
NORTHSIDE MIDDLE SCHOOL

ADDRESS: 6810 Northside High School Road, Roanoke, Virginia 24019

INSPECTION DATE: August 16, 2017

INSPECTOR: Christopher Chapman

BACKGROUND:

Northside Middle School is located at 6810 Northside High School Road in Roanoke, Virginia. The facility encompasses approximately 106,884 square feet and was reportedly built in 1969. The school consists of two floor levels 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 January 23, 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 2' x 4' ceiling tiles (described as long holes parallel to the short side) on the first and second floors and 9 " tan, and white and brown floor tiles. **ECS was able to walk the school and observe both the ceiling tiles in the following locations:**

Ceiling tiles - - E Hall and classrooms starting at Rooms E-4/5; C Hall and classrooms starting at Rooms C7-19; Note Multiple ceiling tile types (5) were located in these areas so that it was difficult to identify which is asbestos;

ECS did not observe any of the floor tiles noted.



Visual inspection of these ceiling tile 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. Minor damage was observed in some tiles; **Due to the high potential for disturbance consideration should be given to abating these materials in the near future. Additional confirmatory testing is also recommended for the ceiling tiles to pinpoint the type which is asbestos.**

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
Ceiling Tile	2'X4' CT - Long holes, parallel to short side	Room A7	4A	4	4
Ceiling Tile	2'X4' CT - long holes parallel to short side	First Floor: Hall at Office Door, Room A6 Hall Door, D3 Hall Door	4B	4	4
Ceiling Tile	2'X4' CT - long holes parallel to short side	Second Floor: Hall at E2, Media Center at E Hall Door, G1 A door to media center	4D	4	4
Floor Tile	9X9FT - Tan		6	5	Removed/ Not Observed
Floor Tile	9X9 FT- white & brown		8	5	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. Wall Panels – Partition wall panels
4. Terrazzo floors throughout
5. Blackboards and mastic in some of the classrooms
6. Light shields in stairwells
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 (parquet)
9. 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), plasters (note some of the plaster may be original)
10. Lab benches in science classrooms

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



Christopher J. Chapman, CIH
Asbestos Inspector
VA Accreditation Number 3303 000515



Christopher J. Chapman, CIH
Management Planner
VA Accreditation Number 3304 000318