

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

**Site:**

**Bridesburg Elementary School  
2824 Jenks Street  
Philadelphia, PA 19137  
ULCS#: 7470**

**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. Raffhael Gandolff  
Viva Environmental, Health, & Safety, LLC.  
806 Alter Street  
Philadelphia, PA 19137**

**Date(s) of Project: February 28, 2022**

**Date of Report: March 2, 2022**

**Project Number: 220046**

**EP2022-0057-7470**

## **TABLE OF CONTENTS**

### **1.0 Executive Summary**

### **2.0 Conclusions**

### **3.0 Recommendations**

### **Attachments**

- ◆ Environmental Protection Agency (EPA) and Project Oversight Spreadsheets
- ◆ Flame AAS Laboratory Analytical Results
- ◆ Viva EHS Inspector Certifications
- ◆ Worker RRP Certifications
- ◆ Certification of School Lead Safe Status
- ◆ EPA Lead-Safe Firm Certification



## **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 Bridesburg Elementary School located at 2824 Jenks Street, Philadelphia, PA 19137. 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 February 28, 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.

Dust wipe testing was performed in “child-occupied areas” on approximately 10% of surfaces considered “clean” following the use of RRP verification wipes. “Child-occupied areas” include classrooms, restrooms, cafeterias, gymnasiums, and auditoriums that are routinely used by children six (6) years of age and under (i.e. children in pre-kindergarten through 1<sup>st</sup> grade).

Dust wipes collected during the project were submitted for laboratory analysis via Flame Atomic Absorption Spectrophotometry (Flame AAS). Flame AAS samples were submitted to International Asbestos Testing Laboratories (iATL) in Mount Laurel Township, NJ for laboratory analysis.

Paint and plaster stabilization spreadsheets, colorimetric testing results, Flame AAS laboratory analytical 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. Flame AAS samples collected during the project did not contain lead contaminated dust in excess of EPA lead dust clearance levels. The EPA’s clearance levels are 10 micrograms (µg) of lead in dust per square foot (ft<sup>2</sup>) for floor dust and 100 µg/ft<sup>2</sup> for window sill dust.

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: Alexis Johnson			School District of Philadelphia							Project Dates: 02/28/2022					
Inspection Company: Viva EHS			Paint and Plaster Stabilization Oversight Spreadsheet							UCLS # 7470					
			Bridesburg Elementary School												
On Site Room Name	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
room next to Classroom 11	Door Frame	Flaking	Positive	02/28/2022	02/28/2022	02/28/2022	02/28/2022	02/28/2022	02/28/2022	30	1	0	No	Pass	

**Name of Inspector:** Alexis Johnson  
**Inspection Company:** Viva EHS

**School District of Philadelphia**  
**Paint and Plaster Stabilization EPA Spreadsheet**  
**Bridesburg Elementary School**

**Project Dates:** 02/28/2022  
**UCLS # 7470**

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
1	Staff Restroom next to Classroom 115	Door Frame	Flaking	Positive	Viva EHS	02/28/2022	Stabilization	SDP	N/A	Alexis Johnson	Y



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	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)
Y	Y	Y	Y	Y	Y	N/A	N/A	Y	Y	Y	Y

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)	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
Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Pass - 1 Wipe Used	

<b>I certify under penalty of law that the previous information is true and complete (name and title)</b>	<b>Date signed</b>
Alexis Johnson Industrial Hygienist	03/01/2022

---

CERTIFICATE OF ANALYSIS

---

Client: Viva Environmental, Health, & Safety LLC  
806 Alter St.  
Philadelphia PA 19147  
Client: VIV806

Report Date: 3/1/2022  
Report No.: 654517 - Lead Wipe  
Project: Bridesburg; 2826 Jenks St  
Project No.: 220046

---

LEAD WIPE SAMPLE ANALYSIS SUMMARY

---

Lab No.: 7375856  
Client No.: AMJ 022822-01

Location: 132 - Staff Restroom

Area: 1.0 ft<sup>2</sup>  
Result: <10 µg/ft<sup>2</sup>

Lab No.: 7375857  
Client No.: AMJ 022822-02


Location: Blank


Area: Blank  
Result: <10 µg

---

Please refer to the Appendix of this report for further information regarding your analysis.

---

Date Received: 2/28/2022  
Date Analyzed: 03/01/2022  
Signature:   
Analyst: Mark Stewart

Approved By:   
Frank E. Ehrenfeld, III  
Laboratory Director

---

CERTIFICATE OF ANALYSIS

---

Client: Viva Environmental, Health, & Safety LLC  
806 Alter St.  
Philadelphia PA 19147  
  
Client: VIV806

Report Date: 3/1/2022  
Report No.: 654517 - Lead Wipe  
Project: Bridesburg; 2826 Jenks St  
Project No.: 220046

## Appendix to Analytical Report:

**Customer Contact:** Steven Vena  
**Method:** AAS - SW 846: 3050B: 7000B

This appendix seeks to promote greater understanding of any observations, exceptions, special instructions, or circumstances that the laboratory needs to communicate to the client concerning the above samples. The information below is used to help promote your ability to make the most informed decisions for you and your customers. Please note the following points of contact for any questions you may have.

**iATL Customer Service:** customerservice@iatl.com  
**iATL Office Manager:** wchampion@iatl.com  
**iATL Account Representative:** Kelly Klippel  
**Sample Login Notes:** See Batch Sheet Attached  
**Sample Matrix:** Dust Wipes  
**Exceptions Noted:** See Following Pages

### General Terms, Warrants, Limits, Qualifiers:

General information about iATL capabilities and client/laboratory relationships and responsibilities are spelled out in iATL policies that are listed at [www.iATL.com](http://www.iATL.com) and in our Quality Assurance Manual per ISO 17025 standard requirements. The information therein is a representation of iATL definitions and policies for turnaround times, sample submittal, collection media, blank definitions, quantification issues and limit of detection, analytical methods and procedures, sub-contracting policies, results reporting options, fees, terms, and discounts, confidentiality, sample archival and disposal, and data interpretation.

iATL warrants the test results to be of a precision normal for the type and methodology employed for each sample submitted. iATL disclaims any other warrants, expressed or implied, including warranty of fitness for a particular purpose and warranty of merchantability. iATL accepts no legal responsibility for the purpose for which the client uses test results. Any analytical work performed must be governed by our Standard Terms and Conditions. Prices, methods and detection limits may be changed without notification. Please contact your Customer Service Representative for the most current information.

This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA LAP LLC, or any agency of local, state or province governments nor of any agency of the U.S. government.

This report shall not be reproduced except in full, without written approval of the laboratory.

### Information Pertinent to this Report:

Analysis by AAS: SW 846: 3050B: 7000B, 2010

#### Certification:

- NATIONAL LEAD LABORATORY ACCREDITATION PROGRAM (NLLAP)
- AIHA-LAP, LLC No. 100188
- NYSDOH-ELAP No. 11021

#### Threshold Limits

- USEPA Dust Level Hazard Standards 3/08/2021
- Floor: 10 micrograms/ft<sup>2</sup>
- Window Sills: 100micrograms/ft<sup>2</sup>
- Window Well/Trough: 400micrograms/ft<sup>2</sup>

This report meets the standards set forth in the EPA's National Lead Laboratory Accreditation Program (NLLAP) through the Laboratory Quality System Requirements (LQSR) Revision 3.0 November 5, 2007. All Environmental Lead Proficiency Analytical Testing (ELPAT) is through the AIHA-PAT established program.

---

CERTIFICATE OF ANALYSIS

---

Client: Viva Environmental, Health, & Safety LLC  
806 Alter St.  
Philadelphia PA 19147  
  
Client: VIV806

Report Date: 3/1/2022  
Report No.: 654517 - Lead Wipe  
Project: Bridesburg; 2826 Jenks St  
Project No.: 220046

Regulatory limit varies by surface location (EPA/HUD guidelines). Unless otherwise stated, results assume one square foot sampled.

Method requires submittal of blanks.

Sample results are not corrected for contamination by field or analytical blanks.

All results are based on the samples as received at the lab. iATL assumes that appropriate sampling methods have been used and that the data upon which these results are based have been accurately supplied by the client.

Method Detection Limit (MDL) per EPA Method 40CFR Part 136 Appendix B. Reporting Limit (RL) based upon Lowest Standard Determined (LSD) in accordance with AIHA-ELLAP policies.

LSD= 0.2 ppm; MDL= 4.7 micrograms/ft<sup>2</sup>; RL= 10.0 micrograms/ft<sup>2</sup>; (based upon 1.0 square foot sampled).

The EPA 403 Final Rule (40 CFR 745.63) requires that all wipe samples of settled dust shall be collected using a wipe that meets ASTM E1792.

### Disclaimers / Qualifiers:

There may be some samples in this project that have a "NOTE:" associated with a sample result. We use added disclaimers or qualifiers to inform the client about something that requires further explanation. Here is a complete list with highlighted disclaimers pertinent to this project. For a full explanation of these and other disclaimers, please inquire at customerservice@iatl.com.

NOTE: Incomplete digestion of wipe material may result in low recovery of lead. The EPA403 Final Rule (40 CFR 745.63) requires that all wipe samples of settled dust shall be collected using a wipe that meets ASTM E1792. Results for wipes not meeting ASTM E1792 are not recognized within the Accreditation Program.

< less than sign, signifies none-detected below the empirical value based upon sub-sampled mass. This is often below the Reporting Limit (see above).

Sample #	Sample Location	Surface Area Wiped (in <sup>2</sup> )	Colorimetric (Pass/Fail)
AMJ 002882-01	132 - Staff Restroom	144	7375856
-02	Blank	-	7375857
		① 2/1/22	RECEIVED

**Conversion: 12" X 12" = 144 in<sup>2</sup> = 1 ft<sup>2</sup>**

Comments: Please analyze by Flame AAS

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:

REC-2022

25 000



# 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

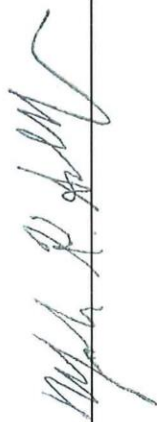
CERTIFICATE NUMBER: D-I-18846-19-00056

COURSE DATE 5/22/19

EXAM DATE 5/22/19

EXPIRATION DATE 5/22/24

Mark Schlager  
Training Manager



# 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: R-I-18846-21-00077

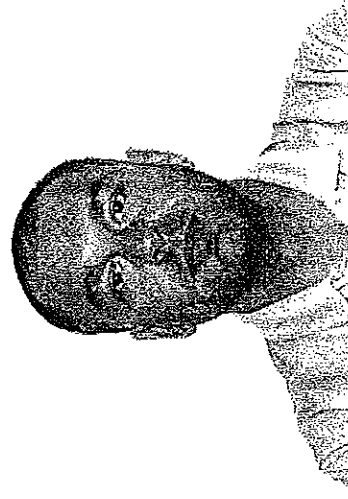
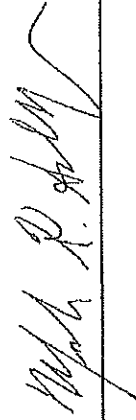
COURSE DATE: 10/22/21

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 stylized and written in a cursive-like font.

---

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 1<sup>st</sup> 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.

Bridesburg Elementary School, 2824 Jenks Street, Philadelphia, PA 19137, ULCS#: 7470

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 #

03/01/2022

Alexis Johnson

A handwritten signature in black ink, appearing to read 'Alexis Johnson'.

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



# United States Environmental Protection Agency

This is to certify that



School District of Philadelphia Office of  
Environmental Management Services

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has  
received certification to conduct lead-based paint renovation, repair, and painting activities  
pursuant to 40 CFR Part 745.89

In the Jurisdiction of:

All EPA Administered States, Tribes, and Territories

This certification is valid from the date of issuance and expires January 25, 2027

NAT-50914-3

Certification #

January 11, 2022

Issued On



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

Michelle Price, Chief

Lead, Heavy Metals, and Inorganics Branch