

# ASBESTOS SURVEY REPORT

## **MODULAR CLASSROOM #2 SCDMH BULL STREET CAMPUS COLUMBIA, SOUTH CAROLINA**

S&ME Project No. 1614-08-330

Prepared for:



Physical Plant Services  
7901 Farrow Road, Building 4  
Columbia, South Carolina 29203  
803-935-5655

Assessment Performed by: \_\_\_\_\_  
Owen Astwood Date: 12/11/2008  
(SCDHEC Accreditation #BI-00475)

Report Prepared by: \_\_\_\_\_  
Owen Astwood Date: 05/12/2009  
(SCDHEC Accreditation #BI-00475)



134 Suber Road  
Columbia, South Carolina 29210  
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## EXECUTIVE SUMMARY

An asbestos survey was conducted on December 11, 2008 of the Modular Classroom #2 located on the South Carolina Department of Mental Health (SCDMH) Bull Street Campus in Columbia, South Carolina. The purpose of the assessment was to verify the presence of asbestos-containing materials (ACMs) in the building as determined in a previous asbestos survey report by Davis & Floyd (1989) and an AHERA Re-inspection report by S&ME, Inc. (2008) and to perform supplemental bulk sampling and analysis to conform with the amendments to South Carolina Department of Health and Environmental Control (SCDHEC) Regulation 61-86.1 “Standards of Performance for Asbestos Projects” effective June 27, 2008.

The building is a single-story pre-fabricated metal frame structure on a pillar foundation with a crawlspace. The building was reportedly constructed in 1980 and contains approximately 1,250 square feet of interior space. The building is used as a classroom for residents at the William S. Hall Institute. The building is currently in use but was unoccupied at the time of the survey.

Because the building is included in the AHERA program for the William S. Hall Institute and is periodically re-inspected for the presence and condition of previously identified ACMs, it is assumed that all suspect materials in the building have been identified and sampled by others. Consequently, this survey focused on the collection of bulk samples of non-friable, organically-bound materials that require transmission electron microscopy (TEM) analysis under SCDHEC Regulation 61-86.1. The only non-friable materials identified consisted of four-inch black vinyl baseboard and associated mastic. The Environmental Protection Agency (EPA) and South Carolina Department of Health & Environmental Control (SCDHEC) define materials as asbestos-containing if an asbestos content of greater than one percent (>1%) is detected in a representative sample. Asbestos, in concentrations >1%, was identified as a result of the assessment. The following table summarizes the ACMs identified in this assessment and by others:

Material	Material Location	Asbestos Type & Percent	Condition	Potential for Disturbance	Approx. Quantity <sup>1</sup>
*Sheet vinyl flooring	Throughout	Chrysotile - 10%	Good	PSD	1,250 ft <sup>2</sup>

ft<sup>2</sup> = square feet

PSD = Potential for Significant Disturbance

<sup>1</sup>Note: The quantities are estimated and should be field verified for bidding purposes.

\* Note: ACM identified by Davis & Floyd in report dated June 1989. Quantities, asbestos type and % are from Davis & Floyd or based on current observations.

The identified vinyl sheet flooring is classified as a Category I non-friable material in good condition. The identified ACM is considered to have a significant potential for disturbance should the structure be subject to demolition or renovation. No asbestos in concentrations >1% was detected in the samples of suspect materials that were collected for this survey.

The EPA and SCDHEC require proper removal and disposal of ACMs that will be destructively affected by renovation and/or demolition activities, therefore we recommend the identified ACMs be properly removed and disposed by a qualified abatement contractor licensed by SCDHEC prior to any renovation or demolition activities. A copy of this report should also be provided to the contractor(s) to assist with compliance with the applicable State and Federal regulations. If additional suspect materials are discovered during future renovation or demolition activities, bulk samples must be collected and analyzed for asbestos content.

A copy of this assessment report must be submitted to SCDHEC, along with a demolition license application, 10 weekdays prior to demolition activities.

## 1. BACKGROUND

S&ME was contracted to perform an asbestos survey of the Modular Classroom #2 located on the SCDMH Bull Street Campus in Columbia, South Carolina. The purpose of the assessment was to identify asbestos-containing materials (ACMs) in the building.

The Modular Classroom #2 is a single-story pre-fabricated metal building on a pillar foundation with a crawlspace. The building was reportedly constructed in 1978 and contains approximately 1,250 square feet of interior space. The building has a pitched metal roof. Interior finishes include painted sheetrock walls, suspended acoustic ceiling tiles and sheet vinyl flooring. This structure is used as academic classrooms and is currently in use; however, it was un-occupied at the time of the inspection.

S&ME reviewed an asbestos survey report of this building prepared by Davis & Floyd, Inc. dated January 1989. A copy of this report is presented in Appendix IV. The June 1989 report discusses the June 1988 asbestos survey of the subject building that included the collection of approximately four bulk samples from various materials throughout the building. Of the samples of suspect ACM collected by Davis & Floyd in 1988, asbestos was determined to be present in the following materials:

- Grey and beige floor covering (10% chrysotile), approximately 1,250 square feet

S&ME reviewed an AHERA Re-Inspection Report of this building prepared by S&ME, dated July 2008. A copy of this report is presented in Appendix IV. The report discusses the three-year asbestos re-inspection of the building in accordance with the Asbestos Hazard Emergency Response Act (AHERA) of 1986. The AHERA re-inspection report identifies the known ACM in the building and notes the condition and potential for disturbance of the ACM. The following is a summary of the information presented in the AHERA Re-inspection report:

- Approximately 1,250 square feet of asbestos-containing white linoleum floor covering is present in the building. The floor covering is non-friable and considered to be in good condition.

The purpose of the assessment was to verify the presence of asbestos-containing materials (ACMs) in the building as reported by Davis & Floyd (1989) and S&ME (2008), and to perform supplemental bulk sampling and analysis to conform with the Regulation 61-86.1 South Carolina Department of Health and Environmental Control (SCDHEC) "Standards of Performance for Asbestos Projects" effective June 27, 2008. The identification of ACMs will aid in the prevention of occupational exposures and/or environmental releases of airborne asbestos. Identification of ACMs also complies with Title 40 Code of the Federal Regulations, part 61, and State regulation 61-86.1 enforced

by the SCDHEC, along with Title 29 Code of Federal Regulations, part 1926 enforced by OSHA. The following sections describe the investigative procedures used, results of the suspect ACMs sampled and analyzed, and conclusions and recommendations regarding the structure as related to ACMs.

## 2. ASSESSMENT PROCEDURES

The assessment was performed by observing and collecting statistically random samples of suspect asbestos-containing materials associated with the interior of the structure. The possibility exists that suspect materials were not detected in inaccessible areas such as flooring overlays, pipe chases or wall voids. If additional suspect materials are discovered during future renovation or demolition activities, bulk samples should be collected and analyzed for asbestos content.

A sampling strategy was developed to provide representative samples in accordance with OSHA, SCDHEC and EPA. Bulk samples were then extracted from suspect ACMs and recorded on a chain of custody record and submitted to our in-house Polarized Light Microscopy (PLM) laboratory. Non-friable organically-bound materials requiring confirmation by Transmission Electron Microscopy (TEM) were submitted to *EMSL Analytical* for analysis. The laboratories are accredited by the National Voluntary Laboratory Accreditation Program (NVLAP), which is administered by the National Institute of Standards and Technology.

### *Polarized Light Microscopy (PLM)*

The suspect materials were analyzed by trained microscopists using PLM techniques coupled with dispersion staining in accordance with EPA Test Method Title 40 Code of Federal Regulations, Chapter I (1-1-87 edition), Part 763, Subpart F-APPENDIX A. This method identifies asbestos mineral fibers based on six optical characteristics: morphology, birefringence, refractive index, extinction angle, sign of elongation and dispersion staining colors. The laboratory analysis reports the specific type of asbestos identified (there are six asbestos minerals) and the percentage of asbestos present.

### *Transmission Electron Microscopy (TEM)*

Suspect non-friable organically bound materials, exhibiting negative results by PLM analysis, were analyzed by trained microscopists by TEM using EPA 600 Method in accordance with ASTM E2356.

### 3. FINDINGS AND RESULTS

The asbestos assessment conducted on December 11, 2008, included the quantification and statically random bulk sampling of various suspect asbestos-containing materials located on the interior of the structure. Because the building is included in the AHERA program for the William S. Hall Institute and is periodically re-inspected for the presence and condition of previously identified ACMs, it is assumed that all suspect materials in the building have been identified and sampled by others. Consequently, this survey focused on the collection of bulk samples of non-friable, organically-bound materials that require TEM analysis under SCDHEC Regulation 61-86.1. The only material identified is black vinyl baseboard. The Environmental Protection Agency (EPA) and the South Carolina Department of Health & Environmental Control (SCDHEC) define materials as asbestos-containing if an asbestos content of greater than one percent (>1%) is detected in a representative sample. No additional asbestos in concentrations >1%, was identified as a result of the assessment. The following table summarizes the ACMs identified in this assessment and by others:

Material	Material Location	Asbestos Type & Percent	Condition	Potential for Disturbance	Approx. Quantity <sup>1</sup>
*Sheet vinyl flooring	Throughout	Chrysotile - 10%	Good	PSD	1,250 ft <sup>2</sup>

ft<sup>2</sup> = square feet

PSD = Potential for Significant Disturbance

<sup>1</sup>Note: The quantities are estimated and should be field verified for bidding purposes.

\* Note: ACM identified by Davis & Floyd in report dated June 1989. Quantities, asbestos type and % are from Davis & Floyd or based on current observations.

The EPA classifies ACMs into two categories: friable and non-friable. A friable material creates a greater health hazard due to the fact that it may be "crumbled, pulverized or reduced to powder by the forces expected to act upon it in the course of demolition or renovation operations." The identified asbestos-containing floor covering is classified as a Category I non-friable material in good condition. The identified ACM are considered to have a significant potential for disturbance during future renovation/demolition activities. No additional asbestos in concentrations >1% was detected in the samples of suspect materials associated with the structure that were collected.

TEM analysis was performed on one sample of vinyl baseboard and associated mastic that was collected from the subject building. The TEM analysis confirmed that no asbestos is present in the materials.

The following summary table exhibits the sample number, location, type of material tested, approximate quantity of the material sampled, condition of the material, and corresponding result for each sample. Photographs of building conditions and select

ACM are included in Appendix I. A copy of the inspector's SCDHEC license is provided in Appendix II, and the laboratory analyses and chain-of-custody records are provided in Appendix III.

**TABLE I: SUMMARY OF ASBESTOS BULK SAMPLE ANALYSIS**

POLARIZED LIGHT MICROSCOPY								
Sample No.	Sample Location	Material	Approx. Quantity <sup>1</sup>	Asbestos Type	Percent <sup>2</sup>	Condition	P.F.D. <sup>3</sup>	H.A. <sup>4</sup>
BB-1	Central divider wall	Black vinyl baseboard Brown mastic	80 ln ft	ND ND	NA NA	NA NA	NA NA	NA NA
BB-1 (TEM)	Central divider wall	Black vinyl baseboard Brown mastic	80 ln ft	ND ND	NA NA	NA NA	NA NA	NA NA

ft<sup>2</sup> = square feet    ND = No Asbestos Detected    F = Friable    PSD = Potential for Significant Disturbance  
 ln ft = linear feet    NA = Not Applicable    NF = Non-friable

Note 1: The quantities are estimated, and should not be used for bidding purposes, as field conditions should be verified.

Note 2: The EPA, SCDHEC and OSHA define a material as asbestos-containing if an asbestos content greater than one percent (>1%) is detected in a representative sample.

Note 3: Potential for Disturbance

Note 4: Hazard Assessment

#### 4. ABBREVIATIONS AND HAZARD ASSESSMENT KEY

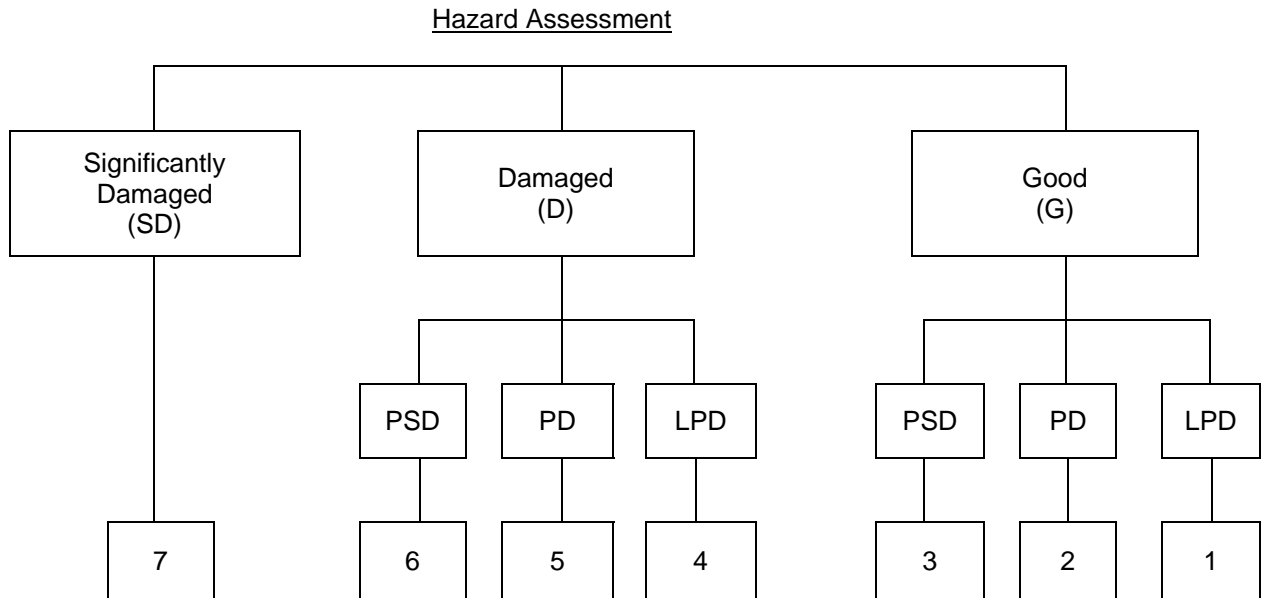
In accordance with the EPA and SCDHEC, a confirmed ACM is assigned a hazard assessment based on its present condition and potential for disturbance. The hazard assessment is used as a tool for prioritization in remedial actions regarding the identified ACM(s). The following key exhibits the criteria that compose the hazard assessment.

##### Present Condition

F = Friable  
NF = Non-friable  
G = Good (Very localized limited damage)  
D = Damaged (Damage of less than 10% distributed and less than 25% localized)  
SD = Significantly Damaged (Damage equal to or greater than 10% distributed, 25% localized)

##### Potential for Future Disturbance

LPD = Low Potential for Disturbance (Contact, Vibration, and Air Erosion all of Low Concern)  
PD = Potential for Disturbance (Contact, Vibration, or Air Erosion of Moderate Concern)  
PSD = Potential for Significant Disturbance (Contact, Vibration, or Air Erosion of High Concern)



## 5. CONCLUSIONS AND RECOMMENDATIONS

The asbestos survey conducted on the Modular Classroom #2 located on the SCDMH Bull Street campus in Columbia, South Carolina identified the presence of asbestos-containing building materials as follows:

- Grey and beige sheet vinyl flooring (10% chrysotile) located throughout the building – approximately 1,250 square feet.

The EPA and SCDHEC require proper removal and disposal of ACMs that will be destructively affected by renovation and/or demolition activities, therefore we recommend the identified ACMs be properly removed, transported, and disposed of by a qualified abatement contractor licensed by SCDHEC, Asbestos Section, prior to any renovation/demolition activities. If additional suspect materials are discovered during future renovation/demolition activities, bulk samples must be collected and analyzed for asbestos content. Access to areas with significantly damaged ACM should be limited to asbestos trained personnel with proper personal protective equipment (PPE).

A copy of this assessment report must be submitted to SCDHEC, along with a demolition license application 10 weekdays prior to demolition activities. In addition, a written project design prepared by a SCDHEC licensed Asbestos Project Designer will be required in accordance with Regulation 61-86.1.

APPENDIX I

**PHOTOGRAPHS**

APPENDIX II

**COPY OF SCDHEC INSPECTOR AND/OR MANAGEMENT  
PLANNER LICENSES**




South Carolina Department  
of  
Health and Environmental Control  
**Asbestos License**

*Owen R. Astwood*

**SCDHEC ISSUED**  
**Asbestos ID Card**

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Owen R Astwood

	AIRSAMPLER AS-00226	Expires 03/16/10
	CONSULTBI BI-00475	08/19/09
	CONSULTPD PD-00085	10/17/09
	SUPERAMERA SA-01241	03/16/10

*Air Sampler AS-00226*  
*Building Inspector BI-00475*  
*Project Designer PD-00085*  
*Asbestos Supervisor SA-01241*

APPENDIX III

**ASBESTOS BULK SAMPLE ANALYSIS SHEETS AND CHAIN OF  
CUSTODY RECORDS**

APPENDIX IV

**DAVIS & FLOYD ASBESTOS SURVEY REPORT  
AHERA RE-INSPECTION REPORT**



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2 — Laboratory Analysis Reports

3 — Total Asbestos Removal Cost Estimates

4 — Quantitative List of Asbestos-Containing Materials

5 — Building Plans Showing Sample Locations and  
Areas Containing Asbestos

## ***Executive Summary***

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A survey for asbestos-containing building materials (ACBM) in the South Carolina State Hospital Modular Classroom #2 located at 2100 Bull Street in Columbia, South Carolina was initiated on June 1, 1988. Asbestos-containing floor covering was found throughout the building. This material was durable and nonfriable; therefore, it is recommended that an Operations & Maintenance (O&M) program be implemented to prevent the asbestos-containing floor covering from deteriorating and creating an exposure problem. This report does not recommend asbestos abatement actions that involve total immediate removal of the asbestos from the building. However, it should be emphasized that this is only a temporary solution based on immediate economics and exposure potential. Eventually, all of the asbestos-containing floor covering will have to be removed from this building to comply with paragraph 61.147 of the Environmental Protection Agency's regulations on National Emission Standards for Hazardous Air Pollutants (40 CFR Part 61), which requires removal of all friable or potentially friable asbestos materials (in excess of 260 linear feet or 160 square feet) prior to demolition or major renovation that would disturb the material. The fact that the floor covering is not recommended for immediate removal does not indicate that it does not present exposure problems. It does suggest that there do not appear to be existing conditions resulting in a significant release of asbestos fibers to the atmosphere. However, any damage to the material (vandalism, water damage, accidental physical damage through maintenance activities, etc.) could result in significant fiber release. Presently, the only asbestos abatement action recommended for South Carolina State Hospital Modular Classroom #2 is the implementation of an O&M program for all asbestos-containing floor covering found. If all asbestos-containing floor covering were removed from South Carolina State Hospital Modular Classroom #2, the estimated cost would be approximately \$8920.

## ***Introduction***

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On Wednesday, June 1, 1988, Davis & Floyd, Inc. representatives B. Hyler and J. Humphries initiated an asbestos survey of South Carolina State Hospital Modular Classroom #2 located at 2100 Bull Street in Columbia, South Carolina. The building is owned and operated by the South Carolina Department of Mental Health. The purpose of the survey was to locate, sample, and make note of all sources of suspected ACBM. This report contains information on observed physical conditions of suspected ACBM, sample documentation and analytical results, and recommendations for abatement of ACBM. The appendices at the end of this report include a summary table of sample results, a copy of the laboratory analysis report, a cost estimate for total removal, and building plans showing locations of samples and ACBM. South Carolina State Hospital Modular Classroom #2 is a one story steel frame structure. The building was built for academic use and is still used for academic purposes. There are approximately 1290 square feet of floor space in the building.

## ***Survey Results***

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Laboratory analysis of a sample of floor covering collected from Room 101 indicates 10 percent chrysotile asbestos content. The floor covering was nonfriable and in good condition. Samples of baseboard and gypsum board were also collected from the building, but were found to contain no asbestos. According to 40 CFR 763.87, the Environmental Protection Agency defines a material to qualify as "asbestos-containing material" if any sample of the suspect material from a homogeneous area is found to contain asbestos in concentrations greater than one percent.

It should be noted that roofing materials and flashing commonly contain asbestos; however, sampling of these materials could result in costly damage to the roof. Therefore, the roofing materials on South Carolina State Hospital Modular Classroom #2 were not sampled. Nevertheless, before disturbing the roofing materials for maintenance or demolishing, all layers of the base roof material should be sampled. If verified to contain asbestos, the prevailing asbestos abatement regulations must be followed.

All sample analyses were conducted by the South Carolina Department of Health and Environmental Control's Bureau of Laboratories in Columbia, South Carolina. Analyses were done using polarized light microscopy (PLM) with dispersion staining. See Appendix 1 for a summary table of the samples taken and the asbestos content of each.

## ***Abatement Recommendations***

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Asbestos-containing floor covering was found throughout the building. This material was in good condition, was nonfriable, and does not present an immediate exposure hazard to building occupants. Therefore, an O&M program should be implemented to prevent the asbestos-containing floor covering from deteriorating and creating an exposure problem. This type of maintenance program involves training maintenance personnel about the hazards of asbestos and about the procedures for keeping the asbestos from contaminating surrounding areas. Another function of an O&M program is to set up periodic visual inspections of all asbestos-containing building materials. Periodic inspections insure that if there is an exposure problem, it will be recognized and corrected before any major contamination occurs. This report does not recommend asbestos abatement actions that involve total immediate removal of the asbestos from the building. However, it should be emphasized that this is only a temporary solution based on immediate economics and exposure potential. Eventually, all of the asbestos-containing floor covering will have to be removed from this building to comply with paragraph 61.147 of the Environmental Protection Agency's regulations on National Emission Standards for Hazardous Air Pollutants (40 CFR Part 61), which requires removal of all friable or potentially friable asbestos materials (in excess of 260 linear feet or 160 square feet) prior to building demolition or major renovation that would disturb the material. The fact that the floor covering is not recommended for immediate removal does not indicate that it does not present exposure problems. It does suggest that there do not appear to be existing conditions resulting in a significant release of asbestos fibers to the atmosphere. However, any damage to the material (vandalism, water damage, accidental physical damage through maintenance activities, etc.) could result in significant fiber release.

***Appendix 1***

***Summary Table of Sample Results***

SAMPLE SUMMARY DATA

01/12/89

Page 1

Building Name	SAMPLE #	LOCATION & DESCRIPTION	%ASB
MODULAR CLASSROOM #2	103071-01	ROOM 101/FLOOR COVERING	10
	103071-02	ROOM 101/BASEBOARD	0
	103071-03	ROOM 101/CEILING TILE	0
	103071-04	ROOM 102/GYPSUM BOARD	0

***Appendix 2***

*Laboratory Analysis Reports*

STATE BUILDING ASBESTOS REQUEST FORM

SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

Bureau of Laboratories

8231 Parklane Road

Columbia, South Carolina 29223

(803) 737-7079

Sender	
Davis & Floyd, Inc. Post Office Drawer 428 Greenwood, South Carolina 29648	
B00637	

SC STATE Hospital Modular Building #2  
Building Sampled (Name/Description)

2100 Bull STREET

Building Location (Address)

Columbia, South Carolina

103071

Building ID # (000000)

J 12

State Agency Code

Davis & Floyd

Company/Agency Affiliation

Sender Number

Billing Number

Bob Hyleh  
Collected By

RETURN TO SENDER A PHOTOCOPY OF THIS FORM(S) AND OF CHAIN OF CUSTODY FORM(S) RELATING TO SAMPLES HEREIN WHEN ANALYSIS IS COMPLETED. RETURN ORIGINAL OF THIS FORM.

DO NOT WRITE BELOW THE LINE

FOR LABORATORY USE ONLY

Assigned Analyst Walter C Beckett

Date Received 7/26/88

(000000-00) Building-Sample #	Lab ID #	Sample Appearance*	Asbestos Present?	Percent Asbestos	Other Sample Constituents
103071-01	J907181	Beige vinyl floor tile material	CHRYSTILE	10%	Vinyl Binder, Cellulose glue
103071-02	J907182	Black baseboard material	ND	— 0 —	Vinyl Binder, Gypsum material, Synthetic fibers
103071-03	J907183	Tan fibrous material	ND	— 0 —	Cellulose, Binder, Perlite, Fibrous glass
103071-04	J907184	white chunks	ND	— 0 —	Gypsum-like material, Cellulose, Fibrous glass, Plaster

REMARKS:

\*NOTE: All testing is done using polarized light microscopy (PLM) and dispersion staining techniques.

**Appendix 3**

*Total Asbestos Removal Cost Estimates*

DAVIS & FLOYD INC.  
 Cost Estimate Sheet for Asbestos Removal  
 (Total Removal Cost)

Building Name: Modular Classroom #2  
 Building Number: 103071  
 Building Location: Columbia, SC  
 Prepared by: J. Zoeller

01/06/1989

Direct Cost Sub-total:	6,250.00
10.00% Contingency:	625.00
	6,875.00
15.00% Insurance:	1,031.25
5.00% Mobilization:	343.75
Engineering Design:	500.00
	8,750.00
Grand Total (rounded):	8,750.00

D I R E C T   C O S T   I T E M I Z A T I O N

Total Quantity	Description	Units	Unit Price	Total Cost
1250	Floor Covering Removal	sq. ft.	3.00	3,750.00
1250	Moving Furniture and Equipment	sq. ft.	0.25	312.50
1250	Floor Covering Installation	sq. ft.	1.75	2,187.50

***Appendix 4***

***Quantitative List of Asbestos-Containing Materials***

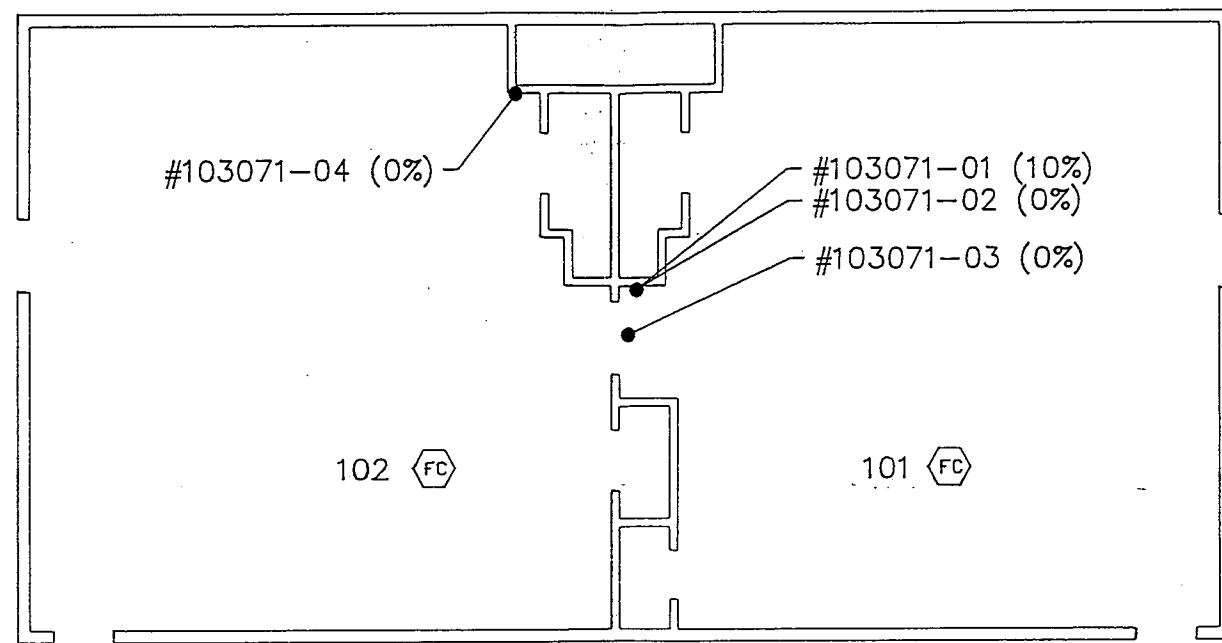
Building Name: Modular Classroom #2  
Building Number: 103071  
Building Location: Columbia, South Carolina  
Prepared by: J. Zoeller

Asbestos Material Description	Units	Total Quantity
Floor Covering	sq. ft.	1250

***Appendix 5***

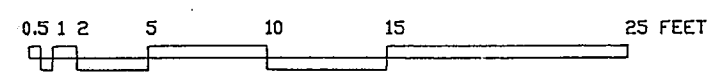
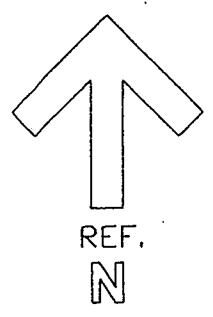
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*Building Plans Showing Sample Locations and  
Areas Containing Asbestos*



**LEGEND**

- #000000-00 (0%) INDICATES SAMPLE LOCATION AND PERCENT ASBESTOS.
- ⬡-INDICATES TYPE OF ASBESTOS CONTAINING MATERIAL LOCATED IN AREA
- ⬡-FLOOR COVERING



DAVIS AND FLOYD INC. ENGINEERS GREENWOOD, S.C.	AGENCY: J12	FILE: 3071J12A
	BLDG: MODULAR CLASSROOM # 2	BLDG. NO: 103071
	DWG. TITLE: FLOOR PLAN	
	DATE: 06/08/88	BY: L. MURRAY