

BGES, INC.

ENVIRONMENTAL CONSULTANTS



**650 EAST YUKON STREET
PALMER, ALASKA**

LIMITED HAZARDOUS BUILDING MATERIALS INVENTORY

FEBRUARY 2022

Submitted to:

**John Moosey, City of Palmer Manager
Brad Hanson, City of Palmer
231 W. Evergreen Avenue
Palmer, AK 99645**

Submitted by:

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1.0 INTRODUCTION

BGES, Inc. (BGES) was retained by the Palmer Municipal Airport to conduct a limited Hazardous Building Materials Inventory (HBMI) of the building located at 650 East Yukon Street in Palmer, Alaska (hereafter referred to as the “subject property”). The purpose of this assessment was to evaluate the potential presence of lead-based paint (LBP) in selected representative areas/locations within the building.

This report presents the results of our findings. The presence of LBP was evaluated using an x-ray fluorescence (XRF) field screening instrument. LBP data are included in Appendix A. No potential asbestos-containing building materials (ACBM) were identified during our visual inspection, therefore, no such samples were collected.

The limited HBMI was performed during January of 2022. The inspection was performed by Carson Kent, Environmental Scientist II of BGES. Mr. Kent is an AHERA-Certified Building Inspector (Certificate # TBI4-321-15188) and a United States (U.S.) Environmental Protection Agency (EPA) Certified Risk Assessor (Certificate # LBP-R-I219617-1). Copies of BGES’ certificates are included in Appendix B.

A total of 25 XRF readings were taken from all identified different testing combinations in the inspected areas of the building on the subject property from interior and exterior portions of the structure. Testing combinations are comprised of rooms (or room equivalents), building components, and substrates. None of the readings taken exceeded the EPA regulatory limit of 1.0 milligram (mg) of lead per square centimeter (cm²), or 1.0 mg/cm².

Applicable regulations regarding the abatement and disposal of LBP are described in greater detail in Section 5. XRF data are included in Appendix A.

2.0 SITE DESCRIPTION AND SAMPLING TECHNIQUES

The subject property contains a one-story aircraft warehouse on an approximately 0.80-acre lot. A subset of the various areas and occupiable spaces that were deemed to likely be representative of the entire building was inspected for the presence of LBP and asbestos. Lead sampling was performed by utilizing a Heuresis Pb200i XRF Lead Analyzer to test for the presence of lead in selected painted surfaces. This was accomplished in general accordance with established Department of Housing and Urban Development (HUD) & EPA guidelines.

3.0 ACBM AND LBP SAMPLING AND ASSESSMENT

3.1 Description of Assessment

The LBP and asbestos assessment was conducted on January 19, 2022. The walkthrough assessment included a visual inspection of the building and collection of LBP data. The roof, ceiling, and wall surfaces that could not be accessed with a 6-foot ladder were not included within this assessment. No potential ACBM was observed during the visual inspection.

3.2 XRF Analytical Techniques

Painted surfaces were analyzed using a Heuresis Pb200i XRF Lead Analyzer. For a complete description of the XRF testing method, please refer to the 1997 HUD Inspection Protocol.

4.0 XRF ANALYSIS RESULTS

A total of 25 XRF readings were taken from selected painted surfaces, divided into various testing combinations. No readings collected from anywhere in the building on the subject property exceeded the EPA regulatory limit of 1.0 mg/cm² for lead. The walls, support beams, and floor were sampled in multiple locations, as were all painted door and window components within the building.

Applicable regulations regarding the abatement and disposal of LBP are described in greater detail in Section 5 below. XRF analytical data are summarized in Appendix A.

5.0 APPLICABLE REGULATIONS AND GUIDELINES

5.1 Lead-Based Paint For Federally Owned Or Assisted Housing (Sections 1012 & 1013)

On September 15, 1999, HUD published final regulations to implement Sections 1012 & 1013 of Title X, which set forth specific policies on LBP hazard reduction in federally assisted and federally owned housing (24 CFR Part 35 — Requirement for Notification, Evaluation and Reduction of Lead-Based Paint Hazard in Housing Receiving Federal Assistance). This rule is a comprehensive amendment of previous federal housing LBP regulations and consolidates HUD LBP requirements into one part of the CFR. HUD guidelines are applicable for a dwelling that contains LBP at 1.0 mg/cm² or more. In most cases, HUD guidelines also require disclosure of the presence of LBP in building materials to any future tenants or owners of the property.

5.2 U.S. EPA's Renovation, Repair, & Painting (RRP) Rule (40 CFR 745 Subpart E)

Between 2008 and 2013, the U.S. EPA promulgated the RRP guidelines pertaining to renovation, repair, and painting projects that disturb lead-based paint in homes, child care facilities, and pre-schools built before 1978, and it requires contractors to be certified by EPA (or an EPA-authorized state), use certified renovators who are trained by EPA-approved training providers, and follow lead-safe work practices.

6.0 CONCLUSIONS AND RECOMMENDATIONS

A total of 25 XRF readings were taken from selected painted surfaces, divided into various testing combinations. None of the readings taken from the building on the subject property exceeded the EPA regulatory limit of 1.0 mg/cm² for lead.

The conclusions and recommendations presented in this report are based on prevailing site conditions during the sample collection period. The inspector did not demolish walls, chases, or any other building spaces while performing this assessment. The building roof was not accessible and was not included within the building assessment. Consequently, LBP may be present in other areas that were not inspected during this survey.

This report was prepared for our client, Palmer Municipal Airport. The scope of work was defined in our written proposal dated January 6, 2022. It is not intended for third parties to rely on the information provided in this report, except at their own risk. This report presents facts, observations, and inferences based on conditions observed during the period of our project activities, and only those conditions that were evaluated as part of our scope of work. Changes to site conditions may have occurred since we completed our initial project activities. These changes may be from the actions of man or nature. Changes in regulations may also impact the interpretation of site conditions. BGES will not disclose our findings to any parties other than our client as listed above, except as directed by our client, or as required by law.

The limited lead inspection was conducted by Carson Kent and this report was written by Lisa Vitale, both Environmental Scientists of BGES. Mr. Kent is an AHERA-Certified Building Inspector (Certificate # TBI4-321-15188) and a U.S. EPA-Certified Risk Assessor. Ms. Vitale is an AHERA-Certified Building Inspector (Certificate # TBI24-221-15123). The report was reviewed by Rose Pollock, Senior Environmental Scientist of BGES. Ms. Pollock is a U.S. EPA-Certified Lead Inspector (Certificate # LBP-I-1146511-2) and an AHERA-Certified Building Inspector (Certificate # ON-4644-8521-061821). Ms. Pollock has over 7 years of environmental consulting experience and has managed dozens of HBMI's including lead and asbestos inspections at sites throughout Alaska.

Conducted by:



Carson Kent
Environmental Scientist II

Prepared by:



Lisa Vitale
Environmental Scientist

Reviewed by:



Rose Pollock
Senior Environmental Scientist

APPENDIX A
XRF ANALYTICAL DATA

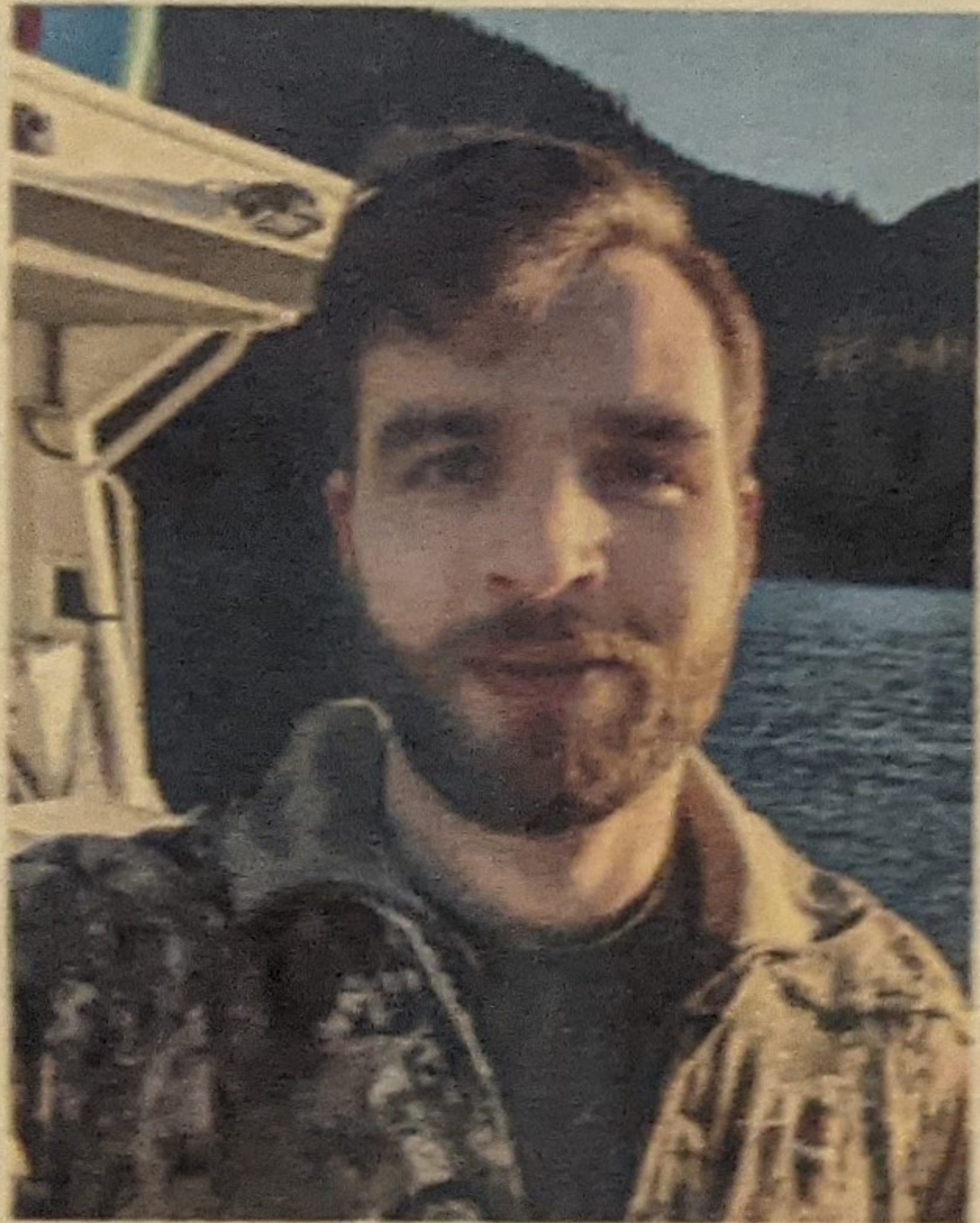
Job	No.	Room	Structure	Member	Substrate	Wall	Result	Units	Result	3 SD	Date	Time
650 East Yukon Street	-	Calibration	-	-	-	-	1	mg/cm2	Positive	0.2	1/19/2022	11:32:39
650 East Yukon Street	-	Calibration	-	-	-	-	1.1	mg/cm2	Positive	0.2	1/19/2022	11:33:04
650 East Yukon Street	-	Calibration	-	-	-	-	1.1	mg/cm2	Positive	0.2	1/19/2022	11:33:29
650 East Yukon Street	-	Calibration	-	-	-	-	0	mg/cm2	Negative	0.3	1/19/2022	11:33:55
650 East Yukon Street	-	Calibration	-	-	-	-	-0.1	mg/cm2	Negative	0.3	1/19/2022	11:34:07
650 East Yukon Street	-	Calibration	-	-	-	-	0	mg/cm2	Negative	0.3	1/19/2022	11:34:29
650 East Yukon Street	2	Garage (Interior)	Room	Wall	Metal	B	0	mg/cm2	Negative	0.3	1/19/2022	11:35:26
650 East Yukon Street	3	Garage (Interior)	Room	Floor	Concrete	-	0.3	mg/cm2	Negative	0.3	1/19/2022	11:36:36
650 East Yukon Street	4	Garage (Interior)	Room	Floor	Concrete	-	0.2	mg/cm2	Negative	0.3	1/19/2022	11:36:49
650 East Yukon Street	5	Garage (Interior)	I-Beam	N/A	Metal	-	0.2	mg/cm2	Negative	0.3	1/19/2022	11:37:35
650 East Yukon Street	6	Garage (Interior)	I-Beam	N/A	Metal	-	0.1	mg/cm2	Negative	0.3	1/19/2022	11:38:09
650 East Yukon Street	7	Garage (Interior)	I-Beam	N/A	Metal	-	0	mg/cm2	Negative	0.3	1/19/2022	11:38:25
650 East Yukon Street	8	Garage (Interior)	Electric Panel		Metal	-	0.1	mg/cm2	Negative	0.3	1/19/2022	11:39:15
650 East Yukon Street	9	Garage (Interior)	Electric Panel		Metal	-	0.1	mg/cm2	Negative	0.3	1/19/2022	11:39:45
650 East Yukon Street	10	Garage (Interior)	Room	Wall	Metal	C	0	mg/cm2	Negative	0.3	1/19/2022	11:40:18
650 East Yukon Street	11	Garage (Interior)	Room	Wall	Metal	D	0.2	mg/cm2	Negative	0.3	1/19/2022	11:40:56
650 East Yukon Street	12	Garage (Interior)	Room	Wall	Metal8	D	0.1	mg/cm2	Negative	0.3	1/19/2022	11:41:27
650 East Yukon Street	13	Garage (Interior)	Window	Sash	Metal9	D	0.2	mg/cm2	Negative	0.3	1/19/2022	11:44:46
650 East Yukon Street	14	Garage (Interior)	Window	Sash	Metal0	D	0.2	mg/cm2	Negative	0.3	1/19/2022	11:45:01
650 East Yukon Street	15	Garage (Interior)	Window	Sill	Metal	D	0	mg/cm2	Negative	0.3	1/19/2022	11:45:22
650 East Yukon Street	16	Garage (Interior)	Door	---	Metal	B	0.1	mg/cm2	Negative	0.3	1/19/2022	11:45:49
650 East Yukon Street	17	Garage (Interior)	Door	Jamb	Metal	B	0	mg/cm2	Negative	0.3	1/19/2022	11:46:09
650 East Yukon Street	18	Garage (Interior)	Door	Casing	Metal	B	0.1	mg/cm2	Negative	0.3	1/19/2022	11:46:27
650 East Yukon Street	19	Garage (Interior)	Door	Casing	Metal	C	0.1	mg/cm2	Negative	0.3	1/19/2022	11:46:53
650 East Yukon Street	20	Garage (Interior)	Door	Jamb	Metal	C	0.1	mg/cm2	Negative	0.3	1/19/2022	11:47:13
650 East Yukon Street	21	Garage (Interior)	Door	---	Metal	C	0.1	mg/cm2	Negative	0.3	1/19/2022	11:47:33
650 East Yukon Street	22	Garage (Interior)	Room	Floor	Concrete	-	0.2	mg/cm2	Negative	0.4	1/19/2022	11:48:10
650 East Yukon Street	23	Garage (Exterior)	Room	Wall	Metal	C	0.2	mg/cm2	Negative	0.3	1/19/2022	11:48:47
650 East Yukon Street	24	Garage (Exterior)	Room	Wall	Metal	C	0.2	mg/cm2	Negative	0.3	1/19/2022	11:49:22
650 East Yukon Street	25	Garage (Exterior)	Window	Exterior Sash	Metal	C	0.2	mg/cm2	Negative	0.3	1/19/2022	11:49:48
650 East Yukon Street	26	Garage (Exterior)	Window	Exterior Sash	Metal	C	0.1	mg/cm2	Negative	0.3	1/19/2022	11:50:03
650 East Yukon Street	-	Calibration	-	-	-	-	1	mg/cm2	Positive	0.2	1/19/2022	11:52:10
650 East Yukon Street	-	Calibration	-	-	-	-	1.1	mg/cm2	Positive	0.2	1/19/2022	11:52:34
650 East Yukon Street	-	Calibration	-	-	-	-	1	mg/cm2	Positive	0.2	1/19/2022	11:52:58
650 East Yukon Street	-	Calibration	-	-	-	-	0	mg/cm2	Negative	0.3	1/19/2022	11:53:27
650 East Yukon Street	-	Calibration	-	-	-	-	-0.1	mg/cm2	Negative	0.3	1/19/2022	11:53:39
650 East Yukon Street	-	Calibration	-	-	-	-	0	mg/cm2	Negative	0.3	1/19/2022	11:53:51

Company Heuresis Corp.
Model Pb200i
Type XRF Lead Paint Analyzer
Serial Num. 1905
App Version Pb200i-4.1-11

APPENDIX B
BGES' PERSONNEL CERTIFICATIONS

United States Environmental Protection Agency

This is to certify that



Carson S Kent

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Risk Assessor

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires March 02, 2024

A handwritten signature in black ink, appearing to read "Adrienne Priselac".

Adrienne Priselac, Manager, Toxics Office

Land Division

LBP-R-I219617-1

Certification #

February 17, 2021

Issued On





1310 E 66th Avenue, Suite 2- Anchorage, AK 99518 - 907.332.0456

Certificate of Training

This is to certify that

Carson Kent

Has Attended and Successfully Completed
**Building Inspector Refresher
4 Hour Course**



This course is fully accredited by the Alabama Department of Environmental Management (ADEM) in compliance with TSCA Title II.

Certificate Number: TBI4-321-15188

Expiration Date: 3/4/2022

Alan Caldwell
Training Division Manager

3/4/2021

Exam Date:

03/04/2021

Course Date:



1310 E 66th Avenue, Suite 2- Anchorage, AK 99518 - 907.332.0456

Certificate of Training

This is to certify that

Lisa Vitale

Has Attended and Successfully Completed
**Building Inspector Refresher
4 Hour Course**



This course is fully accredited by the Alabama Department of Environmental Management (ADEM) in compliance with TSCA Title II.

Certificate Number: TBI4-222-16308

Expiration Date: 2/3/2023

Alan Caldwell
Training Division Manager

2/3/2022

Exam Date:

2/3/2022

Course Date:

United States Environmental Protection Agency

This is to certify that



Rose B Pollock

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Inspector

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires October 06, 2023

LBP-I-1146511-2

Certification #

September 24, 2020

Issued On



A handwritten signature in black ink, appearing to read "Adrienne Priselac".

Adrienne Priselac, Manager, Toxics Office

Land Division

THE ASBESTOS INSTITUTE

Certifies that

Rose Pollock

has attended and received instruction in the EPA approved course

AHERA Building Inspector Refresher

on

June 18, 2021

and successfully completed and passed the competency exam.

Certificate:
ON-4644-8521-061821

Date of Examination:
18-Jun-2021

Date of Expiration:
18-Jun-2022



William T. Cavness
Director



Approved Instructor

THE ASBESTOS INSTITUTE

20033 N. 19th Ave, Building 6, Phoenix, AZ 85027

602-864-6564 – www.theasbestosinstitute.com

This training meets all requirements for asbestos certification under Toxic Substance Control Act Title II.