



Pre-Demolition Regulated Building Materials Inspection



Location:

Town of Sodus – Highway Department
8 Bay Truck Garage
84 Rotterdam Road
Sodus, New York 14551

Prepared for:

Town of Sodus
14-16 Mill Street
Sodus, New York 14551

LaBella Project No. 2201129

May 5, 2020

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I. PROJECT SUMMARY

In accordance with current regulations, LaBella Associates, D.P.C. (LaBella) conducted a Pre-Demolition Regulated Building Materials (RBM) Inspection of the 8 Bay Truck Garage located at 84 Rotterdam Road in Sodus, New York. The objective was to identify suspect RBMs, such as Asbestos-Containing Materials (ACM), Lead-Based Paint (LBP) and PCB-containing caulking and glazing compounds which may require abatement or removal prior to or during the debris cleanup due to applicable regulations.

Materials and locations understood to be impacted by this project were determined from information provided by Town of Sodus.

Based on information obtained using the procedures described in the “Inspection Procedures” section of this report, no materials were found to be asbestos-containing. The building consisted of mostly wood framing, fiberglass insulation, metal siding and roofing, and a concrete floor. Additionally, no tested components were found to be lead-based.

For a full list of suspect materials sampled during this inspection, please refer to the “Asbestos Bulk Sample Summary Table” section of this report.

II. INSPECTION PROCEDURES

The following procedures were used to obtain the data for this Report:

- A. Existing documentation was requested for review. No record drawings or documentation of previously completed inspections were made available.
- B. A visual inspection of the interior, exterior and roofing system of the building was conducted to identify visible and accessible sources of the above referenced suspect RBMs.
- C. Bulk samples of accessible RBMs were collected and submitted for laboratory analysis.
- D. Asbestos samples were submitted for laboratory analysis. Preliminary Polarized Light Microscopy analyses of non-friable, organically bound (NOB) materials were performed by LaBella Laboratories, a NYSDOH accredited laboratory, to determine the presence and percentage of asbestos in each sample. Transmission electron microscopy analyses of NOB materials, if necessary, were performed by AMA Laboratories.
- E. Suspect painted or glazed materials were spot checked in the field using XRF testing procedures for the presence of lead.
- F. Results of the laboratory analyses, field testing and the visual on-site inspection were compiled and summarized.



III. INSPECTION LIMITATIONS

This inspection was conducted in accordance with generally accepted environmental engineering practices for this region. Collection of bulk samples of suspect RBMs was limited to those materials readily accessible using hand tools or hand-held power tools. Homogeneous materials were identified and located based on visual observation from readily accessible points. The data derived from representative samples of any given homogeneous material represent conditions that apply only at that particular location. Inspection protocol and methodology requires that sample data be used to draw conclusions about the entire homogeneous area, but such conclusions may not necessarily apply to the general Site as a whole. No sub-surface investigations were performed to determine the possible presence of regulated materials on or in the immediate vicinity of the Site.

LaBella makes no other warranty or representation, either expressed or implied, nor is one intended to be included as part of its services, proposals, contracts or reports. No inspection can wholly eliminate the uncertainty regarding the potential for undiscovered RBMs. The Work performed by LaBella is intended to reduce, but not eliminate, uncertainty regarding the potential for RBMs at the Site. This inspection report is not intended to be a bid document for an abatement scope of work. This report is intended to satisfy the requirements of NYS Code Rule 56-5 for inspections. Abatement project design can only be performed by a certified Project Designer.

IV. INSPECTION RESULTS

Asbestos-Containing Materials (ACMs)

Based on laboratory analyses of bulk samples collected, none of the materials tested were determined to contain asbestos. For a full list of materials sampled, please refer to the *Asbestos Bulk Sample Summary Table*.

PCB-Containing Materials

Caulking and Glazing Compounds

It has recently been discovered that certain caulking and glazing compounds have the potential to contain PCBs. Caulking and glazing compounds containing equal to or greater than 50 ppm PCB must be disposed of as PCB-Contaminated hazardous waste. However, no suspect caulking or glazing compounds were observed during this inspection.

Lead – Based Paint

Several representative painted surfaces were observed and tested for the presence of lead-based paint using XRF testing procedures. No components were found to be lead-based. However, additional lead-based materials may exist within the building. Therefore, the Contractor shall be responsible for determining the quantity, location and condition of materials not tested during this inspection.

The building and spaces inspected for this project do not include or comprise residential spaces applicable to the requirements of EPA lead-based paint management regulations. Therefore, EPA 40 Code of Federal Regulations (CFR) 745: Lead-Based Paint Renovation, Repair and Painting (RRP) Program Rule do not apply. However, lead was detected at low concentrations in the red



metal siding. Renovation and demolition contractors should be informed of the presence of lead for OSHA compliance considerations.

For purposes of reading this report, and understanding which wall or component in a particular space was sampled, walls were assigned the letters A, B, C, or D. The wall labeled as “A” is the address side of the building; walls B, C, and D will follow clockwise in succession.

V. OBSERVATIONS AND CAUTIONARY STATEMENTS

Potentially Hidden/Inaccessible RBMs

Although this inspection was conducted in a manner consistent with recognized professional practices, the potential does exist for additional RBMs to be inaccessible, hidden, and undiscovered in the area inspected.

Asbestos Bulk Sample Summary Table

Asbestos Bulk Sample Summary Table

Pre-Demolition Regulated Building Materials Inspection
8 Bay Truck Garage
84 Rotterdam Road
Sodus, New York 14551

No Asbestos Detected in Any of the Materials Tested

| <i>Sample #</i> | <i>Type of Material</i> | <i>Sample Location</i> | <i>Results % Asbestos</i> |
|-----------------|-------------------------|--------------------------|-------------------------------|
| 1A | White 12" Floor Tile | Upstairs Bathroom, Floor | None Detected |
| 1B | White 12" Floor Tile | Upstairs Bathroom, Floor | None Detected |
| 2A | Tan Floor Tile Mastic | Upstairs Bathroom, Floor | None Detected |
| 2B | Tan Floor Tile Mastic | Upstairs Bathroom, Floor | None Detected |

Appendix A

Inspection Fact Sheet

Inspection Fact Sheet

Name and Address of Building/Structure

Town of Sodus – Highway Department _____

8 Bay Truck Garage _____

84 Rotterdam Road _____

Sodus, New York 14551 _____

Name and Address of Building/Structure Owner

Town of Sodus _____

14-16 Main Street _____

Sodus, New York 14551 _____

Name and Address of Owner's Agent

LaBella Associates, D.P.C. _____

300 State Street, Suite 201 _____

Rochester, New York 14614 _____

Name of the Firm & Person Conducting the Inspection

LaBella Associates, D.P.C. _____

Chris Enright (NYS DOL Cert. #06-08603) _____

Date the Inspection Was Conducted

April 29, 2020 _____

Appendix B

Sample Location Drawing

Project Number: 2201129

Town of Sodus - Highway Department

84 Rotterdam Road, Waterloo NY 14551

8 Bay Truck Garage

Interior Bulk Samples

D



C

A

* = Sample taken from interior second floor bathroom

1A,B*
2A,B*

B

Appendix C
Laboratory Analytical
Reports

BULK SAMPLE ASBESTOS ANALYTICAL REPORT

LABELLA ASSOCIATES, P. C.
ANALYTICAL LABORATORY
300 STATE STREET
ROCHESTER, NY 14614
(585) 454-6110 FAX(585) 454-3066

ELAP # 11184
AMA Lab TEM ELAP# 10920

LBL JOB # 29120
PLM Methods: 198.1, 198.4, & 198.6
RSD: 14.2%

LABELLA PROJECT # 2201129

CLIENT: Labella Associates
ADDRESS: 300 State Street
Rochester, NY 14614

SAMPLE TYPE: PLM Bulk

SAMPLE DATE: 04/29/2020

PROJECT LOCATION: 84 Rotterdam Road, Sodus, NY - 8 Bay Truck Garage

| FIELD ID | LBL ID | method | ASBESTOS TYPE | % | OTHER FIBERS | % | MATRIX | % | COLOR / DESCRIPTION |
|----------|---------|--------|---------------|---|--------------|---|------------|-----|---------------------|
| 1A | 29120-1 | G | ND | | ND | | MIN/VINYL | 100 | WHITE FLOOR TILE |
| 1B | 29120-2 | G | ND | | ND | | MIN/VINYL | 100 | WHITE FLOOR TILE |
| 2A | 29120-3 | T | ND | | ND | | MIN/BINDER | 100 | TAN MASTIC |
| 2B | 29120-4 | T | ND | | ND | | MIN/BINDER | 100 | TAN MASTIC |
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Lab Supervisor: Matt Smith Date: 4/30/20

ND - None Detected CELL-Cellulose JC - Joint Compound MIN - Mineral GLASS - Fiberglass <1 = Trace PLAS - Plaster
 P - Friable PLM analytical result N - NOB PLM analytical result T - TEM analytical result IN - Inconclusive
 G - Gravimetric Matrix Reduction; Sample residue weight <1% of original sample weight, TEM not required. Vermiculite: Vermiculite is reported as an asbestos-containing mineral in accordance with NYSDOH determinations. See NYSDOH guidance, available upon request.

* Please note: Due to interference from sample matrix components, results reported via PLM method ELAP 198.1 as negative or Trace (<1%) may be inaccurate and reported as a False Negative. It is recommended that additional analytical techniques such as gravimetric reduction, TEM and others be used to reduce obscuring effects of matrix components yielding more accurate results.

1 "Polarized-light microscopy (PLM) is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can be used to determine if this material can be considered to be non-asbestos containing."

**XRF Lead Sampling Summary Table
Town of Sodus – Highway Department
8 Bay Truck Garage
84 Rotterdam Road
Sodus, New York 14551
LaBella Project No. 2190085**

| Reading No. | Location (Room) | Wall (A, B, C D) & Structure | Substrate | Color | XRF Result |
|-------------|-------------------|------------------------------|-----------|-------|------------|
| 1 | Calibration Check | ----- | ----- | ----- | PASS |
| 2 | Exterior | B | Metal | Red | 0.04 |
| 3 | | B, Door | Metal | White | 0.00 |
| 4 | | Roof | Metal | White | 0.00 |
| 5 | | D | Metal | Red | 0.04 |
| 6 | | D, Door | Metal | White | 0.00 |
| 7 | Calibration Check | ----- | ----- | ----- | PASS |

I = Intact Condition. No visible damage or deterioration

P = Poor Condition. Paint is chipped, peeling, or otherwise damaged

Appendix D

Licenses and Certifications

New York State – Department of Labor

Division of Safety and Health
License and Certificate Unit
State Campus, Building 12
Albany, NY 12240

ASBESTOS HANDLING LICENSE

LaBella Associates, D.P.C.
Suite 201
300 State Street

Rochester, NY 14614

FILE NUMBER: 99-1172
LICENSE NUMBER: 29278
LICENSE CLASS: RESTRICTED
DATE OF ISSUE: 02/06/2020
EXPIRATION DATE: 02/28/2021

Duly Authorized Representative – Greg Senecal:

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.



Eileen M. Franko, Director
For the Commissioner of Labor

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER



Expires 12:01 AM April 01, 2021
Issued April 01, 2020

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MR. MATTHEW SMITH
LABELLA ASSOCIATES
300 STATE STREET SUITE 200
ROCHESTER, NY 14614

NY Lab Id No: 11184

*is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE
All approved subcategories and/or analytes are listed below:*

Miscellaneous

| | |
|--------------------------------------|-----------------------------------|
| Asbestos in Friable Material | Item 198.1 of Manual |
| Asbestos in Non-Friable Material-PLM | Item 198.6 of Manual (NOB by PLM) |



Serial No.: 61301

Property of the New York State Department of Health. Certificates are valid only at the address shown, must be conspicuously posted, and are printed on secure paper. Continued accreditation depends on successful ongoing participation in the Program. Consumers are urged to call (518) 485-5570 to verify the laboratory's accreditation status.

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER



Expires 12:01 AM April 01, 2020
Issued April 01, 2019

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MR. G EDWARD CARNEY
AMA ANALYTICAL SERVICES INC
4475 FORBES BLVD
LANHAM, MD 20706

NY Lab Id No: 10920

*is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE
All approved subcategories and/or analytes are listed below:*

Metals I

Lead, Total EPA 7000B

Miscellaneous

Asbestos in Friable Material Item 198.1 of Manual
EPA 600/M4/82/020

Asbestos in Non-Friable Material-PLM Item 198.6 of Manual (NOB by PLM)

Asbestos in Non-Friable Material-TEM Item 198.4 of Manual

Lead in Dust Wipes EPA 7000B

Lead in Paint EPA 7000B

Sample Preparation Methods

ASTM E-1979-17

Serial No.: 59486

Property of the New York State Department of Health. Certificates are valid only at the address shown, must be conspicuously posted, and are printed on secure paper. Continued accreditation depends on successful ongoing participation in the Program. Consumers are urged to call (518) 485-5570 to verify the laboratory's accreditation status.

United States Environmental Protection Agency

This is to certify that

Labella Associates, D.P.C.

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

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 September 26, 2021

LBP-2226-1

Certification #

September 04, 2018

Issued On



A handwritten signature in black ink that reads "Michelle Price".

Michelle Price, Chief

Lead, Heavy Metals, and Inorganics Branch

