



November 15, 2016

Courtney Wilton  
Portland Public Schools  
501 North Dixon  
Portland, OR 97227

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment  
Atkinson Elementary School  
5800 SE Division Street  
Portland, OR 97206  
PBS Project: 6500.721 Phase 0006

Dear Mr. Wilton:

On November 1, 2016, PBS Engineering and Environmental Inc. conducted a visual assessment of painted and varnished surfaces on the interior and exterior of Atkinson Elementary School located at 5800 SE Division Street in Portland, Oregon.

For the sake of this investigation, it is assumed that all paint and varnish at the school contain some concentration of lead. The purpose of this investigation is to identify finishes that are in poor (deteriorated) condition.

PBS visually inspected interior and exterior hard surfaces and soil adjacent to painted surfaces. The locations of garden spaces, playground equipment, concrete, and the compost pile in close proximity to deteriorated paint were also noted.

## **FINDINGS**

Paint and varnish conditions were assessed using US Department of Housing and Urban Development (HUD) guidelines for the Evaluation and Control of Lead Based Paint Hazards in Housing (2012 Addition) Chapter 5: Risk Assessment and Reevaluation.

Paint stabilization at the school had not occurred prior to PBS' site visit. The building's painted and varnished surfaces were found to be in fair to good (intact) condition with areas of deteriorated conditions. A table showing the location and quantity of surfaces in deteriorated condition is attached to this report.

A garden located in the inner courtyard between the enclosed breezeway and west of the building did not reveal any paint chips. Most of the paint on the walls around the garden was intact with the exception of the enclosed breezeway's east wall where paint was in deteriorated condition.

No paint chips were observed in the compost pile that exists near the south wall of the west garden area. The paint in this location was also in intact condition.

Paint chips were not noted on concrete, but were noted in soil on the west exterior side of classroom 122.

No paint chips were observed in representative aluminum framed window troughs inspected.

### **RECOMMENDATIONS**

PBS recommends that all painted or varnished surfaces in poor condition be stabilized. Paint chips on the soil on the west exterior side of classroom 122 should be removed.

Please feel free to contact me at 503.417.7576 or [stevd@pbsenv.com](mailto:stevd@pbsenv.com) with any questions or comments.

Sincerely,  
PBS Engineering and Environmental Inc.



Steve Dilling  
Project Manager

Attachments: Condition Assessment of Deteriorated Paint/Varnish Table  
Field Drawing of Deteriorated Paint and Varnish Locations  
Lead-based Paint Risk Assessor Certification (Steve Dilling)  
Lead-based Paint Activities Firm Certification (PBS Engineering and Environmental)

### Assessment of Paint/Varnish in Deteriorated (Poor) Condition

ID	Interior / Exterior	Location	Room Name / #	Structure	Above / Below Five Feet	K-2nd Grade	Substrate	Quantity
A	Exterior	Front entry east wall	110	Wall	Above/below	No	Wood	375 SF
B	Exterior	Southwest wing	122	Wall	Above/below	No	Wood	500 SF
C	Exterior	Southwest wing	122B	Soil	Below	No	Soil	25 SF
D	Exterior	Southwest wing, west entry	N/A	Door	Below	Yes	Metal	2 doors
E	Exterior	Southeast corner	N/A	Handrail	Below	Yes	Metal	15 SF
F	Exterior	Play court	N/A	Basketball pole	Below	Yes	Metal	35 SF
G	Exterior	East courtyard	177	Wall	Above/below	No	Wood	100 SF
H	Exterior	Interior courtyard, tool shed	N/A	Plywood door	Above/below	No	Wood	2 doors
I	Exterior	Interior courtyard, enclosed breezeway	N/A	Wall	Below	No	Wood	120 SF
J	Interior	Teachers work room	165	Radiator grills	Below	No	Metal	15 SF
K	Interior	Principle office	169	Varnish window sills	Below	No	Wood	20 SF
L	Interior	Counselors	170	Varnish window sills	Below	No	Wood	20 SF
M	Interior	Loading dock	132	Door	Below	No	Metal	2 doors
N	Interior	Loading dock	132	Floor stripping	Below	No	Concrete	100 SF
O	Interior	Storage room, near sink	139	Wall	Below	No	Concrete	50 SF
P	Interior	Storage room	139	Floor	Below	No	Concrete	400 SF
Q	Interior	Boiler room	143	Steps	Below	No	Concrete	80 SF
R	Interior	Kitchen	130	Floor	Below	No	Masnesite	750 SF
S	Interior	Kitchen, door to cafeteria	130	Door frame	Below	Yes	Wood	15 SF
T	Interior	Kitchen, food storage	134	Walls	Above/below	No	Plaster	200 SF
U	Interior	Staff lounge	129	Varnish window sills	Below	No	Wood	20 SF
V	Interior	Staff lounge	129	Door frame	Below	No	Wood	15 SF
W	Interior	Gym	128	Baseboard	Below	Yes	Wood	175 SF

ID	Interior / Exterior	Location	Room Name / #	Structure	Above / Below Five Feet	K-2nd Grade	Substrate	Quantity
X	Interior	Music room	143	Door frame	Below	Yes	Wood	15 SF
Y	Interior	Custodial room	162	Wall	Above/below	No	Plaster	200 SF
Z	Interior	Restroom	159	Door	Below	Yes	Wood	1 door
AA	Interior	Classroom	124/164	Varnish window sills	Below	Yes	Wood	30 SF
AB	Interior	Classroom	124/164	Door frame	Below	Yes	Wood	15 SF
AC	Interior	Staff restroom	175	Door	Below	No	Wood	1 door
AD	Interior	Activity room	126/177	Varnish walls and window sill	Above/below	Yes	Wood	250 SF
AE	Interior	Classroom	109	Varnish window sills	Below	Yes	Wood	30 SF
AF	Interior	Classroom	109	Cabinet sink area	Below	Yes	Wood	20 SF
AG	Interior	Mechanical room	108A	Wood door frame	Below	No	Wood	15 SF
AH	Interior	Mechanical room	108A	North and west walls	Below	No	Gypsum	100 SF
AI	Interior	Door frame, girl's restroom	109A	Door frame	Below	Yes	Wood	15 SF
AJ	Interior	Boys' restroom	110A	Door frame	Below	Yes	Wood	15 SF
AK	Interior	Classroom	102	Varnished lower walls	Below	Yes	Wood	400 SF
AL	Interior	Classroom	104	East varnished lower wall	Below	Yes	Wood	80 SF
AM	Interior	Classroom	106	East varnished lower wall	Below	Yes	Wood	80 SF
AN	Interior	Classroom	110	Varnish window sill	Below	Yes	Wood	30 SF
AO	Interior	Classroom	110	Door	Below	Yes	Wood	1 door
AP	Interior	East enclosed breezeway	N/A	Varnish window sills	Below	Yes	Wood	60 SF
AQ	Interior	East enclosed breezeway	N/A	Handrail	Below	Yes	Metal	45 SF
AR	Interior	Classroom	111	Door	Below	No	Wood	1 door
AS	Interior	Classroom	111	Varnish window sill	Below	No	Wood	30 SF
AT	Interior	Classroom	111	Lower varnished wall, west side	Below	No	Wood	60 SF
AU	Interior	Storage room	111A	Plaster wall	Below	No	Plaster	100 SF

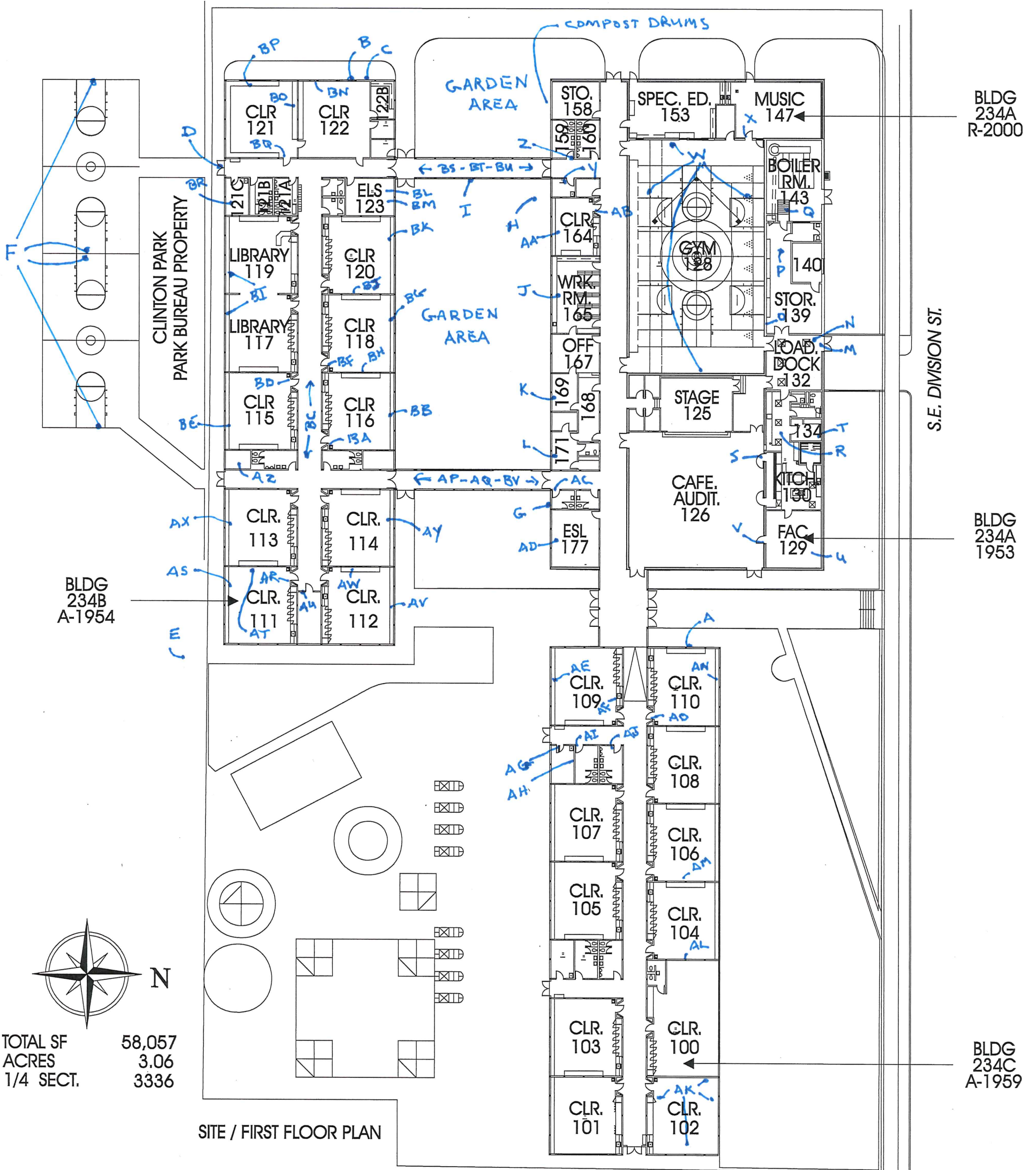
ID	Interior / Exterior	Location	Room Name / #	Structure	Above / Below Five Feet	K-2nd Grade	Substrate	Quantity
AV	Interior	Classroom	112	Varnish window sill	Below	No	Wood	15 SF
AW	Interior	Classroom	112	Baseboard soffet	Below	No	Metal	10 SF
AX	Interior	Classroom	113	Varnish window sill	Below	No	Wood	15 SF
AY	Interior	Classroom	114	Varnish window sill	Below	No	Wood	15 SF
AZ	Interior	Classroom	113B	Plaster walls	Above/below	No	Gypsum	180 SF
BA	Interior	Classroom	116	Door	Below	No	Wood	1 door
BB	Interior	Classroom	116	Varnish window sill	Below	Yes	Wood	20 SF
BC	Interior	South hallway	N/A	Lockers thoroughout	Below	No	Metal	80 each
BD	Interior	Classroom	115	Door and varnish door frame	Below	No	Wood	1 door and 15 SF
BE	Interior	Classroom	115	Varnish window sill	Below	No	Wood	20 SF
BF	Interior	Classroom	118	Door	Below	No	Wood	1 door
BG	Interior	Classroom	118	Varnish window sill	Below	No	Wood	60 SF
BH	Interior	Classroom	118	Lower varnished wall, east side	Below	No	Wood	60 SF
BI	Interior	Library	117/119	Varnish window sill	Below	Yes	Wood	40 SF
BJ	Interior	Classroom	120	Varnished lower walls	Below	No	Wood	60 SF
BK	Interior	Classroom	120	Varnished lower walls	Below	No	Wood	20 SF
BL	Interior	Classroom	123	Varnished lower walls	Below	No	Wood	225 SF
BM	Interior	Classroom	123	Varnish window sill	Below	No	Wood	10 SF
BN	Interior	Classroom	122	Varnish window sill	Below	No	Wood	11 SF
BO	Interior	Classroom	121	Lower painted cabinet doors	Below	Yes	Wood	45 SF
BP	Interior	Classroom	121	Varnish window sill	Below	Yes	Wood	11 SF
BQ	Interior	Classroom	121	Varnish window sill	Below	Yes	Wood	15 SF
BR	Interior	Fan storage room	121C	Wall	Below	No	Plaster	300 SF
BS	Interior	West enclosed breezeway	N/A	Varnish window sill	Below	Yes	Wood	60 SF

ID	Interior / Exterior	Location	Room Name / #	Structure	Above / Below Five Feet	K-2nd Grade	Substrate	Quantity
BT	Interior	West enclosed breezeway	N/A	Handrail	Below	Yes	Metal	30 SF
BU	Interior	West enclosed breezeway	N/A	Painted baseboard	Below	Yes	Wood	60 SF
BV	Interior	East enclosed breezeway	N/A	Painted baseboard	Below	Yes	Wood	60 SF

# Atkinson Elementary School

5800 SE Division Street 97206

## Facility Plan



TOTAL SF 58,057  
 ACRES 3.06  
 1/4 SECT. 3336

SITE / FIRST FLOOR PLAN



June 9, 2016

Steven J. Dilling  
PBS Engineering and Environmental Inc.  
4412 SW Corbett Ave  
Portland, OR 97239

800 NE Oregon Street, Suite 640  
Portland, OR 97232  
Phone: (971) 673-0440  
Fax: (971) 673-0457  
TTY Nonvoice: (971) 673-0372

RE: LEAD-BASED PAINT ACTIVITIES, INDIVIDUAL CERTIFICATION NO. 1063--Indv--R

This letter is your official notification that you have met the certification requirements under Oregon Administrative Rule (OAR) 333-069 to conduct lead-based paint activities in Oregon, in the following discipline: Risk Assessor

In addition to certification by the Oregon Health Authority, you are required to be licensed by the Construction Contractors Board (CCB) if you plan to conduct lead-based paint activities in Oregon. This license is different than, and in addition to, the standard contractor license issued by CCB. Both individuals and firms must obtain this license. For more information on CCB lead-based paint licensing, visit their web site at [www.oregon.gov/CCB](http://www.oregon.gov/CCB) or call 503-378-4621.

As a certified individual in Oregon, you must meet all the requirements of OAR 333-069, including work practice standards for conducting lead-based paint activities in target housing and child-occupied facilities. As a certified individual, you must perform work under a firm that is certified by the Authority for conducting lead-based paint activities.

You are required to wear the enclosed badge in plain view when conducting lead-based paint activities. Please note that the badge and certificate will expire on 6/30/2017. If you wish to maintain your certification after 6/30/2017, you must submit an application postmarked at least 60 days before expiration and document that your lead-based paint activities training is current.

As a public service the Authority publishes a list of individuals performing lead-based paint activities in Oregon. The list is distributed statewide to consumers interested in lead-based paint services. Individuals that are certified by the state are eligible to be on this list.

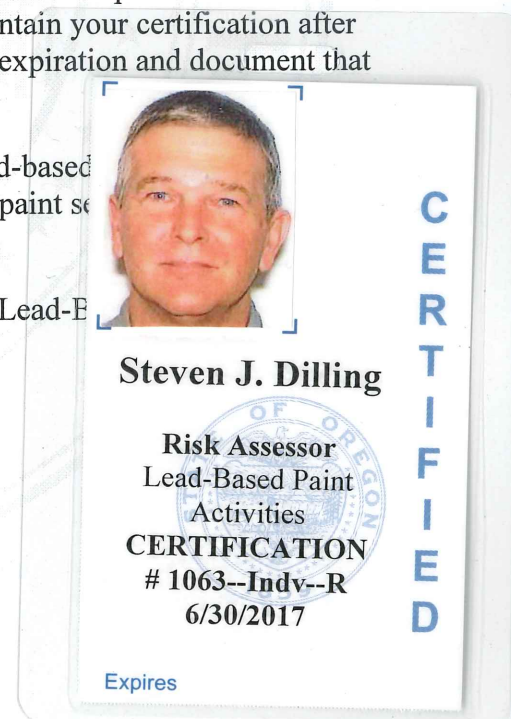
If you have any questions concerning your certification or other aspects of the Lead-Based Paint Program, please contact program staff at 971-673-0440.

Sincerely,



Ben Maynard  
Lead-Based Paint Program  
Oregon Health Authority

Enclosures: 1) Badge; 2) Certificate





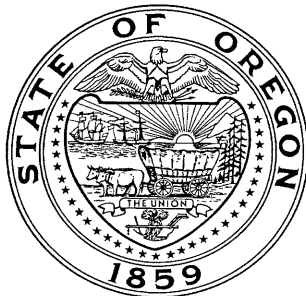
State of Oregon  
Oregon Health Authority

**Steven J. Dilling**

is certified by the Oregon Health Authority to conduct Lead-Based Paint Activities

**Risk Assessor**

Certification Number:	1063--Indv--R
Issuance Date:	6/9/2016
Expiration Date:	6/30/2017



Oregon  
**Health**  
Authority

STEVEN JAY DILLING  
4412 SW CORBETT AVE  
PORTLAND, OR 97239

CONSTRUCTION CONTRACTORS BOARD  
LEAD BASED PAINT  
RISK ASSESSOR LICENSE

EXPIRATION DATE: 7/31/2017

This document certifies that

STEVEN JAY DILLING  
4412 SW CORBETT AVE  
PORTLAND, OR 97239

is licensed in accordance with Oregon Law as  
a Lead Based Paint Risk Assessor.

9151063-RA

STATE OF OREGON  
CONSTRUCTION CONTRACTORS BOARD  
LEAD BASED PAINT  
RISK ASSESSOR LICENSE

LICENSE NUMBER: 9151063-RA

This document certifies that:

STEVEN JAY DILLING  
4412 SW CORBETT AVE  
PORTLAND, OR 97239

is licensed in accordance with Oregon Law as a Lead Based Paint Risk Assessor.

License Details:

LICENSE NO.: 9151063-RA  
EXPIRATION DATE: 7/31/2017

May 17, 2016

PBS Engineering and Environmental Inc.  
4412 SW Corbett Ave  
Portland, OR 97239

800 NE Oregon Street, Suite 640  
Portland, OR 97232  
Phone: (971) 673-0440  
Fax: (971) 673-0457  
TTY Nonvoice: (971) 673-0372

Attention: Derek May

RE: LEAD-BASED PAINT ACTIVITIES, FIRM CERTIFICATION NO. 1038--LBP FIRM

This letter is your official notification that PBS Engineering and Environmental Inc. has met certification requirements under Oregon Administrative Rules (OAR) 333-069 to conduct lead-based paint activities in Oregon. Please note that the enclosed certificate will expire on 6/30/2017.

In addition to certification by the Oregon Health Authority (Authority), PBS Engineering and Environmental Inc. is required to be licensed by the Construction Contractors Board (CCB) prior to conducting lead-based paint activities in Oregon. This license is different than, and in addition to, the standard contractor license issued by CCB. Both individuals and firms must obtain this license. For more information on CCB lead paint licensing, visit their web site at [www.oregon.gov/CCB](http://www.oregon.gov/CCB) or call 503-378-4621.

As a firm certified to conduct lead-based paint inspection activities in Oregon, PBS Engineering and Environmental Inc. must meet all requirements set forth in OAR 333-069. It must comply with standards for conducting lead-based paint inspection and/or risk assessment activities in target housing and child-occupied facilities and employ only certified individuals to conduct regulated activities.

As a public service, the Authority publishes a list of firms performing lead-based paint activities in Oregon. The list is distributed statewide to consumers interested in lead-based paint services. Only those firms that are certified by the state are eligible to be on this list.

If you have any questions concerning this certification or other aspects of the Lead-Based Paint Program, please contact program staff at (971) 673-0440.

Sincerely,



Ben Maynard  
Lead-Based Paint Program  
Oregon Health Authority

This document can be obtained in an alternate format by calling: (971) 673-0440.

State of Oregon  
Oregon Health Authority

**PBS Engineering and Environmental Inc.**

is certified by the Oregon Health Authority to conduct Lead-Based Paint Activities

Certification Number:	1038--LBP FIRM
Issuance Date:	5/16/2016
Date of Expiration:	6/30/2017



Oregon  
**Health**  
Authority



PBS ENGINEERING & ENVIRONMENTAL INC  
4412 SW CORBETT  
PORTLAND OR 97239

CONSTRUCTION CONTRACTORS BOARD  
LEAD INSPECTION CONTRACTORS LICENSE  
LICENSE No.: LBPI129143  
EXPIRATION DATE: 7/31/2017

This document certifies that

PBS ENGINEERING & ENVIRONMENTAL INC  
4412 SW CORBETT  
PORTLAND OR 97239

is licensed in accordance with Oregon Law as  
a Lead Inspection Contractor.

STATE OF OREGON  
CONSTRUCTION CONTRACTORS BOARD  
LEAD INSPECTION CONTRACTORS LICENSE

LICENSE NUMBER: LBPI129143

This document certifies that:

PBS ENGINEERING & ENVIRONMENTAL INC  
4412 SW CORBETT  
PORTLAND OR 97239

is licensed in accordance with Oregon Law as a Lead Inspection Contractor.

**License Details:**

LBPI LICENSE NO.: LBPI129143  
EXPIRATION DATE: 7/31/2017