

Report: Lead-Based Paint & Plaster Stabilization Oversight

Site:

**William McKinley Elementary School- ULCS#: 5350
2101 North Orkney Street
Philadelphia, PA 19122**

Prepared For:

**The School District of Philadelphia
Office of Capital Programs
440 North Broad Street, "Portal C" Third Floor
Philadelphia, PA 19130**

Prepared By:

**Mr. Raffael Gandolff
Viva Environmental, Health, & Safety, LLC.
806 Alter Street
Philadelphia, PA 19147**

Date(s) of Project:

January 19, 2022

Date of Report:

January 26, 2022

Project Number:

220016

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1.0 EXECUTIVE SUMMARY

Viva Environmental, Health, & Safety, LLC. (Viva EHS), was requested to perform oversight of the Lead-Based Paint (LBP) and Plaster Stabilization activities for William McKinley Elementary School located at 2101 North Orkney Street, Philadelphia, PA 19122. The purpose of the oversight was to ensure compliance with EPA Renovation, Repair, and Painting Program Final Rule (40 CFR Part 745) (RRP Rule) regulations and work safe practices during paint and plaster stabilization activities. “Paint and Plaster Stabilization” is a term that describes the process of removing loose, peeling, flaking and damaged LBP and plaster under controlled conditions by EPA- certified renovators.

Steven A Vena, a PA-licensed Lead Risk Assessor and EPA RRP and Lead Dust Sampling Technician approved Trainer with Viva EHS, performed the oversight on January 19, 2022.

The paint and plaster stabilization project involved the removal and stabilization of the following surfaces:

<i>Space Code</i>	<i>On Site Room Name</i>	<i>Component</i>	<i>Amount of Damage (SF)</i>
H03	Hallway from Lobby to Music Room	Metal Door	2

Viva EHS’ personnel performed a final visual inspection of the work area prior to the collection of EPA RRP cleaning verification wipes. EPA RRP verification wipe testing was performed in the work area following completion of paint and plaster stabilization to ensure areas were properly cleaned and stabilized.

Colorimetric wipe testing was performed in the work area above following the use of RRP verification wipes.

Paint and plaster stabilization spreadsheets, colorimetric testing results, and copies of inspector / worker RRP certifications can be found in the attachments of the report.

2.0 CONCLUSIONS

Based on the results of RRP verification wipe testing and colorimetric wipe testing, the work areas throughout the school have been properly cleaned and stabilized for re-occupancy.

All requirements have been met for a Philadelphia Department of Health - Certification of School Lead Safe Status. The certification can be found in the attachments of the report.

3.0 RECOMMENDATIONS

Any painted surface that has **any** concentration of lead should not be sanded, demolished or disturbed without the proper engineering controls and work methods, as spelled out under the OSHA’s 29 CFR Part 1926.62 Lead Exposure in Construction, Interim Rule. Improper disturbance of any paint with lead content can cause lead to become airborne. The emphasis on controlling lead dust derives from

the conclusion that lead dust appears to be the primary route of exposure to lead, especially of low-level exposure.

It is therefore important that occupants of the building and any contractors be made aware of the presence of the lead-based paint and the potential health risks associated with the ingestion of lead-based paint or the associated dust that results from the damaging of the painted surfaces.

Occupants and/or contractors should also be made aware of the importance of not damaging the painted surfaces and creating loose and flaking paint or the creation of dust. If the painted surfaces are damaged this should be reported to the proper building representative/maintenance personnel to properly correct the problem to prevent an increased exposure potential.

Within the attached spreadsheets, walls are labeled as “1”, “2”, “3”, or “4”. The wall that you enter the room through is labeled as “1” Wall. The walls are then labeled in a clockwise fashion as “2” Wall, “3” Wall, and “4” Wall. For hallways, the front entrance-side of the building is considered the “1” Wall.

ATTACHMENTS

Name of Inspector: Steve Vena Inspection Company: Viva EHS		School District of Philadelphia Paint and Plaster Stabilization Oversight Spreadsheet Girard Elementary School				Project Dates: 01/19/2022 UCLS # 5350											
Floor	On Site Room Name	Student/ Teacher Occupied	Component	Description of Paint and Plaster Damage	XRF (positive/ negative)	Pre-Cleaning Completed (date)	Contents Moved (date)	Work Area Prepped (date)	Surfaces Stabilized (date)	Contents Back in Place (date)	Final Inspection Approval and Photos (date)	Square Footage of Work Area	Number of Required RRP Wipes	Number of Colorimetric Wipes Used to Pass	Final Colorimetric Wipe Submitted for AAS Analysis (yes/no)	AAS Analysis Results	Comments from Oversight
1	Hallway from Lobby to Music Room	Yes	DOOR	PEELING	Positive	1/19/2022	1/19/2022	1/19/2022	1/19/2022	1/19/2022	1/19/2022	40	1	1	No	N/A	

Name of Inspector: Steve Vena
Inspection Company: Viva EHS

School District of Philadelphia
Paint and Plaster Stabilization EPA Spreadsheet
McKinley Elementary School

Project Dates: 01/19/2022
UCLS # 5350

Floor	On Site Room Name	Component	Description of Paint and Plaster Damage	XRF (positive/ negative)	Name of Firm	Date of Renovation	Brief Description of Renovation	Name of Assigned Renovator	Name(s) of Trained Worker(s), if used	Name of Dust Sampling Technician, Inspector, or Risk Assessor, if used	Copies of renovator and dust sampling technician qualifications (training certificates, certifications) on file	Certified renovator provided training to workers on posting warning signs	Certified renovator provided training to workers on setting up plastic containment barriers	Certified renovator provided training to workers on maintaining containment	Certified renovator provided training to workers on avoiding spread of dust to adjacent areas	Certified renovator provided training to workers on waste handling	Certified renovator provided training to workers on post-renovation cleaning	Certified renovator provided training to workers on test kit or test results from an EPA-recognized laboratory on collected paint chip sample, used by certified renovator to determine whether lead was present on components affected by renovation
1	Room	DOOR	PEELING	Positive	Viva EHS	1/19/2022	painting on door.	SDP	SDP	Steven Vena	Y	Y	Y	Y	Y	Y	Y	N/a

Name of Inspector: Steve Vena

Inspection Company: Viva EHS

School District of Philadelphia

Paint and Plaster Stabilization EPA Spread

McKinley Elementary School

Floor	On Site Room Name	Component	Description of Paint and Plaster Damage	XRF (positive/ negative)	If yes to the previous, identify the method used, type of test kit used (if applicable), laboratory used to conduct paint chip analysis, describe sampling location and results	Warning signs posted at entrance to work area	Work area contained to prevent spread of dust and debris	All objects in the work area removed or covered (interiors)	HVAC ducts in the work area closed and covered (interiors)	Windows in the work area closed (interiors)	Doors in the work area closed and sealed (interiors)	Doors that must be used in the work area covered to allow passage but prevent spread of dust	Floors in the work area covered with taped-down plastic (interiors)	Waste contained on-site and while being transported off-site	Work site properly cleaned after renovation	All chips and debris picked up, protective sheeting misted, folded dirty side inward, and taped for removal	Light lenses inspected (Y/N)	Surfaces above light fixtures inspected (Y/N)	Work area surfaces and objects cleaned using HEPA vacuum and/or wet cloths or mops (interior)
1	Room	DOOR	PEELING	Positive	N/a	Y	Y	Y	Y	N/A	N/A	N/A	Y	N/A	Y	Y	Y	Y	Y

School District of Philadelphia									
Paint and Plaster Stabilization EPA Spread									
McKinley Elementary School									
Floor	On Site Room Name	Component	Description of Paint and Plaster Damage	XRF (positive/ negative)	Certified renovator performed post-renovation cleaning verification	Describe the results of post-renovation cleaning verification, including the number of wet and dry cloths used	If dust clearance testing was performed instead, attach a copy of the report	I certify under penalty of law that the previous information is true and complete (name and title)	Date signed
1	Room	DOOR	PEELING	Positive	Y	verification card	N/A	Industrial Hygienist	



Colorimetric Lead Wipe Sample Analytical Results

Project #	Client	Client Contact	Client Address	Project Location	Sample Date	Analysis Date
220016	School District of Philadelphia	Stephen Link	440 N. Broad Street, "Portal C" Third Floor Philadelphia, PA 19130	William McKinley Elementary School, 2101 North Orkney Street, Philadelphia, PA 19122, ULCS# 5350, OEP# EP2022-0032-5350	1/19/2022	1/19/2022

Sample ID	Sample Location	Surface Area Wiped (in ²)	Colorimetric Result (Pass/Fail)
SAV-011922-01	Hallway from Lobby to Music Room (H03)	144	Pass
SAV-011922-02	Field Blank	144	Pass

Analyst :

Steven Vena, CIH

[illegible]

Conversion: 12" X 12" = 144 in² = 1 ft²

Comments:

6 Hour TAT Contact: (Name, Email, Phone)

Samples Collected by: (Print/Sign)

Transmitted to Lab by: (Print/Sign)

Received by: (Print/Sign)

Analyzed by: (Print/Sign)

At:

Date:

Date:

Date:

Date:

PENNSYLVANIA LEAD CERTIFICATION

005102

Sex
M

Height
5'09"

Eyes
HZL

Birth Date
08/20/1983

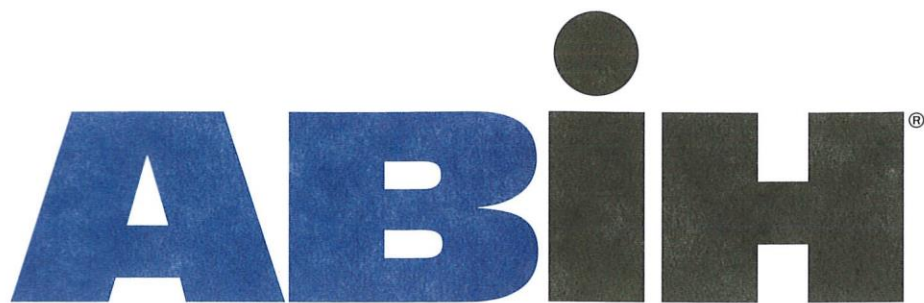
Expires
08/17/2022

Issue Date
08/26/2021

Class
RISK ASSESSOR

STEVEN A VENA
806 ALTER STREET
PHILADELPHIA PA 19147





american board of industrial hygiene®

organized to improve the practice of industrial hygiene
proclaims that

Steven A. Vena

having met all requirements of
education, experience and examination, and
ongoing maintenance,
is hereby certified in the

**COMPREHENSIVE PRACTICE
of
INDUSTRIAL HYGIENE**

and has the right to use the designations

CERTIFIED INDUSTRIAL HYGIENIST

CIH

Certificate Number	10129 CP
Awarded:	May 29, 2012
Expiration Date:	December 1, 2022



A handwritten signature in blue ink, appearing to read "D. De...".

Chair, ABIH

A handwritten signature in blue ink, appearing to read "William H. Oliver".

Chief Executive Officer, ABIH



**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION III
1650 Arch Street
Philadelphia, Pennsylvania 19103-2029**

December 10, 2020

Mr. Steven Vena
Training Program Manager
Viva Environmental Health and Safety, LLC
806 Alter Street
Philadelphia, PA 19147

RE: Lead-Based Paint RRP Training Program - Initial Accreditation

Dear Mr. Vena:

The U.S. Environmental Protection Agency (EPA), Region 3 has completed its review of your training program application to conduct training for the Renovation, Repair, and Painting (RRP) Program pursuant to 40 CFR Part 745, Subpart L (73 FR 21691, April 22, 2008) for the following disciplines:

- Renovator Initial Course (English) (NAT-RV-I-T219934-1-EN)
- Dust Sampling Technician Course (English) (NAT-DST-I-T219934-1-EN)

at the following Training Site location:

- 806 Alter Street, Philadelphia, PA

Your application consists of the original application dated November 13, 2020 and includes all supplemental information and materials submitted after that date.

I am pleased to inform you that, as of the date stamped on this letter, your training program is accredited to offer the above courses for professionals who work in all EPA States, Territories, and Indian Tribes that do not have an authorized RRP Program. Certificates for the accreditation of the above courses are enclosed.

These accreditations are valid for a period of four years and will expire on December 24, 2024. However, if any State, Territory, or Indian Tribe obtains RRP program authorization at any time during the term of your accreditation, your accreditation will no longer be valid in the newly authorized jurisdiction.

EPA accreditation is specific and limited to the specific location(s) and course discipline(s) described above and to other factors described in your application. If you wish to

obtain accreditation in other disciplines, you will need to apply separately for this accreditation. If you wish to offer courses at other training facilities, add additional principal instructors, or make other changes affecting your approved program, you must first submit an amended application for accreditation.

Your EPA training program accreditation for the above listed course is subject to the following:

- 1) EPA notification prior to and following completion of training. Registered users can provide this notice electronically using the Agency's Central Data Exchange (CDX). To register call the CDX help line at 1-888-890-1995 and ask for a customer retrieval key.
- 2) Approval pertains only to training individuals for purposes of obtaining certification to conduct Renovation, Repair, and Painting activities pursuant to Section 402 of the Toxic Substances Control Act (TSCA) (15 U.S.C. 2682).
- 3) EPA accreditation does not mean that a State, Territory or Indian Tribe with its own accreditation program must accept or recognize an EPA accreditation. Individual States, Territories, and Indian Tribes, whether authorized or not, have the right to accept or reject any accreditation under their own authority. Please be aware that your EPA accreditation does not relieve you of any obligations that you may otherwise have to any authorized or unauthorized State, Territory, or Indian Tribe to obtain licensure or accreditation from that State or Indian Tribe under its statutory or regulatory requirements relating to lead-based paint activities.
- 4) In advertising the EPA accreditation, training programs must indicate clearly that the courses are approved for purposes of certification under Section 402 of TSCA for the respective discipline. Failure to accurately state EPA accreditation conditions could result in the EPA suspending or withdrawing accreditation.
- 5) EPA may conduct audits and/or inspections to ensure continued compliance with regulatory standards, and may revoke or suspend its accreditation if subsequent alterations or deviations result with the training program no longer meeting the standards found at 40 CFR Part 745, Subpart L.
- 6) Accredited training programs, which have certified that EPA-recommended model training materials will be used to conduct their lead-based paint activities courses, must use the most current version of the EPA-recommended model training materials. Once a revised EPA model course has been finalized, previous versions are no longer valid EPA recommended model training materials.

If you have any questions or need assistance, please contact the Regional Lead Coordinator, Kyle Chelius, at (215) 814-3178, or April Bowie, at (215) 814-3189, and refer to Application ID#T20097. Thank you for your interest in providing accredited training services under EPA's RRP Program.

Sincerely,

Kyle J Chelius for

Fatima El Abdaoui, Ph.D., Chief
Chemicals Safety Program Branch
Land Chemicals and Redevelopment

Enclosure (Accreditation Certificates)

United States Environmental Protection Agency

This is to certify that

Viva Environmental, Health, & Safety, LLC.

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received accreditation to conduct lead-based paint training pursuant to 40 CFR Part 745.225 in the following discipline:

Renovator - Initial (English)

In the Jurisdiction of:

All EPA Administered States, Tribes, and Territories

This accreditation is valid from the date of issuance and expires December 24, 2024

NAT-RV-I-T219934-1-EN

Accreditation #

December 10, 2020

Issued On



Kyle J Chelius for

Fatima El-Abadaoui, Ph.D., Chief

Chemicals Safety Program Branch

CERTIFICATE OF COMPLETION

THIS CERTIFICATE IS AWARDED TO

CHRISTOPHER BARTELLA

3152 SOUTH SMEDLEY STREET, PHILADELPHIA, PA 19145

FOR SUCCESSFULLY COMPLETING THE PRESCRIBED COURSE OF STUDY IN

RENOVATOR INITIAL- ENGLISH

PER 40 CFR 745.225, LEAD RRP RULE

PRESENTED BY

ACCESS TRAINING SERVICES, INC.

7921 RIVER ROAD, PENNSAUKEN, NEW JERSEY 08110

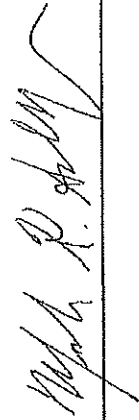
CERTIFICATE NUMBER: RJ-18846-21-00077

COURSE DATE: 10/22/21

EXAM DATE: 10/22/21

EXPIRATION DATE: 10/22/26

Mark Schlager
Training Manager



CRITERION LABORATORIES, INC.

400 STREET ROAD, BENSALEM, PA 19020
PHONE: (215) 244-1300, FAX: (215) 244-4349
WWW.CRITERIONLABS.COM

Certificate of Attendance and Successful Completion

Lead RRP Initial – English
Per 40 CFR Part 745.225

Harry Lowe, Jr.

822 Pen-Ambler Rd., Blue Bell, PA 19422

Certificate Number: R-I-19014-18-746323



Course Date: 4/20/2018
Examination Date: 4/20/2018
Expiration Date: 4/20/2023

A handwritten signature in dark ink, appearing to read "J. A. WELTZ". The signature is written in a cursive style and is positioned above the printed name of the Training Manager.

JAMES A. WELTZ, CIH
Training Manager / Principal Instructor



Philadelphia Department of Public Health Certification of School Lead Safe Status

By signing this certificate, I confirm that I have done a visual inspection of the areas where children have access, including contact surfaces where children store their equipment or materials, and confirm these areas do not have deteriorated lead-based paint. A certified risk assessor or lead dust sampling technician completed verification wipe tests in accordance with the EPA's RRP guidelines and confirms they meet the EPA's cleanliness standard. A certified risk assessor or lead dust sampling technician collected interior dust wipe samples in compliance with EPA regulations in work areas and confirms they did not contain lead contaminated dust in excess of EPA dust lead standards in Pre-K, Kindergarten, and 1st Grade classrooms as well as the restrooms, offices, cafeterias, gymnasiums, and auditoriums these children routinely occupy. This certificate is valid for 4 years from date of verification.

McKinley Elementary School, 2101 North Orkney Street, Philadelphia, PA 19122

School Name

Street Address

Viva Environmental, Health, & Safety, LLC.

Steve Vena – PA Lead Risk Assessor
Certification # 005102

Certifying Company (print) Risk Assessor, Lead Inspector PA Lic. #, EPA Firm Certification or Lead Dust Sampling Technician Certification #

01/19/2022

Inspector/Risk Assessor or Dust Wipe Sampling Technician Name (Signature)

Date of Verification

Stephen Link, 215.400.5768, slink@philasd.org

School Official Name, Telephone and E-mail Address

Please note: A visual inspection of the areas listed above has been completed by a certified risk assessor and no damage to Lead Based Painted surfaces was observed. Therefore, no verification wipe samples were completed. This school will be reassessed within 4 years of this certification.