

---

## FORT LEWIS ELEMENTARY SCHOOL

**ADDRESS:** 3115 West Main Street, Salem, Virginia 24153

**INSPECTION DATE:** August 14, 2017

**INSPECTOR:** Alexandra Moon

### BACKGROUND:

Fort Lewis Elementary School is located at 3115 West Main Street, Salem, Virginia. The facility encompasses approximately 32,655 square feet and was reportedly built in 1928. 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 29, 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 light brown with white pattern 12" floor tile in room "E", white with pink and blue spots 12" floor tile and associated mastic in room "R". **ECS was able to walk the school. The ECS did not locate the 12" floor tile located in room "R." The 12" white with pink and blue spots floor tile was also observed in the basement room of the school.**

Visual inspection of these materials did not reveal a significant change in condition from 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 the building and the current assessment of the condition of the materials.

Material	Description	Location	HA	Past Assessment	Reassessment Haz
TSI - fitting	LP Steam Fitting TSI	Main Building	2	Removed	Removed
TSI - Fitting	LP Steam Fitting TSI	Main Building	3	Removed	Removed
Floor Tile	12X12 FT - light brown with white	Main Building - Room E	5A	5	Removed
Floor Tile	12x12 FT - light brown with white; associated black mastic	Main Building - Room E	5B	5	Removed
TSI - Fitting	Boiler Room Fitting TSI	Main Building: Boiler Room	6	Removed	Removed
TSI	Boiler Room pipe TSI	Main Building: Boiler Room	7	Removed	Removed
Floor Tile; associated mastic	12"X12" FT- white with pink and blue spots; associated black mastic	Main Building - Room R *ECS observed material(s) in basement room	9	5	Basement Room: 5

### Additional Suspect ACMs

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

Material and Location

1. Plaster walls – throughout school
2. Blackboards and mastic in most of the classrooms



3. Sink mastic in some of the classrooms
4. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA
5. General – Renovations have occurred at the school however no documentation exists on new materials installed including floor tiles and mastic.

### **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.

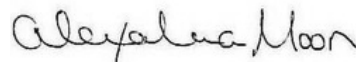
### **Identification, Notification, and Management**

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**



Alexandra Moon  
Asbestos Inspector  
VA Accreditation Number 3303 003364



Alexandra Moon  
Management Planner  
VA Accreditation Number 3304 001654

