



January 20, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment  
Buckman Elementary School  
320 SE 16th Avenue  
Portland, Oregon 97214  
PBS Project: 6500.721 Phase 0012

Dear Mr. Wilton:

On December 22, 2016, PBS Engineering and Environmental Inc. conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Buckman Elementary School located at 320 SE 16th Avenue in Portland, Oregon.

PBS assessed painted and varnished interior and exterior hard surfaces as well as concrete, asphalt, soil, playground equipment, and windowsills adjacent or in close proximity to deteriorated painted or varnished surfaces.

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.

It is assumed that all paint and varnish at the school contain some concentration of lead. The purpose of this investigation is to identify those finishes in deteriorated condition.

## **FINDINGS**

Overall, the building's painted and varnished surfaces were found to be in fair and intact condition with areas of deteriorated conditions. A table listing the locations and quantity of surfaces in deteriorated condition is attached to this report.

The school has metal sliding windows, and all window troughs appeared to be in intact condition. Paint chips were observed on concrete on the exterior east side of the building outside the gyms.

Paint in the pool area and locker rooms was much deteriorated; however, neither is currently being used.

Painted playground and parking lot striping and curbing often contain lead and are generally in deteriorated condition due to weatherization and traffic. PBS did not assess this paint, but recommends restriping, as needed, to maintain in intact condition.

## RECOMMENDATIONS

PBS recommends that all painted or varnished surfaces in deteriorated condition noted on the attached table be stabilized. Paint chips on concrete on the exterior east side of the building should be removed.

Please feel free to contact me at 503 417 7691 or [clark@pbsenv.com](mailto:clark@pbsenv.com) with any questions or comments.

Sincerely,  
PBS Engineering and Environmental Inc.



Clark Nelson, CIH  
Senior Project Manager

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

CN:DM:bmp

**Buckman Elementary**  
**Assessment of Paint/Varnish in Deteriorated Condition**

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
A	Interior	Classroom 216	Built-in cabinets and trim under sink	Below	Yes	Wood	30
B	Interior	Classroom 216	Northeast corner wall	Above	Yes	Plaster	6
C	Interior	Classroom 216	windowsills	Below	Yes	Wood	30
D	Interior	Classroom 216	Baseboards, west wall	Below	Yes	Wood	25
E	Interior	Classroom 216	Chalkboard frame	Above and below	Yes	Wood	50
F	Interior	Classroom 215	Southwest corner wall	Above and below	No	Plaster	24
G	Interior	Classroom 214	Under chalkboard rail	Below	No	Wood	20
H	Interior	Classroom 214	Baseboards, west wall	Below	No	Wood	20
I	Interior	Classroom 214	Chalkboard rail	Below	No	Wood	20
J	Interior	Classroom 213	Built-in cabinets and trim under sink	Below	No	Wood	30
K	Interior	Classroom 213	Windowsill where radiator makes contact	Below	No	Wood	30
L	Interior	Classroom 213	Baseboards, west wall	Below	No	Wood	25
M	Interior	Classroom 212	Built-in cabinets and trim under sink	Below	Yes	Wood	18
N	Interior	Classroom 212	Windowsills	Below	Yes	Wood	25
O	Interior	Classroom 211	Built-in cabinets and trim under sink	Below	No	Wood	20
P	Interior	Classroom 210	Built-in cabinets and trim under sink	Below	No	Wood	30
Q	Interior	Classroom 210	Doorframe	Above and below	No	Wood	15
R	Interior	Classroom 210	windowsills	Below	No	Wood	25
S	Interior	Classroom 208	Doorframe	Above and below	No	Wood	15
T	Interior	Classroom 208	Built-in cabinets and trim under sink	N/A	No	Wood	30
U	Interior	Classroom 208	Second windowsill from right	Below	No	Wood	5
V	Interior	Classroom 208 office	Northwest corner wall	Above and below	No	Plaster	18
W	Interior	Classroom 207	Built-in cabinets and trim under sink	Below	No	Wood	30

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
X	Interior	Custodial across from classroom 207	Doorframe	Above and below	No	Wood	15
Y	Interior	Classroom 206	Built-in cabinets and trim under sink	Below	No	Wood	30
Z	Interior	Classroom 205	Built-in cabinets and trim under sink	Below	No	Wood	36
AA	Interior	Classroom 205	Southwest corner wall	Above	No	Plaster	10
AB	Interior	Classroom 205	Windowsills	Below	No	Wood	40
AC	Interior	Classroom 204	Built-in cabinets and trim under sink	Below	No	Wood	20
AD	Interior	Classroom 204	Windowsills	Below	No	Wood	40
AE	Interior	Classroom 203	Built-in cabinets and trim under sink	Below	No	Wood	45
AF	Interior	Classroom 202	Built-in cabinets and trim under sink	Below	No	Wood	45
AG	Interior	Classroom 202	Windowsills	Below	No	Wood	40
AH	Interior	Hallway across from classroom 202	Wall	Above and below	No	Plaster	20
AI	Interior	Hallway outside classroom 201	Wall	Above	No	Plaster	15
AJ	Interior	Classroom 201	Built-in cabinets and trim under sink	Below	No	Wood	30
AK	Interior	Classroom 201	Windowsills	Below	No	Wood	40
AL	Interior	Classroom 201	Wall between second loft most windows	Above and below	No	Plaster	25
AM	Interior	Classroom 201	South window	Above	No	Plaster	120
AN	Interior	Classroom 100	Built-in shelving and cabinets at entrance	Above and below	Yes	Wood	100
AO	Interior	Classroom 107	Built-in cabinets and trim under sink	Below	Yes	Wood	30
AP	Interior	Classroom 107	North wall under board	Below	Yes	Plaster	30
AQ	Interior	Classroom 107	North wall baseboards	Below	Yes	Wood	20
AR	Interior	Classroom 109	Built-in cabinets and trim under sink	Below	Yes	Wood	30
AS	Interior	Library 110 east entrance	Doorframe	Above and below	Yes	Wood	15
AT	Interior	Library 110	windowsills	Below	Yes	Wood	60
AU	Interior	111A storage	Doorframe	Above and below	No	Wood	15

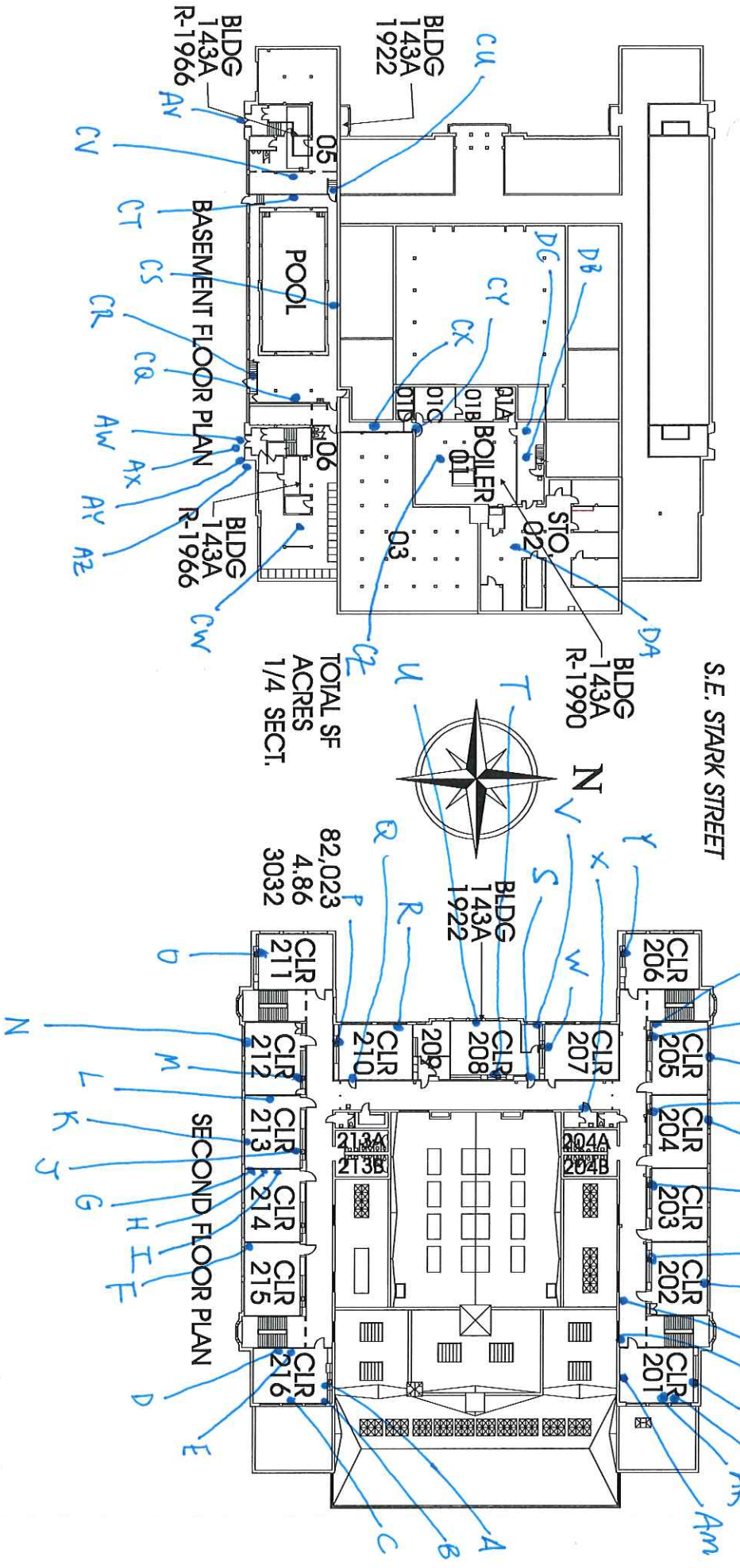
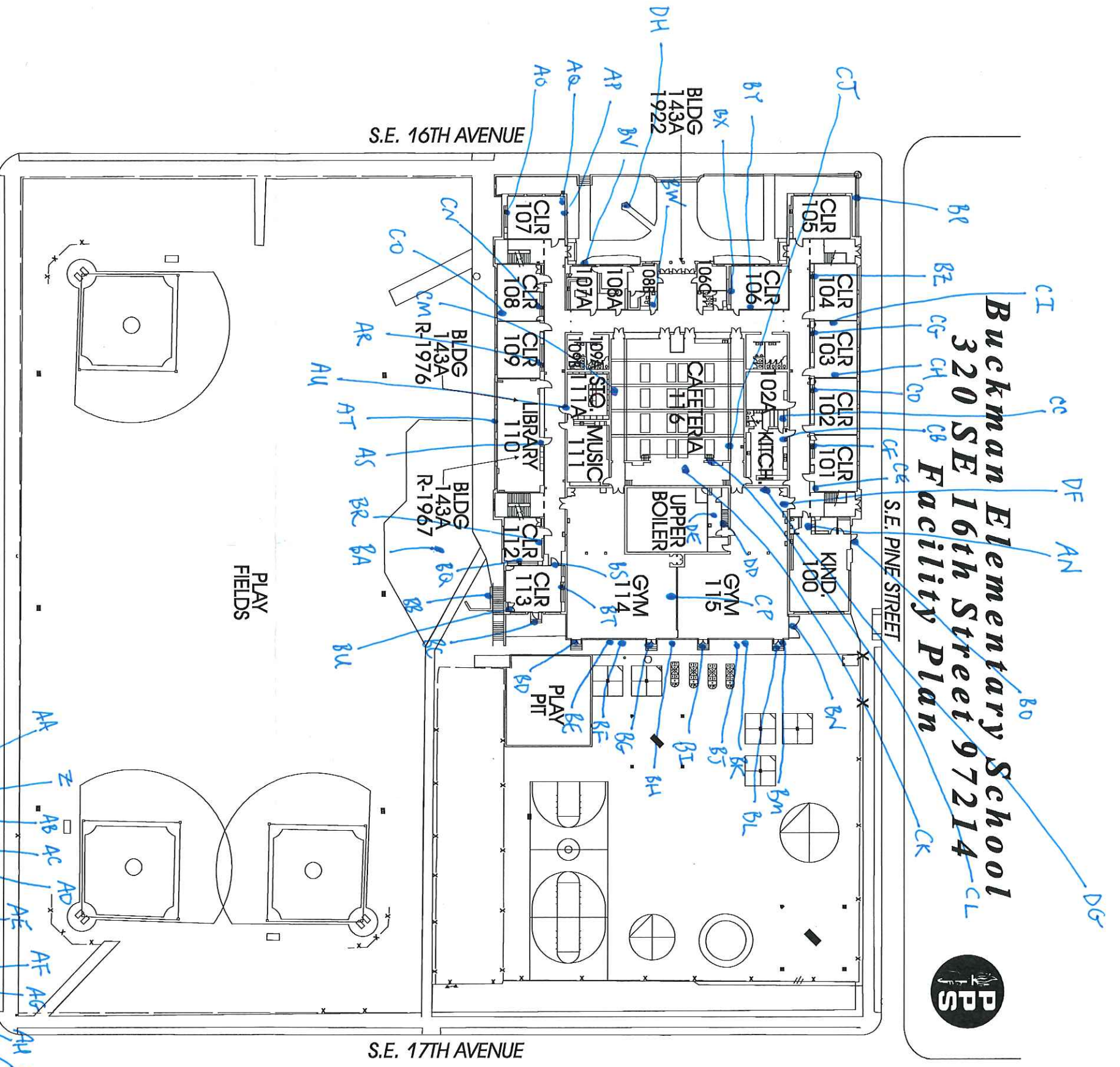
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
AV	Exterior	Southwest entrance to building	Handrails	Below	No	Metal	30
AW	Exterior	Southeast entrance to building	Bike racks	Below	No	Metal	16
AX	Exterior	Southeast entrance to building	Door stop	Below	No	Metal	5
AY	Exterior	Southeast entrance to building	Paint chips on ground	Below	No	N/A	2
AZ	Exterior	Southeast entrance to building	Wall	Above and below	No	Plaster	50
BA	Exterior	Playground, south side of building	Playground equipment	Above and below	No	Metal	100
BB	Exterior	Southeast corner of building	Handrails	Below	No	Metal	80
BC	Exterior	East entrance to classroom 113	Handrails	Below	No	Metal	20
BD	Exterior	South entrance to gym 114	Handrails	Below	No	Metal	20
BE	Exterior	Between entryway to gym in 114	Wall	Above and below	No	Plaster	150
BF	Exterior	Between entryway to gym in 114	Paint chips on ground	Below	No	N/A	10
BG	Exterior	North entrance to gym 114	Handrails	Below	No	Metal	20
BH	Exterior	North of north entrance to gym 114	Wall	Above and below	No	Plaster	150
BI	Exterior	South entrance to gym 115	Handrails	Below	No	Metal	20
BJ	Exterior	Between entryways to gym 115	Wall	Above and below	No	Plaster	150
BK	Exterior	Between entryways to gym 115	Paint chips on ground	Below	No	N/A	10
BL	Exterior	North entrance to gym 115	Handrails	Below	No	Metal	20
BM	Exterior	North entrance to gym 115	Underside of roof overhang	Above	No	Wood	40
BN	Exterior	North exterior wall to gym 115	Underside of roof overhang	Above	No	Wood	20
BO	Exterior	North entrance to kindergarten 100	Door	Above and below	Yes	Metal	70
BP	Exterior	Northside of classroom 105	Handrails	Below	No	Metal	20
BQ	Interior	Classroom 112	Built-in cabinets and trim under sink	Below	No	Wood	30
BR	Interior	Classroom 112	Baseboards, north wall	Below	No	Wood	20
BS	Interior	Classroom 113	Doorframe	Above and below	Yes	Wood	15

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
BT	Interior	Classroom 113	Built-in cabinets and trim under sink	Below	Yes	Wood	15
BU	Interior	Classroom 113	Built-in cabinets and trim under sink	Above and below	Yes	Wood	40
BV	Interior	107A, nurse	Windowsills	Below	Yes	Wood	20
BW	Interior	Custodial closet next to main office	Floor	Below	No	Concrete	30
BX	Interior	Classroom 106	Built-in cabinets and trim under sink	Below	Yes	Wood	30
BY	Interior	Classroom 106	East wall near door	Below	Yes	Plaster	25
BZ	Interior	Classroom 104	Built-in cabinets and trim under sink	Below	Yes	Wood	30
CA	Interior	Kitchen	Vertical water pipe near northwest entrance	Above and below	No	Metal	15
CB	Interior	Kitchen	Door and frame to walk-in refrigerator	Above and below	No	Wood	70
CC	Interior	Kitchen dry storage	Built-in shelving	Above and below	No	Wood	200
CD	Interior	Classroom 102	Built-in cabinets and trim under sink	Below	Yes	Wood	30
CE	Interior	Classroom 101	Wall, southeast corner next to entrance	Above and below	Yes	Plaster	20
CF	Interior	Classroom 101	Built-in cabinets and trim under sink	Below	Yes	Wood	10
CG	Interior	Classroom 103	Built-in cabinets and trim under sink	Below	Yes	Wood	30
CH	Interior	Classroom 103	Baseboard, east wall	Below	Yes	Wood	25
CI	Interior	Classroom 103	Baseboards, west wall	Below	Yes	Wood	25
CJ	Interior	Cafeteria	Beam in northeast corner	Above	Yes	Wood	20
CK	Interior	Cafeteria-stage	Stage floor	Below	Yes	Wood	1000
CL	Interior	Cafeteria-stage	Walls on either side of curtain	Above and below	Yes	Plaster	200
CM	Interior	Cafeteria	Beam along south wall	Above	Yes	Wood	100
CN	Interior	Classroom 108	Built-in cabinets and trim under sink	Below	No	Wood	30
CO	Interior	Classroom 108	Wall, southeast corner	Above and below	No	Plaster	30
CP	Interior	Gym 114	North wall above mirrors	Above	No	Wood	100
CQ	Interior	Pool	East wall near door	Above and below	No	Plaster	200

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
CR	Interior	Pool, stairwell to balcony	Walls on either side of curtain	Above and below	No	Plaster	60
CS	Interior	Pool	North wall	Above and below	No	Plaster	400
CT	Interior	Pool	West wall	Above and below	No	Plaster	200
CU	Interior	Pool, hall to men's locker room	North wall	Above and below	No	Plaster	150
CV	Interior	Pool	Men's locker room: walls throughout	Above and below	No	Plaster	2000
CW	Interior	Women's locker room	Walls, throughout	Above and below	No	Plaster	2000
CX	Interior	Hallway to pool from boiler room	Walls	Above and below	No	Concrete	300
CY	Interior	Boiler room 01	Door and frame to pool	Above and below	No	Metal	60
CZ	Interior	Boiler room 01	Walls, throughout	Above and below	No	Concrete	3000
DA	Interior	Storage 02	Floor	Below	No	Concrete	3000
DB	Interior	Boiler room 01	Ceiling near staircase	Above	No	Wood	400
DC	Interior	Boiler room 01	Floor near staircase	Below	No	Concrete	400
DD	Interior	Stairwell to boiler room 01	Walls	Above and below	No	Wood	350
DE	Interior	Upper boiler	Floor	Below	No	Wood	400
DF	Interior	Gym 115	Beam above north entrance	Above	No	Wood	15
DG	Interior	Gym 115	West wall	Above	No	Plaster	100
DH	Exterior	Main entrance	Flagpole	Above and below	No	Metal	100



# Buckman Elementary School 320 SE 16th Street 97214 Facility Plan





June 9, 2016

Clark R. Nelson  
PBS Engineering and Environmental Inc.  
4412 S.W. 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. 1806--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 disciplines: Risk Assessor; Inspector

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.

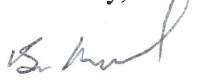
As a certified individual in Oregon, you must meet all the requirements of OAR 333-069, including work practice standards for conducting lead-based paint activities in target housing and child-occupied facilities. As a certified individual, you must perform work under a firm that is certified by the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



**Clark R. Nelson**

**Risk Assessor  
Inspector**  
Lead-Based Paint  
Activities  
**CERTIFICATION**  
# 1806--Indv--R  
6/30/2017

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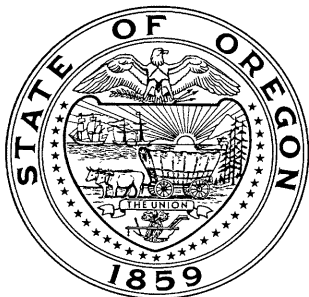
State of Oregon  
Oregon Health Authority

**Clark R. Nelson**

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

**Risk Assessor**

Certification Number:	1806--Indv--R
Issuance Date:	6/9/2016
Expiration Date:	6/30/2017



Oregon  
**Health**  
Authority



CLARK RICHARD NELSON  
4412 SW CORBETT AVE  
PORTLAND, OR 97239

**CONSTRUCTION CONTRACTORS BOARD  
LEAD BASED PAINT  
RISK ASSESSOR LICENSE**

EXPIRATION DATE: 6/24/2017

This document certifies that

CLARK RICHARD NELSON  
4412 SW CORBETT AVE  
PORTLAND, OR 97239

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

**9151806-RA**

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

**LICENSE NUMBER: 9151806-RA**

This document certifies that:

CLARK RICHARD NELSON  
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.: 9151806-RA  
EXPIRATION DATE: 6/24/2017

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.

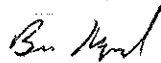
In addition to certification by the Oregon Health Authority (Authority), PBS Engineering and Environmental Inc. is required to be licensed by the Construction Contractors Board (CCB) prior to conducting lead-based paint activities in Oregon. This license is different than, and in addition to, the standard 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