

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

Site:

**Samuel H. Daroff School
5630 Vine Street
Philadelphia, PA 19139
ULCS# 4210/3411**

Prepared For:

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

Prepared By:

**Steven A. Vena, CIH
Viva Environmental, Health, & Safety, LLC.
368 Daly Street
Philadelphia, PA 19148**

Date(s) of Project:

May 15 – 19, 2023

Date of Report:

June 1, 2023

Project Number:

230251

EP2023-1211-4210

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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 Samuel H. Daroff School, 5630 Vine Street, Philadelphia, PA 19103. 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.

Erica Walk, an EPA-certified Lead Dust Sampling Technician and Lead Renovator with Viva EHS, performed the oversight from May 15 – 19, 2023.

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 spreadsheets and copies of inspector / worker RRP certifications can be found in the attachments of the report.

2.0 CONCLUSIONS

At the time of the completion of this paint stabilization project, all known lead-based paints found within the school were stabilized and undamaged. All work areas passed the EPA RRP cleaning verification wipe procedure and have been cleared 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

If any painted surfaces within the school become damaged the Samuel H. Daroff School Lead Safe Assessment Sheet should be referenced to determine if the paint is lead-based and in need of stabilization following EPA RRP protocols.

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

			Dates: 4/18/23 - 4/27/23	Lead-Based Paint Stabilization Scope of Work						
			Inspector Name and Certificate Number: Erik Swanson #006917	Samuel H. Daroff School						
			Inspection Company: Viva EHS	5630 Vine St, Philadelphia PA 19139						
Floor	Space #	Space Type	On-Site Room Name	Component	Substrate Material	Paint Color	Description of Damage	Damage Quantity (sf)	XRF Reading (mg/cm2)	XRF (positive/negative)
1	104	Primary	Classroom 104	Door Frame	Metal	Brown	Chipping	1	0.7	Positive
1	109A	Administrative Office	Main Office - Behavior Office	Door Frame	Metal	Brown	Chipping	1	0.8	Positive
1	110	Primary	Classroom 110	Door Frame	Metal	Brown	Chipping	1	0.8	Positive
1	111A	Restrooms, Staff - Male	Men's Restroom next to Classroom 111	Door Frame	Metal	Brown	Chipping	1	0.8	Positive
1	111B	Restrooms, Staff - Female	Women's Restroom next to Classroom 111	Door Frame	Metal	Brown	Chipping	1	0.8	Positive
1	113	Primary	Classroom 113	Door Frame	Metal	Brown	Chipping	1	0.8	Positive
1	115	Primary	Classroom 115	Door Frame	Metal	Brown	Chipping	1	0.8	Positive
1	118	Primary	Classroom 118	Door Frame	Metal	Brown	Chipping	1	0.8	Positive
1	120	Primary	Classroom 120	Door Frame	Metal	Brown	Chipping	1	1.1	Positive
1	120B	Student Restrooms -	Classroom 120 Restroom	Door Frame	Metal	Brown	Chipping	1	0.8	Positive
1	135	Administrative Office	Gym Office	Door Frame	Metal	Brown	Chipping	1	0.9	Positive
1	138	Gymnasium - Intermediate	Gymnasium	Door Frame	Metal	Brown	Chipping	1	0.8	Positive
1	139A	Service Closets	Custodial Closet next to Girl's Restroom	Door Frame	Metal	Brown	Chipping	1	0.8	Positive
1	144	Kitchen	Kitchen	Door Frame	Metal	Brown	Chipping	1	0.7	Positive
1	150	Cafeteria (Dining Area)	Cafeteria	W1	CMU	N/A	Chipping	2	1.5	Positive
1	150	Cafeteria (Dining Area)	Cafeteria	W2	CMU	N/A	Chipping	3	1.6	Positive
1	150	Cafeteria (Dining Area)	Cafeteria	W3	CMU	N/A	Chipping	1	1.3	Positive
1	156	Auditorium	Auditorium	Door Frame	Metal	Brown	Chipping	1	0.7	Positive
1	174B	Administrative Office	Main Office Counselor's Office	Door Frame	Metal	Brown	Chipping	1	0.7	Positive
1	178	Conference Room	Main Office Conference Room	Door Frame	Metal	Brown	Chipping	1	0.9	Positive
1	179	General Administrative	Main Office	Door Frame	Metal	Blue	Chipping	1	1.1	Positive
1	179	General Administrative	Main Office	Door Frame	Metal	Blue	Chipping	1	0.9	Positive

1	181	Administrative Storage	Main Office Supply Room	Door Frame	Metal	Brown	Chipping	1	0.9	Positive
1	190	Administrative Office	Counselor's Office next to Classroom 113	Door Frame	Metal	Brown	Chipping	1	1.3	Positive
1	195	Health Service Room	Nurse's Office Exam Room	Door Frame	Metal	Brown	Chipping	1	0.8	Positive
1	S12	Stairs	Stairwell 4 next to Classroom 115	Stringer	Metal	Brown	Chipping	1	0.8	Positive
1	S14	Stairs	Stairwell 2 next to Classroom 108	Stringer	Metal	Brown	Flaking	2	0.8	Positive
1	S15	Stairs	Stairwell 3 next to Classroom 120	Handrail	Metal	Blue	Chipping	3	1.1	Positive
2	203	Primary	Classroom 203	Door Frame	Metal	Brown	Chipping	1	0.8	Positive
2	204	Primary	Classroom 204	Door Frame	Metal	Brown	Flaking	1	1.2	Positive
2	206	Primary	Classroom 206	Door Frame	Metal	Brown	Flaking	1	1.1	Positive
2	208	Primary	Classroom 208	Door Frame	Metal	Brown	Flaking	1	0.7	Positive
2	208	Primary	Classroom 208	Door Frame	Metal	Green	Flaking	1	1.1	Positive
2	210	Primary	Classroom 210	Door Frame	Metal	Brown	Flaking	1	0.8	Positive
2	210B	Storage	Hall Closet next to Classroom 210	Door Frame	Metal	Brown	Chipping	1	0.7	Positive
2	213	Primary	Classroom 213	Door Frame	Metal	Brown	Flaking	1	0.7	Positive
2	214	Primary	Classroom 214	Door Frame	Metal	Brown	Flaking	1	0.8	Positive
2	217	Primary	Classroom 217	Door Frame	Metal	Brown	Chipping	1	0.8	Positive
2	218	Primary	Classroom 218	Door Frame	Metal	Brown	Chipping	1	0.7	Positive
2	222	Primary	Classroom 222	Door Frame	Metal	Brown	Chipping	1	0.8	Positive
2	247	Storage	Hall Closet opposite Classroom 211	Door Frame	Metal	Brown	Chipping	1	1.1	Positive
2	249	IMC (Library)	IMC (Library)	Door Frame	Metal	Black	Flaking	1	0.8	Positive
2	252	IMC (Library)	Library Office 252	Door Frame	Metal	Black	Flaking	1	0.9	Positive
2	255	Storage	Custodial Closet next to Girl's Restroom	Door Frame	Metal	Brown	Chipping	1	0.9	Positive
2	H215	Circulation (Hallway)	Classroom 212 Entrance Hallway	Door Frame	Metal	Brown	Flaking	1	0.9	Positive
2	H217	Circulation (Hallway)	Classroom 211 Entrance Hallway	Door Frame	Metal	Brown	Chipping	1	0.7	Positive
2	S24	Stairs	Stairwell next to Classroom 208	Handrail	Metal	Black	Chipping	2	0.7	Positive
2	S25	Stairs	Stairwell next to Classroom 222	Handrail	Metal	Blue	Chipping	2	0.9	Positive



EHS

DAILY FIELD LOG

Page 1 of 1

Client: School District of Philadelphia

Project #: 230251

Date: 05/15/2023

Site: Samuel H. Daroff School, 5630 Vine Street, Philadelphia, PA 19103

Task: API BI INV (LT) RA IH CIH PD MP PM Clerical Other: _____

Time	Summary of Events
15:00	I, Erica Walk of Viva EHS, arrived on-site at Daroff ES. I was here to provide oversight for LBP stabilization. I met with the paint crew—painters Robert Broadnax, Ricardo Tomlinson, and Andrew Patterson were on-site. Foreman Season Hall was also on-site. We discussed the scope of work.
15:30	The crew walked through the school with Season as she discussed the scope of work with them. They began bringing their materials inside.
16:00	The crew began work on the second floor.
19:00	Lunch
19:30	We returned from break and the crew continued stabilizing and painting.
23:00	The crew began packing their materials.
23:30	Viva off-site.

Sample Type:		Number of Samples:		TAT:		Lab:	
Sample Type:		Number of Samples:		TAT:		Lab:	

Total Billable Hours on Log: 8

Field Technician Name (Print/Signature):

Erica Walk



EHS

DAILY FIELD LOG

Page 1 of 1

Client: School District of Philadelphia

Project #: 230251

Date: 05/16/2023

Site: Samuel H. Daroff School, 5630 Vine Street, Philadelphia, PA 19103

Task: API BI INV (LT) RA IH CIH PD MP PM Clerical Other: _____

Time	Summary of Events
15:00	I, Erica Walk of Viva EHS, arrived on-site at Daroff ES. I was here to provide oversight for LBP stabilization. I met with the paint crew—painters Robert Broadnax and Andrew Patterson were on-site. We discussed the scope of work—the crew will continue working on door frames across the 2 nd floor.
15:30	Rob and Andrew unloaded supplies and began work.
19:00	Lunch
19:30	We returned from break and the crew continued stabilizing and painting.
22:00	Robert requested my assistance locating two areas they needed to stabilize and paint. I identified the locations on the floor plans and walked them to the areas. The began work.
23:00	The crew began packing their materials.
23:30	Viva off-site.

Sample Type:		Number of Samples:		TAT:		Lab:	
Sample Type:		Number of Samples:		TAT:		Lab:	

Total Billable Hours on Log: 8

Field Technician Name (Print/Signature):

Erica Walk



EHS

DAILY FIELD LOG

Page 1 of 1

Client: School District of Philadelphia

Project #: 230251

Date: 05/17/2023

Site: Samuel H. Daroff School, 5630 Vine Street, Philadelphia, PA 19103

Task: API BI INV (LT) RA IH CIH PD MP PM Clerical Other: _____

Time	Summary of Events
15:00	I, Erica Walk of Viva EHS, arrived on-site at Daroff ES. I was here to provide oversight for LBP stabilization. I met with the paint crew—painters Robert Broadnax, Ricardo Tomlinson, and Andrew Patterson were on-site. We discussed the scope of work—the crew will be painting doors (not LBP) and stabilizing and painting any remaining interior and exterior door frames.
15:30	The crew unloaded their supplies and began work.
19:00	The crew finished the stairs and moved to the first floor; Lunch.
19:30	We returned from break and the crew continued stabilizing and painting on the 1 st floor.
20:30	Foreman Season Hall arrived on-site to check the project’s progress.
21:30	Season off-site.
23:00	The crew began packing their materials.
23:30	Viva off-site.

Sample Type:		Number of Samples:		TAT:		Lab:	
Sample Type:		Number of Samples:		TAT:		Lab:	

Total Billable Hours on Log: 8

Field Technician Name (Print/Signature):

Erica Walk



EHS

DAILY FIELD LOG

Client: School District of Philadelphia

Project #: 230251

Date: 05/18/2023

Site: Samuel H. Daroff School, 5630 Vine Street, Philadelphia, PA 19103

Task: API BI INV (LT) RA IH CIH PD MP PM Clerical Other: _____

Time	Summary of Events
15:00	I, Erica Walk of Viva EHS, arrived on-site at Daroff ES. I was here to provide oversight for LBP stabilization. I met with the paint crew—painters Robert Broadnax, Ricardo Tomlinson, and Andrew Patterson were on-site. We discussed the scope of work—the crew will continue painting doors (not LBP) and stabilizing and painting any remaining interior and exterior door frames on the 1 st floor.
15:30	The crew unloaded their supplies and began work, hitting the gym and various rooms around the 1 st floor.
19:00	Lunch
19:30	We returned from break and the crew continued stabilizing and painting on the 1 st floor. Robert asked me to assist him with finding a few rooms that needed work.
21:00	Foreman Season Hall arrived on-site to check the project’s progress. I let her know that the fire doors in the gym were damaged but as they were not LBP I did not request the crew to paint the doors. She said that she would ask them to paint them.
21:30	Season off-site.
23:00	The crew began packing their materials.
23:30	Viva off-site.

Sample Type:		Number of Samples:		TAT:		Lab:	
Sample Type:		Number of Samples:		TAT:		Lab:	

Total Billable Hours on Log: 8

Field Technician Name (Print/Signature):

Erica Walk



EHS

DAILY FIELD LOG

Page 1 of 1

Client: School District of Philadelphia

Project #: 230251

Date: 05/19/2023

Site: Samuel H. Daroff School, 5630 Vine Street, Philadelphia, PA 19103

Task: API BI INV (LT) RA IH CIH PD MP PM Clerical Other: _____

Time	Summary of Events
15:00	I, Erica Walk of Viva EHS, arrived on-site at Daroff ES. I was here to provide oversight for LBP stabilization. I met with the paint crew—painters Robert Broadnax, Ricardo Tomlinson, and Andrew Patterson were on-site. We discussed the scope of work—the crew will continue painting doors (not LBP) and stabilizing and painting any remaining interior and exterior door frames on the 1 st floor.
15:30	The crew unloaded their supplies and began work, continuing in the gym and various other rooms that required stabilization/painting.
17:00	Foreman Season Hall arrived on-site to check the project’s progress.
17:30	Season off-site.
19:00	Lunch
19:30	We returned from break and the crew continued stabilizing and painting on the 1 st floor. Robert asked me to assist him with finding a few rooms that needed work.
21:00	Foreman Season Hall arrived on-site to check the project’s progress.
21:30	Season off-site.
23:00	The crew began packing their materials.
23:30	Viva off-site.

Sample Type:		Number of Samples:		TAT:		Lab:	
Sample Type:		Number of Samples:		TAT:		Lab:	

Total Billable Hours on Log: 8

Field Technician Name (Print/Signature):

Erica Walk

VIVA ENVIRONMENTAL, HEALTH, & SAFETY, LLC.

368 Daly St, Philadelphia, PA 19148

215-550-1417

www.VivaEHS.com

Certificate of Attendance and Successful Completion

Erica Walk

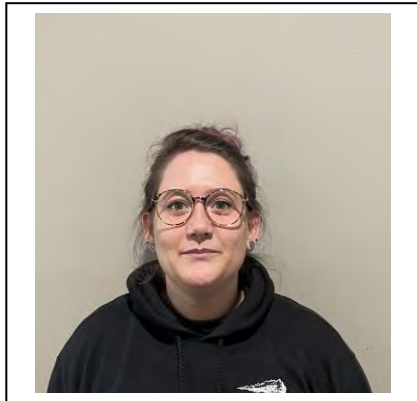
800 N 48th St, Unit 36, Philadelphia, PA 19139

Certification #: R-I-219934-22-00009

HAS SUCCESSFULLY COMPLETED THE REQUIRED INSTRUCTION IN:

Lead Renovator Initial - English

Per 40 CFR Part 745.225



Course Date: 12/16/2022
Examination Date: 12/16/2022
Expiration Date: 12/16/2027

A handwritten signature in black ink, appearing to read "Steven A. Vena".

President: _____
Steven A. Vena, CIH

VIVA ENVIRONMENTAL, HEALTH, & SAFETY, LLC.

368 Daly Street, Philadelphia, PA 19148

215-550-1417

www.VivaEHS.com

Certificate of Attendance and Successful Completion

Erica Walk

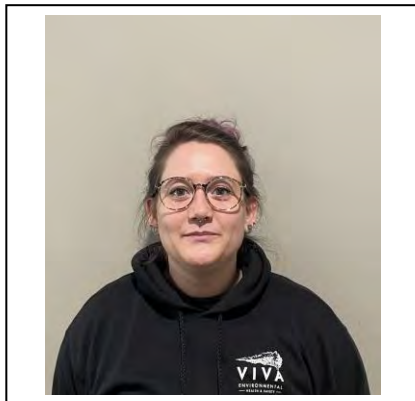
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Certification #: D-I-219934-22-00009

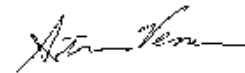
HAS SUCCESSFULLY COMPLETED THE REQUIRED INSTRUCTION IN:

Dust Sampling Technician Initial - English

Per 40 CFR Part 745.225



Course Date: 12/17/2022
Examination Date: 12/17/2022
Expiration Date: 12/17/2027



President: _____
Steven A. Vena, CIH

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 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 September 14, 2026

NAT-F224204-1

Certification #

August 31, 2021

Issued On



Michelle Price, Chief

Lead, Heavy Metals, and Inorganics Branch

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

Season Hall

1916 Monument Street, Philadelphia, PA 19121

Certificate Number: R-I-19014-20-750791



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

A handwritten signature in black ink, appearing to read "J. Weltz". The signature is written in a cursive, flowing style.

JAMES A. WELTZ, CIH
Training Manager / Principal Instructor

CRITERION LABORATORIES, INC.

400 STREET ROAD, BENSLEM, 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

Andrew Patterson

5217 N. 11th Street, Philadelphia, PA 19141

Certificate Number: R-I-19014-21-752908



Course Date: 9/28/2021
Examination Date: 9/28/2021
Expiration Date: 9/28/2026

A handwritten signature in black ink, appearing to read "J. Wertz". The signature is fluid and cursive, written over a horizontal line.

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

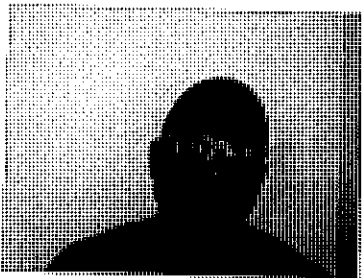
Certificate of Attendance and Successful Completion

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

A handwritten signature in black ink, appearing to read "J. A. Weltz". The signature is written in a cursive style and is positioned above a horizontal line.

JAMES A. WELTZ, CIH
Training Manager / Principal Instructor

CRITERION LABORATORIES, INC.

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

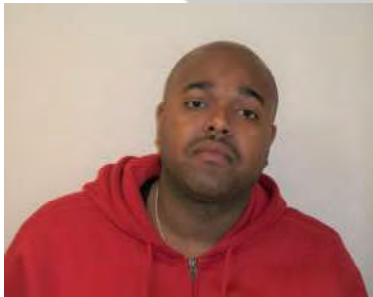
Certificate of Attendance and Successful Completion

Lead RRP Initial – English
Per 40 CFR Part 745.225

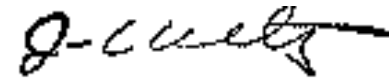
Ricardo Tomlinson

1735 Georges Lane, Philadelphia, PA 19131

Certificate Number: R-I-19014-20-750806



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



JAMES A. WELTZ, CIH
Training Manager / Principal Instructor

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



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.

Samuel H. Daroff School, 5630 Vine Street, Philadelphia, PA 19103, ULCS#: 4210/3411

School Name

Street Address

Viva Environmental, Health, & Safety, LLC.

Erica Walk - Lead Dust Sampling Technician
Certification # D-I-219934-22-00009

Certifying Company (print)

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

05/19/2023

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

Date of Verification

Jennifer Donovan, 215.400.5719, jdonovan2@philasd.org

School Official Name, Telephone and E-mail Address

Please note: This school will be reassessed within 4 years of the date of this certification.