

S TECH CONSULTING

Asbestos & Lead-Based Paint Survey Report

Renovation, Public Park Building

Site: Spreckels Memorial Park, Spreckels, California

S Tech Project: 20131

Prepared for: Spreckels Memorial District

September 18, 2020

S Tech Consulting was retained by Spreckels Memorial District to conduct a pre-renovation asbestos and lead-based paint survey of the restroom building at Spreckels Memorial Park in Spreckels, California. The building will be undergoing extensive renovation work. Due to the age of the facility, the planned improvements will impact suspect asbestos containing materials and lead-based paints.

Prior to conducting renovation or demolition related work, the EPA and Cal-OSHA require the sampling of building materials to determine whether asbestos is present. When asbestos is identified and will be disturbed, it must be handled and disposed of by trained and licensed personnel, to prevent the creation of an airborne asbestos hazard. Lead paint is regulated by EPA and OSHA to prevent creating a lead exposure hazard for workers and especially children.

The site visit took place on September 10, 2020 by Sean Tillema, a DOSH Certified Asbestos Consultant (CAC 07-4257), and California Department of Public Health Certified Lead Related Construction Inspector / Risk Assessor (LRC-2901).

Scope of Work & Property Description

The scope of work was to conduct a pre-renovation asbestos and lead-based paint survey for the subject structure. Our assessment was in accordance with the requirements of the Monterey Bay Air Resources District (MBARD). Lead testing was for compliance with Cal-OSHA Lead in Construction's standard.

The subject structure is a community park restroom built prior to the 1980s. The structure is constructed of brick, on a slab on grade foundation.

The exterior of the structure is clad in painted brick siding. Roofing includes a cement tile roof with roofing felt.

Interior partition walls and ceilings are plaster. Ceramic tile is installed partially over the walls and stalls in the restrooms. Flooring includes bare concrete and ceramic tile. The storage room has remnant ceramic floor tile and wall tile present.



Asbestos Containing Materials

Asbestos-containing material (ACM) is defined by the United States Environmental Protection Agency (EPA) as material containing **more than one percent asbestos** as determined by Polarized Light Microscopy (PLM). In California, for contractor licensing and employee protection, the California Department of Occupational Safety and Health (Cal-OSHA) classifies any material as having greater than one tenth of one percent (>0.1%) asbestos as Asbestos-Containing Construction Material (ACCM). Asbestos containing material are divided into friable and non-friable classifications. Friability refers to the likelihood of the material readily releasing airborne fibers when disturbed. Materials which are non-friable in-situ have the potential to become friable when deteriorated or when renovation or demolition occurs.

Asbestos Containing Materials - continued

The following conclusions were arrived at from the field inspection and the analytical results:

- * **Asbestos was not identified in the accessible materials anticipated to be impacted by the scope of the renovations.**

Analysis was performed by AmeriSci Los Angeles, a NVLAP accredited laboratory, on a standard laboratory turnaround time. Five samples were collected and submitted to the laboratory. Once at the lab, the submitted samples were further separated into seven individual materials for analysis. The table below is a listing of all materials collected from the site, with samples in red containing asbestos. The laboratory report is attached at the end of this document. See the summary for additional information.

A s b e s t o s B u l k S a m p l e T a b l e			
Sample Number	Material Sampled	Sample Location	Analytical Results NAD = No Asbestos Detected
131 - 1	Roof Tile	Park Restrooms - Roof	NAD
131 - 2	Built-Up Felt/Tar	Park Restrooms - Roof	NAD
131 - 3	Plaster	Park Restrooms - Men's Restroom	NAD
131 - 4	Plaster	Park Restrooms - Storage Room	NAD
131 - 5	Ceramic Tile Mortar/Grout	Park Restrooms - Men's Restroom	NAD

Lead-Based Paint & Glazings

Lead-Based Paint (LBP), as defined by EPA, is of concern both as a source of direct exposure through ingestion of paint chips, and as a contributor to lead interior dust and exterior soil. Lead was widely used as a major ingredient in most interior and exterior oil-based paints prior to 1950. Lead compounds continued to be used as corrosion inhibitors, pigments and drying agents from the early 1950's. In 1972, the Consumer Products Safety Commission limited lead content in new paint to 0.5% (5000 ppm) and, in 1978, to 0.06% (600 ppm). **Today, for purposes of lead-based paint inspection, for childhood lead poisoning prevention, EPA defines LBP as paint containing greater than 0.5% (5000 ppm) lead by weight or greater than 1.0 mg/cm² by surface area. This report applies the 1.0 mg/cm² reference standard, which applies to X-ray Fluorescence (XRF) testing.**

The State of California has enacted a number of regulations to minimize lead exposure in children and adults. Specifically, [Title 17, California Code Of Regulations, Division 1, Chapter 8 Accreditation, Certification, and Work Practices For Lead-Based Paint and Lead Hazards](#) and a number of California Civil and Health and Safety Codes, provide requirements for lead-safe housing and the prevention of lead hazards from developing in housing. A complete list of all State of California LBP regulations is available at the [CDPH Childhood Lead-Poisoning Prevention Branch website](#). The California Department of Public Health (CDPH) is the agency responsible for enforcing compliance with existing state LBP regulations.

For occupational lead exposure in the construction and building maintenance industries, lead is regulated below the threshold set by the EPA for lead-based paint. Additionally, OSHA does not limit lead health and safety requirements to paint. Many other building materials and manufactured items are known to contain lead. Adult occupational tasks may result in exposure to lead even when working with low lead concentrations. Tasks such as abrasive blasting, flame torch usage, and mechanical grinding are especially prone to occupational lead exposure. When lead is present in any concentration, Cal-OSHA, under Title 8 CCR Section 1532.1, requires employers to evaluate the task performed and conduct an exposure assessment. Based on the results of the exposure assessment, engineering controls and personal protective equipment may be necessary to reduce occupational lead exposure. Additional information is available from this Cal-OSHA fact sheet: http://www.dir.ca.gov/dosh/dosh_publications/lead-fct-sheet-rev.pdf

Paint testing at this property was conducted by X-ray Fluorescence (XRF), which provides instant onsite analysis, penetrating all paint layers.

The following conclusions were arrived at from the testing:

- * **EPA defined Lead-Based Paint (>1.0 mg/cm² by XRF) was not identified in any of the coatings anticipated to be impacted by the scope of the renovations.**
- * **Elevated lead content is present in the ceramic tile finishes in the men's and women's restrooms and storage/utility closet. Uncontrolled demolition of ceramic finishes has the potential to release lead containing particulate once the glaze is shattered.**
- * **For contractor employee OSHA compliance, all paints and ceramic tile had a quantifiable lead content and are subject the requirements of the Cal-OSHA Lead in Construction Standard (Title 8 CCR Section 1532.1) when conducting trigger tasks which could result in occupational exposure to lead. Such high risk trigger tasks include abrasive blasting, flame torch usage, and mechanical grinding.**

The table on the following page is a summary of components identified to contain high lead content. Following the summary table is a table listing the results of all the components tested. See summary for additional information.

Lead-Based Paint - continued

The table below lists the components identified coated with high lead content at the subject building. *EPA Lead-Based Paint is lead content in excess of 5,000 ppm by bulk analysis or greater than 1.0 mg / cm² by XRF.* Note, lead in any amount may be regulated by Cal-OSHA for worker protection.

L e a d (P b) S u m m a r y T a b l e					
Location	Component	Substrate	Analytical Results XRF: mg/cm²	Classification	Approximate Quantity
Men's & Women's Restroom & Storage/Utility Closet (Around All Restroom Walls & Stalls, Remnant Tile In the Storage/Utility Closet)	Wall Tile	Ceramic	>5.00	High Lead Content	1,000 SF* *Contractor To Verify

Lead-Based Paint - continued

The table below lists the painted and/or glazed components tested as part of this assessment. *EPA Lead-Based Paint is lead content in excess of 5,000 ppm by bulk analysis or greater than 1.0 mg / cm² by XRF.* Note, lead in any amount may be regulated by Cal-OSHA for worker protection.

Lead (Pb) Content by X-ray Fluorescence			
Area	Component	Substrate	Lead Content mg/cm²
Exterior	Siding	Brick	<0.01
Exterior	Siding	Brick	<0.01
Exterior	Siding	Brick	<0.01
Exterior	Siding	Brick	<0.01
Exterior	Fascia	Wood	0.41
Exterior	Door	Metal	<0.01
Exterior	Door Frame	Metal	<0.01
Men's Restroom	Floor Tile	Ceramic	<0.01
Men's Restroom	Wall Tile	Ceramic	>5.00
Men's Restroom	Wall	Textured Brick	<0.01
Men's Restroom	Ceiling	Plaster	<0.01
Women's Restroom	Floor Tile	Ceramic	<0.01
Women's Restroom	Wall Tile	Ceramic	>5.00
Women's Restroom	Wall	Textured Brick	<0.01
Women's Restroom	Ceiling	Plaster	<0.01
Storage/Utility Closet	Remnant Floor Tile	Ceramic	<0.01
Storage/Utility Closet	Wall Tile	Ceramic	>5.00

Summary of Findings

Asbestos

Asbestos was not identified in the materials anticipated to be disturbed by the scope of the renovation. No further action, with regards to asbestos, is necessary to proceed with the demolition scope of work. However, contractors should be aware that concealed spaces may harbor additional suspect material. Asbestos cement pipes may be concealed within wall cavities and found in underground utility pipes. Should any additional suspect materials be identified during the course of the demolition work, stop work and contact us to assess and sample if necessary.

Regulated Asbestos Containing Material (RACM) will not be impacted by the scope of the current renovations. A notification to the Monterey Bay Air Resources District (MBARD) would only be necessary if load bearing walls will be removed as part of this renovation project. If such work will occur, a notification for demolition must be submitted ten business days prior to the start of work.

Lead

Lead-Based Paint was not identified in any of the coatings expected to be impacted by the scope of the renovations. No further action is required with regards to LBP.

Ceramic tile applications, where high lead content was identified, can release lead particulate during demolition activities, creating a lead risk hazard for building employees and contract staff. Lead-safe work practices should be implemented during ceramic tile removal to ensure lead particulate is appropriately contained. HEPA vacuums should be used when conducting cleaning after demolition work. All wastes must be appropriately disposed of.

For the purposes of compliance with the Cal-OSHA [8 CCR 1532.1](#) ‘Lead in Construction Standard’, when disturbing any amount of lead, in any material, the employer must ensure their employees are not exposed to lead in excess of the Action Level (AL) or Permissible Exposure Limit (PEL). Contractors must have historical exposure data on file for the task performed or they must conduct an exposure assessment on representative workers. Engineering controls and personal protective equipment (PPE) must be utilized where exposure data dictates. Tasks that are likely to create high lead exposure are abrasive blasting, flame torching, and mechanical grinding. Employers not familiar with the requirements of the Lead in Construction standard can download a brief Cal-OSHA fact sheet by following this link http://www.dir.ca.gov/dosh/dosh_publications/lead-fct-sheet-rev.pdf.

Quantities provided in this report are estimates and will be field verified by any contractor proposing to conduct lead removal on this project.

If you have any questions please feel free to call us at 831.883.8415

S Tech Consulting



Sean P. Tillema

**DOSH Certified Asbestos Consultant (CAC) #07-4257
Certified Lead Inspector / Risk Assessor #LRC-2901**

Limitations

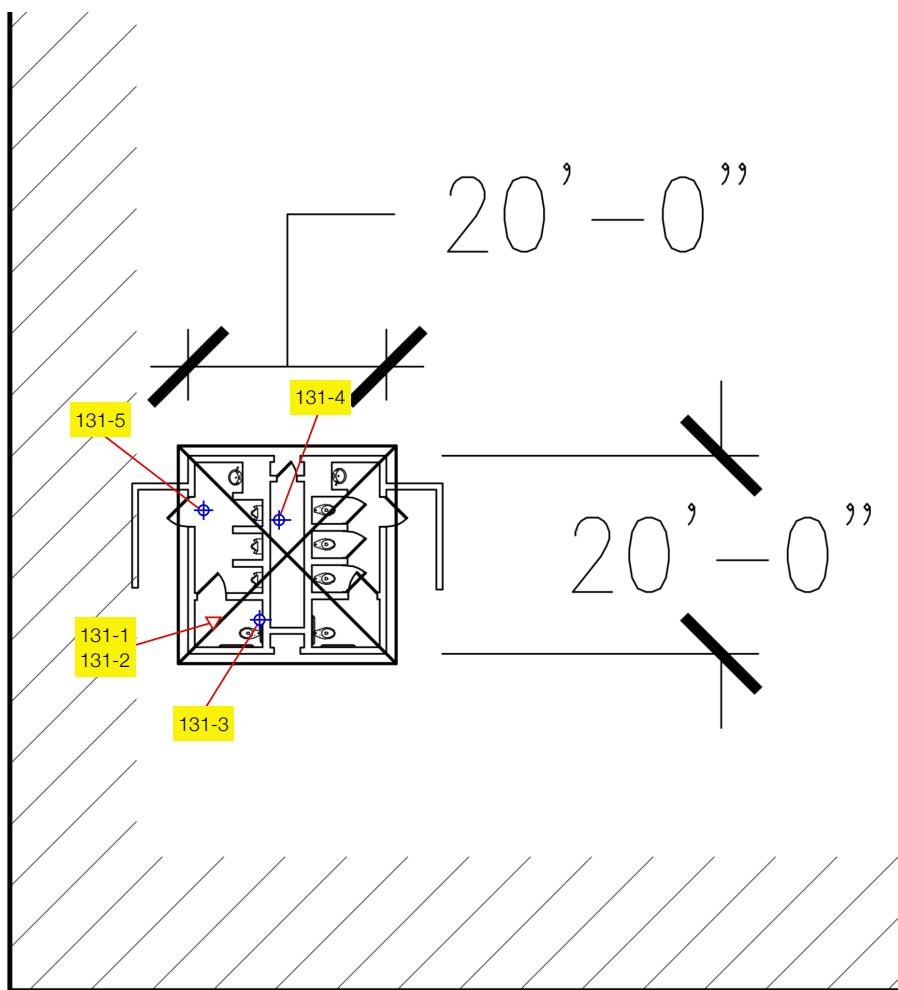
This report is not intended to identify all hazards or unsafe conditions or to imply that others do not exist. This survey was planned and implemented on the basis of a mutually agreed scope of work and S Tech's experience in performing this type of assessment.

Areas outside our scope or inaccessible areas are excluded from this report.

S Tech Consulting has performed this survey in a professional manner using the degree of skill and care exercised for similar projects under similar conditions, by reputable and competent environmental consultants. S Tech Consulting shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed at the time that this survey was conducted.

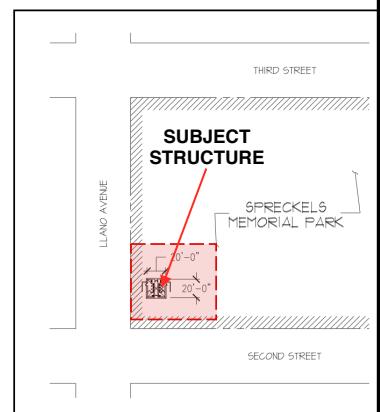
S Tech Consulting further states that no warranties, expressed or implied, are made regarding the quality, fitness, or results to be achieved as a consequence of this report or impacted by information not properly disclosed to S Tech at the time of this report. It further states that no responsibility is assumed for the control or correction of conditions or practices existing at the premises of the client.

Site Plan & Bulk Sample Locations



▼ Indicates Exterior Sample Location

◆ Indicates Interior Sample Location



S
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DATE PREPARED:	9/18/20	SOURCE:	Spreckels Memorial District
REVISION:		REVISION DATE:	
PROJECT NO:	20131	SCALE:	NTS

DRAWING TITLE:

Asbestos Site Sample Location Plan

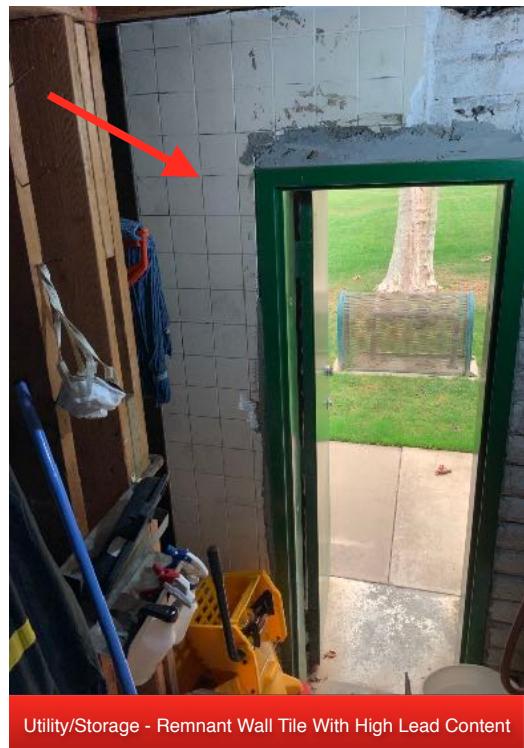
PROJECT NAME:
Spreckels Memorial Park, Spreckels, California

CLIENT:
Spreckels Memorial District

FIGURE NO.

1

S e l e c t e d S i t e P h o t o s



Laboratory Analytical Report



Please Reply To:

AmeriSci Los Angeles

24416 S. Main Street, Ste 308

Carson, California 90745

TEL: (310) 834-4868 • FAX: (310) 834-4772

FACSIMILE TELECOPY TRANSMISSION

To: Sean Tillema
STech Consulting LLC

Fax #:

Email: Sean@stechconsulting.com,consultingstech@gmail.com,david@stechconsulting.com

From: Johana Perez
AmeriSci Job #: 920091229
Subject: PLM 5 day Results
Client Project: 20131; Spreckels Memorial District; Spreckels Memorial Park, Spreckels Califor

Date: Thursday, September 17, 2020
Time: 11:07:09

Comments:

Number of Pages: 4
(including cover sheet)

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AmeriSci Los Angeles

24416 S. Main Street, Ste 308

Carson, California 90745

TEL: (310) 834-4868 • FAX: (310) 834-4772

PLM Bulk Asbestos Report

STech Consulting LLC
Attn: Sean Tillema
484B Washington Street, #401
Monterey, CA 93940

Date Received 09/11/20 **AmeriSci Job #** 920091229

Date Examined 09/17/20

P.O. #

Page 1 **of** 2

RE: 20131; Spreckels Memorial District; Spreckels Memorial Park,
Spreckels California

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
131-1	920091229-01	No	NAD
	Location: Roof Tile / Park Restrooms - Roof		(by CVES) by Johana Perez on 09/17/20
	Analyst Description: Grey, Homogeneous, Non-Fibrous, Cementitious, Tile		
	Asbestos Types:		
	Other Material: Non-fibrous 100 %		
131-2	920091229-02L1	No	NAD
	Location: Built - Up Roofing Felt / Tar / Park Restrooms - Roof		(by CVES) by Johana Perez on 09/17/20
	Analyst Description: Black, Homogeneous, Non-Fibrous, Felt		
	Asbestos Types:		
	Other Material: Cellulose 30 %, Non-fibrous 70 %		
131-2	920091229-02L2	No	NAD
	Location: Built - Up Roofing Felt / Tar / Park Restrooms - Roof		(by CVES) by Johana Perez on 09/17/20
	Analyst Description: Black, Homogeneous, Non-Fibrous, Tar		
	Asbestos Types:		
	Other Material: Cellulose 20 %, Non-fibrous 80 %		
131-3	920091229-03	No	NAD
	Location: Plaster / Park Restrooms - Men's Restroom		(by CVES) by Johana Perez on 09/17/20
	Analyst Description: Grey, Homogeneous, Non-Fibrous, Cementitious, Plaster		
	Asbestos Types:		
	Other Material: Non-fibrous 100 %		
131-4	920091229-04	No	NAD
	Location: Plaster / Park Restrooms - Storage Room		(by CVES) by Johana Perez on 09/17/20
	Analyst Description: Grey, Homogeneous, Non-Fibrous, Cementitious, Plaster		
	Asbestos Types:		
	Other Material: Non-fibrous 100 %		

PLM Bulk Asbestos Report

20131; Spreckels Memorial District; Spreckels Memorial Park,
Spreckels California

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
131-5	920091229-05L1	No	NAD
	Location: Ceramic Tile Mortar / Grout / Park Restrooms - Men's Restroom	(by CVES) by Johana Perez on 09/17/20	
	Analyst Description: Grey, Homogeneous, Non-Fibrous, Cementitious, Grout		
	Asbestos Types:		
	Other Material: Non-fibrous 100 %		
131-5	920091229-05L2	No	NAD
	Location: Ceramic Tile Mortar / Grout / Park Restrooms - Men's Restroom	(by CVES) by Johana Perez on 09/17/20	
	Analyst Description: Beige, Homogeneous, Non-Fibrous, Cementitious, Mortar		
	Asbestos Types:		
	Other Material: Non-fibrous 100 %		

Reporting Notes:

Analyzed By: Johana Perez


; Date Analyzed: 9/17/2020 9.17.2020

*NAD = no asbestos detected; Detection Limit <1%; Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; NA = not analyzed; NA/PS = not analyzed / positive stop; NVA = No Visible Asbestos; PLM (polarized light microscopy) Bulk Asbestos Analysis by EPA 600/R-93/116, including requirements for EPA 600/M4-82-020 per 40 CFR 763 (NVLAP Lab #200346-0); Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced except in full with the approval of the laboratory. This PLM report relates ONLY to the items tested.

Reviewed By: _____

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info@stechconsulting.com stechconsulting.com

Date:	9-10-20	Project:	20131
Client:	Spreckels Memorial District	CAC/C	et , Spreckels
Site:	Spreckels Memorial Park, et		

Asbestos Bulk Sample Log

Sample #	Material	Sample Location	Condition	Friable
31-1	Zoof Tile	Park Restrooms - Roof	G	NF
-2	Built-up Roofing Felt Tan	-	1	
-3	Plaster	- Men's Restroom		
-4	1	- Storage Room		
-5	Ceramic Tile Mosaic / Count	- Men's Restroom		

Standard Turn Around Requested:

Analysis: PLM

Results to: Sean@stechconsulting.com

Chain of Custody (COC)

Relinquished by: S. Z. Date 9/10/20 Time: 1:520
Received by: S. M. Date: 9/11/20 Time: 9:45