

Report: Lead-Based Paint & Plaster Stabilization / Lead-Safe Oversight

Site:

**Old Samuel Powel Elementary School
301 N. 36th Street
Philadelphia, PA 19104
ULCS#: 1390**

Prepared For:

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

Prepared By:

**Miss Stephanie Oleyar
Viva Environmental, Health, & Safety, LLC.
806 Alter Street
Philadelphia, PA 19147**

Date(s) of Project:

March 21, 2022

Date of Report:

March 23, 2022

Viva Project Number:

220064

OEP Project Number:

EP2022-0253-1390

TABLE OF CONTENTS

1.0 Executive Summary

2.0 Conclusions

3.0 Recommendations

Attachments

- ◆ Environmental Protection Agency (EPA) and Project Oversight Spreadsheets
- ◆ Viva EHS Inspector and Training Certifications
- ◆ Worker RRP Certifications
- ◆ Certification of School Lead Safe Status

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 Old Samuel Powel Elementary School located at 301 N. 36th Street, Philadelphia, PA 19104. 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.

Alexis Johnson, an EPA-certified Lead Dust Sampling Technician and Lead Renovator with Viva EHS, performed the oversight on March 21, 2022.

The paint and plaster stabilization project involved the removal and stabilization of all damaged LBP surfaces in order to achieve “lead-safe” status at the school. Quantities of damaged LBP were identified during a prior LBP assessment of the school.

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

Paint and plaster stabilization oversight and EPA checklist spreadsheets can be found in the attachments of the report.

2.0 CONCLUSIONS

Based on the results of RRP verification 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

Task ID	E l e m e n t	F l o o r	On Site Room Name	Student/ Teacher Occupied	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
1	1	1	Classroom 101	Yes	Wire Shelf	Chipping	Positive	Viva	03/21/2022	Stabilization	SDP	N/A	Alexis Johnson	Y	Y	Y
2	1	1	Classroom 102	Yes	Wire Shelf	Chipping	Positive	Viva	03/21/2022	Stabilization	SDP	N/A	Alexis Johnson	Y	Y	Y
3	1	1	Stairway #1	Yes	Conduit	Chipping	Positive	Viva	03/21/2022	Stabilization	SDP	N/A	Alexis Johnson	Y	Y	Y
4	1	2	Classroom 201	Yes	Shelf	Chipping	Positive	Viva	03/21/2022	Stabilization	SDP	N/A	Alexis Johnson	Y	Y	Y
5	1	2	Classroom 202	Yes	Support Pole	Chipping	Positive	Viva	03/21/2022	Stabilization	SDP	N/A	Alexis Johnson	Y	Y	Y
6	1	2	Classroom 202	Yes	Shelf	Chipping	Positive	Viva	03/21/2022	Stabilization	SDP	N/A	Alexis Johnson	Y	Y	Y
7	1	2	Classroom 203	Yes	Shelf	Chipping	Positive	Viva	03/21/2022	Stabilization	SDP	N/A	Alexis Johnson	Y	Y	Y
8	1	2	Classroom 204	Yes	Support Pole	Chipping	Positive	Viva	03/21/2022	Stabilization	SDP	N/A	Alexis Johnson	Y	Y	Y
9	1	2	Classroom 204	Yes	Shelf	Chipping	Positive	Viva	03/21/2022	Stabilization	SDP	N/A	Alexis Johnson	Y	Y	Y
10	1	2	Classroom 205	Yes	Shelf	Chipping	Positive	Viva	03/21/2022	Stabilization	SDP	N/A	Alexis Johnson	Y	Y	Y
11	1	2	Classroom 207	Yes	Shelf	Friction/Chipping	Positive	Viva	03/21/2022	Stabilization	SDP	N/A	Alexis Johnson	Y	Y	Y
12	1	B	Gym/Cafeteria 100A	Yes	Conduit	Chipping	Positive	Viva	03/21/2022	Stabilization	SDP	N/A	Alexis Johnson	Y	Y	Y
13	2	1	Library Hallway	Yes	Radiator	Chipping	Positive	Viva	03/21/2022	Stabilization	SDP	N/A	Alexis Johnson	Y	Y	Y

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)	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
Y	Y	Y	Y	Pass - 1 Wipe Used		Alexis Johnson Industrial Hygienist	03/21/2022
Y	Y	Y	Y	Pass - 2 Wipes Used		Alexis Johnson Industrial Hygienist	03/21/2022
Y	Y	Y	Y	Pass - 1 Wipe Used		Alexis Johnson Industrial Hygienist	03/21/2022
Y	Y	Y	Y	Pass - 1 Wipe Used		Alexis Johnson Industrial Hygienist	03/21/2022
Y	Y	Y	Y	Pass - 1 Wipe Used		Alexis Johnson Industrial Hygienist	03/21/2022
Y	Y	Y	Y	Pass - 1 Wipe Used		Alexis Johnson Industrial Hygienist	03/21/2022
Y	Y	Y	Y	Pass - 1 Wipe Used		Alexis Johnson Industrial Hygienist	03/21/2022
Y	Y	Y	Y	Pass - 1 Wipe Used		Alexis Johnson Industrial Hygienist	03/21/2022
Y	Y	Y	Y	Pass - 1 Wipe Used		Alexis Johnson Industrial Hygienist	03/21/2022
Y	Y	Y	Y	Pass - 1 Wipe Used		Alexis Johnson Industrial Hygienist	03/21/2022
Y	Y	Y	Y	Pass - 1 Wipe Used		Alexis Johnson Industrial Hygienist	03/21/2022
Y	Y	Y	Y	Pass - 1 Wipe Used		Alexis Johnson Industrial Hygienist	03/21/2022
Y	Y	Y	Y	Pass - 1 Wipe Used		Alexis Johnson Industrial Hygienist	03/21/2022
Y	Y	Y	Y	Pass - 1 Wipe Used		Alexis Johnson Industrial Hygienist	03/21/2022
Y	Y	Y	Y	Pass - 1 Wipe Used		Alexis Johnson Industrial Hygienist	03/21/2022
Y	Y	Y	Y	Pass - 1 Wipe Used		Alexis Johnson Industrial Hygienist	03/21/2022
Y	Y	Y	Y	Pass - 2 Wipes Used		Alexis Johnson Industrial Hygienist	03/21/2022
Y	Y	Y	Y	Pass - 1 Wipe Used		Alexis Johnson Industrial Hygienist	03/21/2022

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 Assessment	Comments from Oversight
1	N/A	No			
2	N/A	No			
1	N/A	No			
1	N/A	No			
1	N/A	No			
1	N/A	No			
1	N/A	No			
1	N/A	No			
1	N/A	No			
1	N/A	No			
1	N/A	No			
1	N/A	No			
1	N/A	No			
1	N/A	No			
2	N/A	No			
1	N/A	No			

CERTIFICATE OF COMPLETION

THIS CERTIFICATE IS AWARDED TO

ALEXIS JOHNSON

228 MOORE STREET, PHILADELPHIA, PA 19148

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: R-I-18846-19-00045

COURSE DATE 5/24/19

EXPIRATION DATE 5/24/24

Mark Schlager
Training Manager



CERTIFICATE OF COMPLETION

THIS CERTIFICATE IS AWARDED TO

ALEXIS JOHNSON

228 MOORE STREET, PHILADELPHIA, PA 19148

FOR SUCCESSFULLY COMPLETING THE PRESCRIBED COURSE OF STUDY IN

DUST SAMPLING TECHNICIAN INITIAL— ENGLISH

PRESENTED BY

ACCESS TRAINING SERVICES, INC.

7925 RIVER ROAD, PENNSAUKEN, NEW JERSEY 08110
(856) 665-3449

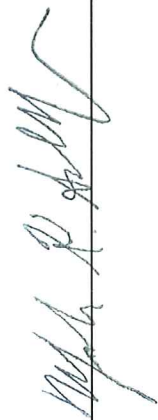
CERTIFICATE NUMBER: D-I-18846-19-00056

COURSE DATE 5/22/19

EXAM DATE 5/22/19

EXPIRATION DATE 5/22/24

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

Joseph Gardiner

610 Ash St., Glassboro, NJ 08028

Certificate Number: R-I-19014-21-752904

Course Date: 9/28/2021

Examination Date: 9/28/2021

Expiration Date: 9/28/2026



J. A. WELTZ

JAMES A. WELTZ, CIH

Training Manager / Principal Instructor

CRITERION LABORATORIES, INC.

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

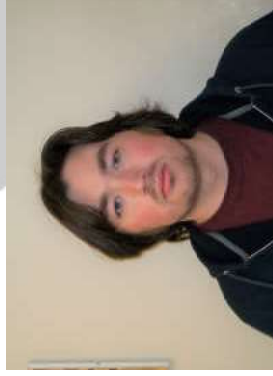
Certificate of Attendance and Successful Completion

Lead RRP Initial – English
Per 40 CFR Part 745.225

Harry Lowe, III

2841 S. 11th Street, Philadelphia, PA 19148

Certificate Number: R-I-19014-20-750796



Course Date: 3/11/2020
Examination Date: 3/11/2020
Expiration Date: 3/11/2025

JAMES A. WELTZ, CIH
Training Manager / Principal Instructor

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, reading "J-A Weltz". The signature is written in a cursive style and is located on the right side of the certificate, above the printed name of the Training Manager.

JAMES A. WELTZ, CIH
Training Manager / Principal Instructor

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

Robert Broadnax

322 Tavistock Drive, Royersford, PA 19468

Certificate Number: R-I-19014-18-746320



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

JAMES A. WELTZ, CIH
Training Manager / Principal Instructor

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

William Soda

451 Harmon Rd., Philadelphia, PA 19128

Certificate Number: R-I-19014-18-746326

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



J. A. Weltz

JAMES A. WELTZ, CIH
Training Manager / Principal Instructor

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

Ineshia Atwell

2854 N. Mareston St., Philadelphia, PA 19132

Certificate Number: R-I-19014-19-748077



Course Date: 2/6/2019
Examination Date: 2/6/2019
Expiration Date: 2/6/2024

JAMES A. WELTZ, CIH
Training Manager / Principal Instructor

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

Scott Yannatell

234 Leverington Ave., Apt. 1F, Philadelphia, PA 19127

Certificate Number: R-I-19014-18-747539

Course Date: 12/17/2018
Examination Date: 12/17/2018
Expiration Date: 12/17/2023



A handwritten signature in dark ink, appearing to read "J. Weltz".

JAMES A. WELTZ, CIH
Training Manager / Principal Instructor

CRITERION LABORATORIES, INC.

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

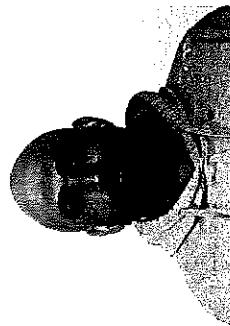
Certificate of Attendance and Successful Completion

Lead RRP Initial – English
Per 40 CFR Part 745.225

Michael Minogue

3161 S. 17th Street, Philadelphia, PA 19010

Certificate Number: R-I-19014-18-747540



Course Date: 12/17/2018
Examination Date: 12/17/2018
Expiration Date: 12/17/2023



JAMES A. WELTZ, CIH
Training Manager / Principal Instructor

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

Michael Moore

4633 Silverwood Street, Philadelphia, PA 19128

Certificate Number: R-I-19014-18-747538



Course Date: 12/17/2018
Examination Date: 12/17/2018
Expiration Date: 12/17/2023



JAMES A. WELTZ, CIH
Training Manager / Principal Instructor

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

Vin Tonelli

1933 Hoffman Street, Philadelphia, PA 19145

Certificate Number: R-I-19014-17-745427

Course Date: 11/17/2017
Examination Date: 11/17/2017
Expiration Date: 11/17/2022



J. A. WELTZ

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.

Old Samuel Powel Elementary School, 301 N. 36th Street, Philadelphia, PA 19104, ULCS#: 1390

School Name

Street Address

Viva Environmental, Health, & Safety, LLC.

Alexis Johnson - Lead Dust Sampling Technician
Certification # D-I-18846-19-00056

Certifying Company (print)

Risk Assessor, Lead Inspector PA Lic. #, EPA Firm Certification or Lead Dust Sampling Technician Certification #

Alexis Johnson

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

03/21/2022

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.