
GLENVAR ELEMENTARY SCHOOL

ADDRESS: 4507 Malus Drive, Salem, Virginia 24153

INSPECTION DATE: August 14, 2017

INSPECTOR: Alexandra Moon

BACKGROUND: Glenvar Elementary School is located at 4507 Malus Drive in Salem, Virginia. The facility encompasses approximately 103,882 square feet and was reportedly built in 2016. The school consists of two floor levels and appears to have had various renovations in the past.

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 22 and May 27, 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 white and black 12" floor tile and associated mastic, green 9" floor tile and associated mastic and various pipe insulation and mudded fittings on various insulated lines. **ECS was able to walk the school. The white and black 12" floor tile appears to have been removed during a recent limited renovation of the school. The green 9" floor tile was observed in the stairwell to the auditorium stage and the various TSI was observed in the boiler room.**

A visual inspection of this material did not reveal a significant change in condition from the 2008 re-inspection, and it is recommended that this material continue to be maintained within the building's Management Plan.

A elbow was observed to be dislodged from the pipe and was located on the floor of the outside boiler (Fifth grade boiler). This area should be properly cleaned by a properly trained asbestos personnel.

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	Heating water fitting TSI		2	Removed	Removed
TSI	Heating water pipe TSI		3	Removed	Removed
TSI - Fitting	Domestic Hot Water Fitting TSI		4	6	1
TSI - Fitting	Domestic Cold Water Fitting TSI		6	6	1
Floor Tile	12"X12" FT - White and Black		13A	5	Removed
Floor Tile; Associated Mastic	12"X12" FT - White and Black; associated black mastic		13B	5	Removed
Floor Tile	Floor Tile		14	Removed	Removed
Floor Tile	9x9 FT - Brown		15	Removed	Removed
Floor Tile	9X9 FT - Green		16A	5	5
Floor Tile; Associated Mastic	9X9 FT - Green; Associated Black Mastic		16B	5	5
Floor Tile	9x9 FT - Tan		17	Removed	Removed
TSI	Breeching TSI - Main Boiler Room	Main Boiler Room	19	Removed	Removed



Material	Description	Location	HA	Past Assessment	Reassessment Haz
Tsi Fitting	Pipe fitting TSI, Main Boiler room	Main Boiler Room	20	Removed	Removed
TSI	Pipe Run TSI, Main Boiler Room	Main Boiler Room	21	Removed	Removed
TSI	Tank TSI, Main Boiler Room	Main Boiler Room	22	Removed	Removed
TSI	Breeching TSI, 5th grade boiler room	5th Grade Boiler Room	23	6	1
TSI - Fitting	Pipe Fitting TSI, 5th Grade Boiler Room	5th Grade Boiler Room	24	1	1

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. Large PTAC Units, these historically can contain transite panels and TSI – most classrooms.
4. Hard insulation on vents from boilers
5. Blackboards and mastic in most of the classrooms
6. Sink mastic in some of the classrooms.
7. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA;
8. Hard Ceilings located in janitor closets and some of the classrooms.
9. Gray tank insulation on main boiler water tank.



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9. General – Renovations have occurred at the school however no documentation exists on new materials installed including floor tiles and mastics.

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.

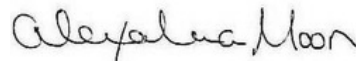
Identification, Notification, and Management

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
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