NorBay Consulting

LOGICAL *ENVIRONMENTAL* *SOLUTIONS*

(415) 507-9786 Phone
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2563 Heatherstone Drive
San Rafael, California 94903

March 30, 2011

Mr. Joe Burns
City of Sausalito
420 Litho Street
Sausalito, CA 94965

SUBJECT: LEAD IN PAINT INSPECTION
MLK BUILDING 5 FASCIA & WINDOWS
SAUSALITO, CALIFORNIA

Dear Mr. Burns:

NorBay Consulting is pleased to provide the results from the lead in paint inspection conducted on the exterior fascia and windows on the south side of Building 5 on the MLK property. Said inspection was conducted on March 29, 2011 by Bob Gerhold, CDPH Lead Inspector/Assessor #I2108.

A total of ten (10) readings for lead in paint were collected utilizing a RMD direct reading instrument. No bulk paint chip samples were collected.

RESULTS

- Lead based paint was located on the exterior fascia.
- Lead based paint was not located on the exterior window system.

RECOMMENDATIONS

Current EPA and HUD guidelines recommend that surfaces containing lead based paint in damaged condition to be considered “lead-based paint hazards” and should be addressed through abatement (permanent removal) or interim controls (temporary). Surfaces containing lead based paints in intact condition should be monitored, but are not considered to be “lead based paint hazards”.

At the time of our inspection the paint on the exterior fascia of Building 5 was damaged thus is considered a “lead based paint hazard”.

At present, there are no state or federal laws dealing with mandatory abatement following the identification of lead containing or lead based paints prior to disturbance. However, in 1993 the Occupational Safety and Health Administration promulgated legislation (29 CFR 1926.62 and 8 CCR 1532.1) entitled "Lead Exposure in the Construction Industry" which deals with worker exposure to lead.

Lead in Paint Inspection
MLK – Building 5
Sausalito, California

It should be noted that aside from the HUD definition of lead-based paint (1.0 mg/cm^2), OSHA regulates worker protection and work practices on building components containing any detectable amounts of lead. Therefore, components determined to contain less than 1.0 mg/cm^2 may still be subject to OSHA regulations, if these materials are to be disturbed. This standard essentially states that work, involving components containing any amount of lead must follow certain guidelines. These guidelines include but are not limited to training, personal protective equipment and specific work practices whenever workers disturb lead in any concentration because the disturbance may result in airborne exposures over action or permissible exposure limits.

This legislation requires that any task that may potentially expose workers to any concentration of lead be monitored to determine workers eight-hour time weighted average (TWA) exposure to lead. Prior to conduction of activities that may generate a lead exposure, such workers must be properly fitted with respiratory protection and protective clothing until personal eight-hour TWA results reveal exposures within acceptable levels.

Any proposed renovation/demolition, which may involve the removal of building materials with lead based and/or lead containing painted surfaces, should include provisions to minimize the potential for airborne release of lead contaminated dust. It is recommended, as a minimum, that demolition of building materials which have lead-based and/or lead-containing paints be conducted with the materials kept in a wetted state and removed in sections, as feasible, to reduce the potential for airborne lead emissions.

NorBay Consulting appreciates the opportunity to provide you with these services. Attached you will find a spread sheet of lead readings collected during the inspection.

If you have any questions regarding this report or if you require additional information please do not hesitate to contact me at (415) 507-9786.

Respectfully,
NORBAY CONSULTING

Bob Gerhold

Bob Gerhold
Certified Asbestos Consultant # 92-0157
CDPH Lead Inspector/Assessor # I2108

Lead in Paint Inspection
MLK – Building 5
Sausalito, California

LEAD IN PAINT READINGS AS PER RMD DIRECT READING INSTRUMENT

Readings in **green** indicate lead containing paint

Readings in **black** indicate lead based paint or glazing

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2563 Heatherstone Drive
San Rafael, California 94903

March 3, 2011

Mr. Joe Burns
City of Sausalito
420 Litho Street
Sausalito, CA 94965

SUBJECT: ASBESTOS & LEAD IN PAINT
PRE-RENOVATION INSPECTION
MLK LOCATIONS, SAUSALITO, CA

Dear Mr. Burns:

NorBay Consulting is pleased to provide the visual inspection and analytical results from the asbestos and lead in paint inspection conducted in the gymnasium and storage areas of the MLK property. Said inspection was conducted on February 28, 2011 by Bob Gerhold, Certified Asbestos Consultant #92-0159 and CDPH Lead Inspector/Assessor #I2108.

In addition to conducting visual inspections a total of two (2) samples of suspect asbestos containing building materials were collected and delivered under chain of custody protocol for analysis for asbestos content by Polarized Light Microscopy (PLM). Forensic Analytical Laboratories located in Hayward, California conducted the analysis.

A total of twelve (12) readings for lead in paint were collected utilizing a RMD direct reading instrument. No bulk paint chip samples were collected.

RESULTS

Gymnasium

- Lead based paint is located on the exterior window systems;
- Detectable levels of lead are located on the interior window systems;
- No asbestos was detected in the exterior window caulking;
- No asbestos was detected in the interior acoustical ceiling tiles.

Storage Areas

- Asbestos containing pipe insulation was observed above the storage areas;
- No other suspect asbestos containing materials were observed in the storage areas available for inspection;
- Mechanical equipment, associated with the storage areas appears to have been removed.

Asbestos & Lead in Paint
Two locations on the MLK Site
Sausalito, California

RECOMMENDATIONS

Current EPA and HUD guidelines recommend that surfaces containing lead based paint in damaged condition to be considered “lead-based paint hazards” and should be addressed through abatement (permanent removal) or interim controls (temporary). Surfaces containing lead based paints in intact condition should be monitored, but are not considered to be “lead based paint hazards”.

At the time of our inspection the paint on the exterior window systems of the gymnasium was damaged thus are considered “lead based paint hazards.

At present, there are no state or federal laws dealing with mandatory abatement following the identification of lead containing or lead based paints prior to disturbance. However, in 1993 the Occupational Safety and Health Administration promulgated legislation (29 CFR 1926.62 and 8 CCR 1532.1) entitled "Lead Exposure in the Construction Industry" which deals with worker exposure to lead.

It should be noted that aside from the HUD definition of lead-based paint (1.0 mg/cm^2), OSHA regulates worker protection and work practices on building components containing any detectable amounts of lead. Therefore, components determined to contain less than 1.0 mg/cm^2 may still be subject to OSHA regulations, if these materials are to be disturbed. This standard essentially states that work, involving components containing any amount of lead must follow certain guidelines. These guidelines include but are not limited to training, personal protective equipment and specific work practices whenever workers disturb lead in any concentration because the disturbance may result in airborne exposures over action or permissible exposure limits.

This legislation requires that any task that may potentially expose workers to any concentration of lead be monitored to determine workers eight-hour time weighted average (TWA) exposure to lead. Prior to conduction of activities that may generate a lead exposure, such workers must be properly fitted with respiratory protection and protective clothing until personal eight-hour TWA results reveal exposures within acceptable levels.

Any proposed renovation/demolition, which may involve the removal of building materials with lead based and/or lead containing painted surfaces, should include provisions to minimize the potential for airborne release of lead contaminated dust. It is recommended, as a minimum, that demolition of building materials which have lead-based and/or lead-containing paints be conducted with the materials kept in a wetted state and removed in sections, as feasible, to reduce the potential for airborne lead emissions.

The asbestos containing pipe insulation located above the storage area is also in damaged condition thus should be repaired or remediated. The repair or remediation of this material should be conducted by a licensed asbestos abatement contractor who is familiar with and will abide by the strict rules and regulations regarding the removal, packaging and disposal of asbestos containing materials.

Asbestos & Lead in Paint
Two locations on the MLK Site
Sausalito, California

NorBay Consulting appreciates the opportunity to provide you with these services. Attached you will find the laboratory reports and chain of custody forms for all samples collected. Also attached is a spread sheet of lead readings collected during the inspection.

If you have any questions regarding this report or if you require additional information please do not hesitate to contact me at (415) 507-9786.

Respectfully,
NORBAY CONSULTING

Bob Gerhold

Bob Gerhold
Certified Asbestos Consultant # 92-0157
CDPH Lead Inspector/Assessor # I2108

Asbestos & Lead in Paint
Two locations on the MLK Site
Sausalito, California

LABORATORY REPORTS AND CHAIN OF CUSTODY FORMS

ASBESTOS BULK SAMPLES ANALYZED BY POLARIZED LIGHT MICROSCOPY (PLM)

Asbestos & Lead in Paint
Two locations on the MLK Site
Sausalito, California

LEAD IN PAINT READINGS AS PER RMD DIRECT READING INSTRUMENT

Readings in **green** indicate lead containing paint

Readings in **black** indicate lead based paint or glazing

NorBay Consulting
2563 Heatherstone Drive
San Rafael, CA 94903
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Job Site: City of Sausalito
MLK Gymnasium
Sausalito, California

Project Number: 3932

Analysis Requested: PLM

Turn Around Time: 24 hr

Client ID#	Date	Location	Description
3932-PLM-1	2/28/11	Exterior windows	Window caulking
3932-PLM-2	↓	Interior	Acoustical ceiling tiles

Notes: email results to Rohold c comcast.net

Bob Gerhold 2/28/11
Relinquished by Date

Relinquished by Date

Betty C Kam 3/1/11
Received by Date

Received by Date

orig\micro

Forensic Analytical Laboratories

Final Report

Bulk Asbestos Analysis

(EPA Method 600/R-93-116, Visual Area Estimation)

NorBay Consulting
Robert Gerhold
2563 Heatherstone Dr.

San Rafael, CA 94903

Client ID: 3982
Report Number: B145910
Date Received: 03/01/11
Date Analyzed: 03/02/11
Date Printed: 03/02/11
First Reported: 03/02/11

Job ID/Site: 3932 - City of Sausalito, MLK Gymnasium, Sausalito, CA

Date(s) Collected: 02/28/2011

FALI Job ID: 3982
Total Samples Submitted: 2
Total Samples Analyzed: 2

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
3932-PLM-1	11085257						
Layer: White Non-Fibrous Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace)							
3932-PLM-2	11085258						
Layer: Grey Fibrous Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (35 %) Fibrous Glass (45 %)							

James Flores, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

3777 Depot Road, Suite 409, Hayward, CA 94545 / Telephone: (510) 887-8828 (800) 827-FASI / Fax: (510) 887-4218

Non-destructive Screening of Interior/Exterior Painted Surfaces

XRF Readings

Site Location: MLK - Building 5
Building: Exterior Fascia and Windows
Inspector: Bob Gerhold Date: March 29, 2011

Location	Component	Wall	Substrate	Color	Paint Condition	Reading (mg/cm^2)
Calibration 1						1.1
Calibration 2						1.1
Calibration 3						1.0
Exterior of Building 5	Fascia		Wood	Brown	Damaged	3.2
	Fascia		Wood	Brown	Damaged	2.5
	Fascia		Wood	Brown	Damaged	2.6
	Window frame		Wood	White	Intact	0.0
	Window frame		Wood	White	Damaged	0.0
	Window		Wood	White	Damaged	0.1
	Window		Wood	White	Damaged	0.2
	Window		Wood	White	Damaged	0.1
	Horizontal window surface		Wood	White	Damaged	0.1
	Horizontal window surface		Wood	White	Damaged	0.0
Calibration 4						1.0
Calibration 5						1.1
Calibration 6						1.1

Non-destructive Screening of Interior/Exterior Painted Surfaces

XRF Readings

Site Location: MLK Property
Building: Gymnasium Window Systems
Inspector: Bob Gerhold Date: February 28, 2011

Location	Component	Wall	Substrate	Color	Paint Condition	Reading (mg/cm^2)
Calibration 1						1.1
Calibration 2						1.1
Calibration 3						1.1
Interior	Window		Wood	Black	Intact	0.0
	Window		Wood	Black	Intact	0.0
	Window frame		Wood	Black	Intact	0.2
	Window frame		Wood	Black	Intact	0.1
	Windowsill		Wood	Black	Intact	0.0
	Windowsill		Wood	Black	Intact	0.0
Exterior	Window		Wood	White	Damaged	5.2
	Window		Wood	White	Damaged	4.7
	Horizontal window surface		Wood	White	Damaged	3.8
	Horizontal window surface		Wood	White	Damaged	3.5
	Window frame		Wood	White	Damaged	2.9
	Window frame		Wood	White	Intact	5.3
Calibration 4						1.1
Calibration 5						1.0
Calibration 6						1.0