
CLEARBROOK ELEMENTARY SCHOOL

ADDRESS: 5205 Franklin Road, Roanoke, Virginia 24014

INSPECTION DATE: August 17, 2017

INSPECTOR: Christopher Chapman

BACKGROUND:

Clearbrook Elementary School is located at 5202 Franklin Road in Roanoke, Virginia. The facility encompasses approximately 36,903 square feet and was reportedly built in 2005. The school consists of one floor level and appears to have had various renovations 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 April 15, 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 9" (brown) floor tile and mastics. **ECS was able to walk the school and observe these floor tiles in the following locations:**

9" floor tiles – PE storage room

ECS also observed pipe insulation in the following areas as identified in the previous re-inspection report. South wing (and girls restroom) – above ceilings and on risers, and in mechanical room and tunnels. It is suspected that this material is also presently concealed in chases and above solid ceilings/behind solid walls.



Visual inspection of these floor tiles 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. 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.

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
TSI	LP Steam pipe TSI	Riser In Girls Restroom	3	6	6
TSI - Fitting	LP steam fitting TSI	Riser In Girls Restroom	4	6	6
Floor Tile	Floor Tile		6	Removed	Removed
TSI	LP steam pipe TSI	Above lay-in ceiling tiles in South Wing	7	6	6
TSI - Fitting	LP steam fitting TSI	Above lay-in ceiling tiles in South Wing	8	6	6
TSI	Domestic cold water pipe TSI	Above lay-in ceiling tiles in South Wing	9	6	6
Floor Tile	9"X9" FT-Tan with red marks		11	Removed	
Floor Tile	9"X9" FT Tan with red	PE Storage Room	13A	5	5
Floor tile; associated mastic	9"X9" FT Tan with red; associated black mastic	PE Storage Room	13B	5	5
Floor Tile	9"X9" FT - Brown		15	Removed	Removed
Floor Tile	9"X9" FT - Brown		17	Removed	Removed



Material	Description	Location	HA	Past Assessment	Reassessment Haz
Floor Tile	12X12 FT White		18	Removed	Removed
Floor Tile	12X12FT Tan		19	Removed	Removed
Floor Tile	9X9 FT Tan		20	Removed	Removed
TSI	Boiler TSI		21	Removed	Removed
TSI	Boiler Room Pipe TSI	Boiler Room	23	Removed	Removed
TSI - Fitting	Boiler Room Fitting TSI	Tunnels and Upper Boiler Room	24	1 & 6	1 & 6
TSI	Boiler Room pipe TSI	Tunnels and Upper Boiler Room	25	1 & 6	1 & 6

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. Terrazzo floors throughout
4. Sinks in some of the classrooms
5. Chalkboards and mastic
6. Fire Doors
7. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA;
8. Gym floor

General – Renovations have occurred at the school however no documentation exists on new materials installed including ceiling tiles, drywall joint compound, doors (suspect fire doors).

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.

Inspector / Management Planner Certification



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