

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

Site:

**Allen M. Stearne School
1655 Unity Street
Philadelphia, PA 19124
ULCS#: 7290**

Prepared For:

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

Prepared By:

**Jessica Woltemate
Viva Environmental, Health, & Safety, LLC.
368 Daly Street
Philadelphia, PA 19148**

Date(s) of Project:

June 1, 2022

Date of Report:

May 2, 2023

Project Number:

220143

EP2022-0436-7290

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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) Stabilization activities for the Allen M. Stearne School located at 1655 Unity Street, Philadelphia, PA 19124. 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 stabilization activities. “Paint Stabilization” is a term that describes the process of removing loose, peeling, flaking and damaged LBP under controlled conditions by EPA-certified renovators.

Kyle Wolman, an EPA-certified Lead Dust Sampling Technician and Lead Renovator with Viva EHS, performed the oversight on June 1, 2022.

The paint 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 monitored stabilization throughout the shift to confirm the proper engineering and work practices were employed. Damaged lead-based paint was removed from metal doors and door frames associated with the elevators on each floor to reveal a more intact substrate, best suited for a finished coat of paint. The areas were inspected to confirm that stabilization was complete and that no additional hazards were observed.

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

2.0 CONCLUSIONS

The work areas throughout the school have been properly cleaned and stabilized for re-occupancy.

All requirements were 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.

The Environmental Protection Agency's (EPA) Renovation, Repair, and Painting Program Final Rule (40 CFR Part 745) (RRP Rule) mandates that if lead-based paint is disturbed during renovation or painting activity then the work should be completed using lead-safe work practices as defined in the RRP Rule. In addition, the individual disturbing the lead-based paint has to be certified as well as the firm with whom he/she is employed.

ATTACHMENTS

Element	Floor	Inspection Dates: 6/24,25,28 and 9/14 2021		School District of Philadelphia						
		On-Site Room Name	Student/Teacher Occupied (yes/no)	Component	Substrate Material	Color	Description of Damage	Damage Quantity (sf)	XRF Reading (mg/cm2)	XRF (positive/negative)
1	3	Elevator	yes	Door Frame	Metal	Blue	Chipped	20	36	Positive
1	3	Elevator	yes	Elevator Door Frame	Metal	Blue	Chipped	20	36	Positive
1	2	Elevator	yes	Door Frame	Metal	Blue	Chipped	20	36	Positive
1	2	Elevator	yes	Elevator Door Frame	Metal	Blue	Chipped	20	36	Positive
1	1	Elevator	yes	Door Frame	Metal	Blue	Chipped	20	36	Positive
1	B	Elevator	yes	Door Frame	Metal	Blue	Chipped	20	36	Positive



EHS

DAILY FIELD LOG

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Client: Philadelphia School District

Project #: 220143

Date: 06/01/2022

Site: Allen M. Stearne ES

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

Time	Summary of Events
1530	I Kyle Wolman on behalf of VIVA EHS arrived at Stearne ES and checked in. I met with the painters and we discussed what they are going to be doing today. We determined that they would be working on elevators which needed paint renovations done. Due to this being in hallways no FLAME AAS samples would need to be taken.
1600	The painters start on the renovations, and I do a walkthrough seeing the areas that they would be painting.
1700	I do a walkthrough to see how the work is progressing.
1830	I take lunch.
1900	I do another walkthrough and we discuss that they would be able to finish tonight.
2200	I do a walkthrough and the painters begin to clean up. I finish the paperwork.
2330	I pack up and go home, work will continue tomorrow

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):

Kyle Wolman

VIVA ENVIRONMENTAL, HEALTH, & SAFETY, LLC.

806 Alter Street, Philadelphia, PA 19147

215-550-1417

www.VivaEHS.com

Certificate of Attendance and Successful Completion

Kyle Wolman

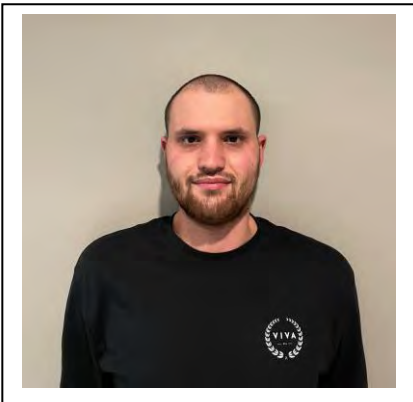
921 Greystone Dr, West Chester, PA 19380

Certification #: R-I-219934-22-00001

HAS SUCCESSFULLY COMPLETED THE REQUIRED INSTRUCTION IN:

Lead Renovator Initial – English

Per 40 CFR Part 745.225



Course Date: 01/08/2022

Examination Date: 01/08/2022

Expiration Date: 01/08/2027

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

President: _____

Steven A. Vena, CIH

VIVA ENVIRONMENTAL, HEALTH, & SAFETY, LLC.

806 Alter Street, Philadelphia, PA 19147

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Kyle Wolman

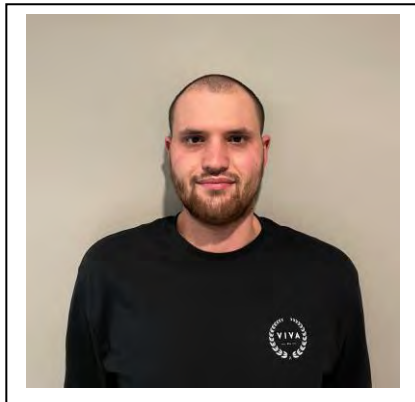
921 Greystone Dr, West Chester, PA 19380

Certification #: D-I-219934-22-00001

HAS SUCCESSFULLY COMPLETED THE REQUIRED INSTRUCTION IN:

Dust Sampling Technician Initial - English

Per 40 CFR Part 745.225



Course Date: 01/07/2022
Examination Date: 01/07/2022
Expiration Date: 01/07/2027

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

President: _____
Steven A. Vena, CIH

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

A handwritten signature in black ink, appearing to read 'J. Weltz', written over a horizontal line.

JAMES A. WELTZ, CIH
Training Manager / Principal Instructor

CRITERION LABORATORIES, INC.

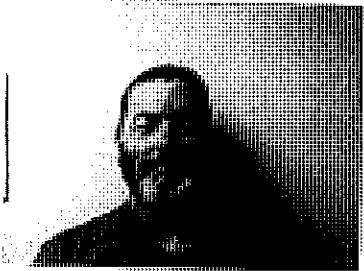
400 STREET ROAD, BENSALEM, PA 19020
PHONE: (215) 244-1300, FAX: (215) 244-4349
WWW.CRITERIONLABS.COM

Certificate of Attendance and Successful Completion

Lead RRP Initial – English
Per 40 CFR Part 745.225

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 black ink, appearing to read "J. Weltz".

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.

Allen M. Stearne School, 1655 Unity Street, Philadelphia, PA 19124, ULCS#: 7290

School Name

Street Address

Viva Environmental, Health, & Safety, LLC.

Kyle Wolman - Lead Dust Sampling Technician
Certification # D-I-219934-22-00001

Certifying Company (print)

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

06/01/2022

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: 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.