mastic in some of the classrooms
14. 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.
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.



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**Inspector / Management Planner Certification**

*Alexandra Moon*

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