

Reinspection Report 2023



Pioneer School/Bus Barn Building BB

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GENERAL INFORMATION

The reinspection process under the AHERA rules states that a school building must be reinspected by an accredited inspector at least every three years. The results of the reinspection are reported in these documents.

Pioneer School/Bus Barn
Building BB
10653 71st Avenue Northeast
Salem, OR 97305

INSPECTION DATES

	Original
7/26/2023	Current Reinspection
7/26/2026	Next Reinspection

SIGNATURES

Inspector

Jason Sandoval 4/6/2024
Signature Expiration Date

Jason Sandoval
Accreditation #IR-23-0127C

Management Planner

Nathan Carlson
Digitally signed by Nathan Carlson
Date: 2023.08.28 10:28:43 -07'00'
Signature Expiration Date

Nathan Carlson
Accreditation #MPR-23-1775B

INSPECTION SUMMARY

The 2023 AHERA 3-year reinspection of the Pioneer School/Transportation and Maintenance building documented both friable and non-friable asbestos-containing materials. Below is a summary of the reinspection.

Pioneer School is a single-story, wood-framed structure with a basement built in the early 1930s. This building is now used as Gervais School District's maintenance office and storage facility. The bus barn office is a double-wide portable with no restrooms. Other warehouse and garage buildings at this site are of new construction and are not included in this reinspection report. If suspect materials are found, sampling of the presumed asbestos-containing materials is recommended.

All identified or presumed materials appeared to be in good condition. Refer to subsequent reinspection assessments and continue to maintain and monitor all identified asbestos-containing materials under the District's AHERA Asbestos Management Plan.

HAZARD PRIORITY

Known or suspected asbestos-containing building materials are listed below in order of hazard priority. The priorities are established by the Accredited Inspector(s) and Accredited Management Planner(s), and are based on the assessments. A material may be listed more than once if its location varies and if the assessment criteria also dramatically changes.

Concern	Material	HM	Functional Space	Damage
Moderate Concern	Gypsum Wallboard		Basement of school and bus barn office	Flaking Impact
Moderate Concern	Duct Felt Tape		Pioneer School, furnace room	Flaking
Moderate Concern	Window Glazing Compound		School building windows	Flaking
Moderate Concern	Fire Door		Throughout both buildings	Impact
Moderate Concern	Wall and Ceiling Plaster		Throughout school building	Flaking Impact
Moderate to Low Concern	Glued-on Ceiling Tiles		Bus barn office	Water Impact
Moderate to Low Concern	Vinyl Floor Tile	1	Bus barn office under carpet	Impact
Moderate to Low Concern	Troweled Textured Material		Pioneer School, basement maintenance office	Impact
Moderate to Low Concern	Mastic		Under floor tile and covebase in school and bus barn office	Impact

Concern	Material	HM	Functional Space	Damage
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RESPONSE ACTIONS

Based on material assessments made during the inspection recommended response actions are listed below. These may include removal, encapsulation, enclosure, repair, operations and maintenance, that protects human health and the environment from friable asbestos-containing building materials.

Material	Functional Space	Response Action
Gypsum Wallboard	Basement of school and bus barn office	It is very difficult to determine all possible varieties of gypsum wallboard in a given building because the material is obscured by paint and other finishes. Even if some gypsum wallboard tests negative (no asbestos detected), other locations of gypsum wallboard may contain asbestos. It is PBS' experience that 3 to 5% of all gypsum wallboard samples contain asbestos. An accredited inspector should take full depth samples before repair, remodeling, demolition, or other activities that would impact any wallboard or plaster. If the sample tests are positive (asbestos containing), remove using current regulatory guidelines. Maintain & monitor material. Continue to implement Operations and Maintenance program.
Duct Felt Tape	Pioneer School, furnace room	Do not disturb material without proper training or protection. Encapsulate material with additional duct tape. Remove material under full isolation procedures. Maintain & monitor material. Continue to implement Operations and Maintenance program.
Window Glazing Compound	School building windows	The material is generally non-friable in a pliable state. Age and exposure may change friability. Before impacting the material by remodeling, demolition, or removal, a qualified inspector should take samples for analysis. If the samples are analyzed as containing asbestos, remove using wet methods, controlled conditions, and proper worker protection. Maintain & monitor material. Continue to implement Operations and Maintenance program.
Fire Door	Throughout both buildings	Fire doors may contain an asbestos felt or block inside to increase fire rating. The felt or block may cover the full interior of the door or be just around one area such as the lockset. A qualified inspector should penetrate the door finish and sample the interior before creating windows, drilling doors, disposal, etc. If the door contains asbestos, dispose of properly and replace.
Wall and Ceiling Plaster	Throughout school building	Maintain & monitor material, Continue to implement Operations and Maintenance program.
Glued-on Ceiling Tiles	Bus barn office	Glued-on tiles are generally non-friable if not excessively damaged. Tiles that are suspected of containing asbestos are generally gray or white for the thickness of the material. Brown glued-on tiles are typically cellulose (non-asbestos) and do not require any special procedures or concern. Prior to any activity which would increase a suspect tile's friability, such as demolition, renovation, etc., an accredited inspector should sample the material. If the sample is analyzed as containing asbestos (positive), remove under full isolation. Maintain & monitor material. Continue to implement Operations and Maintenance program.

Material	Functional Space	Response Action
Vinyl Floor Tile	Bus barn office under carpet	Drilling, grinding, sanding, etc. will create friability. Remove using vacuum loader under full isolation with worker decontamination system. Other methods may be acceptable; contact the local air pollution authority and worker protection division. Carpeting and reflooring is permitted if existing material remain undisturbed. Maintain & monitor material. Continue to implement Operations and Maintenance program.
Troweled Textured Material	Pioneer School, basement maintenance office	Do not disturb material without proper training and protection. Maintain & monitor material. Continue to implement Operations and Maintenance program.
Mastic	Under floor tile and covebase in school and bus barn office	Mastic may adhere vinyl floor tiles, rubber base, and other items to the appropriate surface. Consequently, the mastic is not accessible. When removing materials and the mastic below, the mastic may become very friable and full or modified isolation may be required. Maintain & monitor material. Continue to implement Operations and Maintenance program.

ASBESTOS MATERIAL ASSESSMENTS

PHYSICAL ASSESSMENT DATA

Material Description	Gypsum Wallboard		Material Type MISC	
Homogeneous Material			Quantity	
Functional Space	Basement of school and bus barn office			
Hazard Assessment	Moderate Concern			
Material Classification	Miscellaneous Material - ACBM with potential for damage			
Current Damage	None	Damage Quantity	0	0.00%
Undamaged Area	Good	Friability	Moderate to Low	
Damage Potential	Moderate to Low	Accessibility	High	
Damage Type	Flaking Impact			
Damage Cause	Age Maintenance			

Inspector Comments & Discussion:

AHERA Classification - ACBM with potential for damage.

Management Planner Response Actions:

It is very difficult to determine all possible varieties of gypsum wallboard in a given building because the material is obscured by paint and other finishes. Even if some gypsum wallboard tests negative (no asbestos detected), other locations of gypsum wallboard may contain asbestos. It is PBS' experience that 3 to 5% of all gypsum wallboard samples contain asbestos. An accredited inspector should take full depth samples before repair, remodeling, demolition, or other activities that would impact any wallboard or plaster. If the sample tests are positive (asbestos containing), remove using current regulatory guidelines. Maintain & monitor material. Continue to implement Operations and Maintenance program.

PHYSICAL ASSESSMENT DATA

Material Description	Duct Felt Tape	Material Type	TSI
Homogeneous Material		Quantity	20 sf
Functional Space	Pioneer School, furnace room		
Hazard Assessment	Moderate Concern		
Material Classification	TSI - Damaged or significantly damaged ACBM		
Current Damage	Severe to Moderate	Damage Quantity	0 0.00%
Undamaged Area	Fair to Good	Friability	Moderate
Damage Potential	Low	Accessibility	Moderate
Damage Type	Flaking		
Damage Cause	Age Maintenance		

Inspector Comments & Discussion:

AHERA Classification - Damaged or significantly damaged friable miscellaneous ACM.

Management Planner Response Actions:

Do not disturb material without proper training or protection. Encapsulate material with additional duct tape. Remove material under full isolation procedures. Maintain & monitor material. Continue to implement Operations and Maintenance program.

PHYSICAL ASSESSMENT DATA

Material Description	Window Glazing Compound		Material Type MISC	
Homogeneous Material	Quantity			
Functional Space	School building windows			
Hazard Assessment	Moderate Concern			
Material Classification	Miscellaneous Material - Damaged or significantly damaged friable ACBM			
Current Damage	Severe to Moderate	Damage Quantity	0	0.00%
Undamaged Area	Fair	Friability	Low	
Damage Potential	Low	Accessibility	Moderate	
Damage Type	Flaking			
Damage Cause	Age Maintenance			

Inspector Comments & Discussion:

AHERA Classification - Damaged or significantly damaged friable miscellaneous ACM.

Management Planner Response Actions:

The material is generally non-friable in a pliable state. Age and exposure may change friability. Before impacting the material by remodeling, demolition, or removal, a qualified inspector should take samples for analysis. If the samples are analyzed as containing asbestos, remove using wet methods, controlled conditions, and proper worker protection. Maintain & monitor material. Continue to implement Operations and Maintenance program.

PHYSICAL ASSESSMENT DATA

Material Description	Fire Door	Material Type	MISC	
Homogeneous Material		Quantity		
Functional Space	Throughout both buildings			
Hazard Assessment	Moderate Concern			
Material Classification	Miscellaneous Material - ACBM with potential for damage			
Current Damage	None	Damage Quantity	0	0.00%
Undamaged Area	Good	Friability	Low	
Damage Potential	Moderate to Low	Accessibility	High	
Damage Type	Impact			
Damage Cause	Maintenance			

Inspector Comments & Discussion:

AHERA Classification - ACBM with potential for damage.

Management Planner Response Actions:

Fire doors may contain an asbestos felt or block inside to increase fire rating. The felt or block may cover the full interior of the door or be just around one area such as the lockset. A qualified inspector should penetrate the door finish and sample the interior before creating windows, drilling doors, disposal, etc. If the door contains asbestos, dispose of properly and replace.

PHYSICAL ASSESSMENT DATA

Material Description	Wall and Ceiling Plaster	Material Type	MISC
Homogeneous Material		Quantity	
Functional Space	Throughout school building		
Hazard Assessment	Moderate Concern		
Material Classification	Miscellaneous Material - ACBM with potential for damage		
Current Damage	None	Damage Quantity	0 0.00%
Undamaged Area	Good	Friability	Moderate to Low
Damage Potential	Moderate to Low	Accessibility	High to Moderate
Damage Type	Flaking Impact		
Damage Cause	Age Maintenance		

Inspector Comments & Discussion:

AHERA Classification - ACBM with potential for damage.

Management Planner Response Actions:

Maintain & monitor material, Continue to implement Operations and Maintenance program.

PHYSICAL ASSESSMENT DATA

Material Description	Glued-on Ceiling Tiles		Material Type MISC	
Homogeneous Material			Quantity	
Functional Space	Bus barn office			
Hazard Assessment	Moderate to Low Concern			
Material Classification	Miscellaneous Material - ACBM with potential for damage			
Current Damage	None	Damage Quantity	0	0.00%
Undamaged Area	Good	Friability	Moderate	
Damage Potential	Low	Accessibility	Moderate	
Damage Type	Water Impact			
Damage Cause	Age Maintenance Water			

Inspector Comments & Discussion:

AHERA Classification - ACBM with potential for damage.

Management Planner Response Actions:

Glued-on tiles are generally non-friable if not excessively damaged. Tiles that are suspected of containing asbestos are generally gray or white for the thickness of the material. Brown glued-on tiles are typically cellulose (non-asbestos) and do not require any special procedures or concern. Prior to any activity which would increase a suspect tile's friability, such as demolition, renovation, etc., an accredited inspector should sample the material. If the sample is analyzed as containing asbestos (positive), remove under full isolation. Maintain & monitor material. Continue to implement Operations and Maintenance program.

PHYSICAL ASSESSMENT DATA

Material Description	Vinyl Floor Tile	Material Type	MISC	
Homogeneous Material	1	Quantity		
Functional Space	Bus barn office under carpet			
Hazard Assessment	Moderate to Low Concern			
Material Classification	Miscellaneous Material - ACBM with potential for damage			
Current Damage	None	Damage Quantity	0	0.00%
Undamaged Area	Good	Friability	Low	
Damage Potential	Moderate to Low	Accessibility	High to Moderate	
Damage Type	Impact			
Damage Cause	Age Maintenance			

Inspector Comments & Discussion:

AHERA Classification - ACBM with potential for damage.

Management Planner Response Actions:

Drilling, grinding, sanding, etc. will create friability. Remove using vacuum loader under full isolation with worker decontamination system. Other methods may be acceptable; contact the local air pollution authority and worker protection division. Carpeting and reflooring is permitted if existing material remain undisturbed. Maintain & monitor material. Continue to implement Operations and Maintenance program.

PHYSICAL ASSESSMENT DATA

Material Description	Troweled Textured Material		Material Type SURF	
Homogeneous Material			Quantity 500 sf	
Functional Space	Pioneer School, basement maintenance office			
Hazard Assessment	Moderate to Low Concern			
Material Classification	Surfacing Material - ACBM with potential for damage			
Current Damage	None	Damage Quantity	0	0.00%
Undamaged Area	Good	Friability	Moderate to Low	
Damage Potential	Moderate to Low	Accessibility	Moderate	
Damage Type	Impact			
Damage Cause	Age Maintenance			

Inspector Comments & Discussion:

AHERA Classification - ACBM with potential for damage.

Management Planner Response Actions:

Do not disturb material without proper training and protection. Maintain & monitor material. Continue to implement Operations and Maintenance program.

PHYSICAL ASSESSMENT DATA

Material Description	Mastic	Material Type	MISC	
Homogeneous Material		Quantity		
Functional Space	Under floor tile and covebase in school and bus barn office			
Hazard Assessment	Moderate to Low Concern			
Material Classification	Non-friable suspected ACBM			
Current Damage	None	Damage Quantity	0	0.00%
Undamaged Area	Good	Friability	Low	
Damage Potential	Low	Accessibility	Moderate	
Damage Type	Impact			
Damage Cause	Age Maintenance			

Inspector Comments & Discussion:

AHERA Classification - ACBM with potential for damage.

Management Planner Response Actions:

Mastic may adhere vinyl floor tiles, rubber base, and other items to the appropriate surface. Consequently, the mastic is not accessible. When removing materials and the mastic below, the mastic may become very friable and full or modified isolation may be required. Maintain & monitor material. Continue to implement Operations and Maintenance program.

ASBESTOS BULK SAMPLE INVENTORY