



## Engineering + Environmental

March 1, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment  
Richmond Elementary School  
2276 SE 41st Avenue  
Portland, Oregon 97214  
PBS Project: 6500.721 Phase 0041

Dear Mr. Wilton:

On February 8, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Richmond Elementary School located at 2276 SE 41st Avenue in Portland, Oregon.

PBS assessed painted and varnished interior and exterior hard surfaces as well as concrete, asphalt, soil, garden spaces, 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 the investigation was to identify those finishes in deteriorated condition.

### **FINDINGS**

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

No paint chips were observed in the school's garden spaces, or in metal-sliding window troughs.

One area of high concern noted during PBS' site visit was significantly deteriorated paint in classroom 102. This area was addressed by stabilizing the paint on February 14, 2017. This work was completed by a remediation contractor.

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.

4412 SW Corbett Avenue, Portland, OR 97239  
503.248.1939 Main  
866.727.0140 Fax  
888.248.1939 Toll-Free  
www.pbsenv.com

## RECOMMENDATIONS

PBS recommends that all other painted or varnished surfaces in deteriorated condition noted on the attached table be stabilized.

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

**Richmond Elementary School**  
**Assessment of Paint/Varnish in Deteriorated Condition**

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
A	Interior	Classroom 210	Door	Above and below	No	Wood	45
B	Interior	Classroom 211	Door and frame	Above and below	No	Wood	60
C	Interior	Classroom 211	Chalkboard rails	Below	No	Wood	50
D	Interior	Classroom 211	Northeast corner wall	Below	No	Wood	20
E	Interior	Classroom 211	Windowsills	Below	No	Wood	25
F	Exterior	Classroom 211	Window assemblies	Above	No	Wood	120
G	Interior	Classroom 212	Door and frame	Above and below	No	Wood	60
H	Interior	Classroom 212	West wall	Above and below	No	Plaster	20
I	Interior	Classroom 212	Northwest corner wall	Above and below	No	Plaster	40
J	Interior	Classroom 212	Chalkboard rails	Below	No	Wood	50
K	Interior	Outside classroom 212	Window assemblies	Above	No	Wood	120
L	Interior	Classroom 213	Door and frame	Above and below	No	Wood	60
M	Interior	Classroom 213 storage	Built-in cabinets under sink	Below	No	Wood	20
N	Interior	Classroom 208	Door	Above and below	No	Wood	45
O	Interior	Classroom 208	Chalkboard rails	Below	No	Wood	50
P	Interior	Classroom 208	Built-in shelves in coat closet	Above and below	No	Wood	30
Q	Interior	Classroom 209	Door and frame	Above and below	No	Wood	60
R	Interior	Classroom 209	East wall under windows	Below	No	Plaster	100
S	Interior	Classroom 209	Windowsills	Below	No	Wood	25
T	Interior	Classroom 209	Chalkboard rails	Below	No	Wood	50
U	Interior	Classroom 209	Built-in shelves in coat closet	Above and below	No	Wood	30
V	Interior	Classroom 207	Door and frame	Above and below	No	Wood	60

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Interior	Classroom 206	Door	Above and below	No	Wood	45
X	Interior	Classroom 205	Door	Above and below	No	Wood	45
Y	Interior	Classroom 205	Built-in shelves in coat closet	Above and below	No	Wood	30
Z	Interior	Classroom 205	Chalkboard rails	Below	No	Wood	50
AA	Interior	Classroom 204	Door	Above and below	No	Wood	45
AB	Interior	Classroom 204	Chalkboard rails	Below	No	Wood	50
AC	Interior	Classroom 204	Built-in shelves in coat closet	Above and below	No	Wood	30
AD	Interior	Classroom 200	Door	Above and below	No	Wood	45
AE	Interior	Classroom 200	Built-in cabinets under sink	Below	No	Wood	20
AF	Interior	Classroom 201	Door	Above and below	No	Wood	45
AG	Interior	Classroom 201	Wall in northwest corner	Below	No	Wood	15
AH	Interior	Classroom 201	Windowsills	Below	No	Wood	25
AI	Interior	Classroom 201	Built-in cabinets under sink	Below	No	Wood	20
AJ	Interior	Classroom 203	Door and frame	Above and below	No	Wood	60
AK	Interior	Classroom 202	Chalkboard rails	Below	No	Wood	50
AL	Interior	Classroom 202	Door and frame	Above and below	No	Wood	60
AM	Interior	Classroom 202	Chalkboard rails	Below	No	Wood	20
AN	Interior	Outside classroom 202	Housing on drinking fountain pipes	Below	Yes	Metal	2
AO	Interior	Classroom 109	Door and frame	Above and below	Yes	Wood	60
AP	Interior	Classroom 109	Chalkboard rails	Below	No	Wood	50
AQ	Interior	Classroom 109 storage	Built-in cabinets under sink	Below	Yes	Wood	30
AR	Interior	Classroom 108	Doorframe	Above and below	Yes	Wood	15
AS	Interior	Classroom 107	Door and frame	Above and below	Yes	Wood	60

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Interior	Classroom 106	Door and frame	Above and below	Yes	Wood	60
AU	Interior	Classroom 106	Door frame to storage	Above and below	Yes	Wood	15
AV	Interior	Classroom 106	Chalkboard rails	Below	Yes	Wood	50
AW	Interior	Classroom 107	Door frame to storage	Above and below	Yes	Wood	15
AX	Interior	Classroom 105	Door and frame	Above and below	Yes	Wood	60
AY	Interior	Classroom 105	Built-in shelves in coat closet	Above and below	Yes	Wood	30
AZ	Interior	Classroom 105	Chalkboard rails	Below	Yes	Wood	50
BA	Interior	Classroom 104	Door and frame	Above and below	Yes	Wood	60
BB	Interior	Classroom 104	Built-in shelves in coat closet	Above and below	Yes	Wood	30
BC	Interior	Classroom 103	Door and frame	Above and below	Yes	Wood	60
BD	Interior	Classroom 103	Built-in cabinets under sink	Below	Yes	Wood	20
BE	Interior	Classroom 102	Door	Above and below	Yes	Wood	15
BF	Interior	Classroom 102	Northwest corner wall and baseboards	Below	Yes	Plaster	40
BG	Interior	Classroom 102	Northeast corner wall and baseboards	Below	Yes	Plaster	20
BH	Interior	Classroom 102	Built-in cabinets under sink	Below	No	Wood	20
BI	Interior	Classroom 101	Built-in cabinets under sink	Below	No	Wood	20
BJ	Interior	Classroom 100	Northeast corner wall	Below	Yes	Plaster	20
BK	Interior	Classroom 100	Paint chips on ground in northeast corner	Below	Yes	N/A	2
BL	Interior	Northeast stairwell, ground level	Wall	Above	No	Plaster	70
BM	Interior	Northeast stairwell landing	Window assembly	Above	No	Wood	100
BN	Interior	Faculty 111	Door frame	Above and below	No	Wood	15
BO	Interior	Main office	Door and frame	Above and below	No	Wood	60
BP	Interior	Play court	Handrails	Below	No	Metal	40

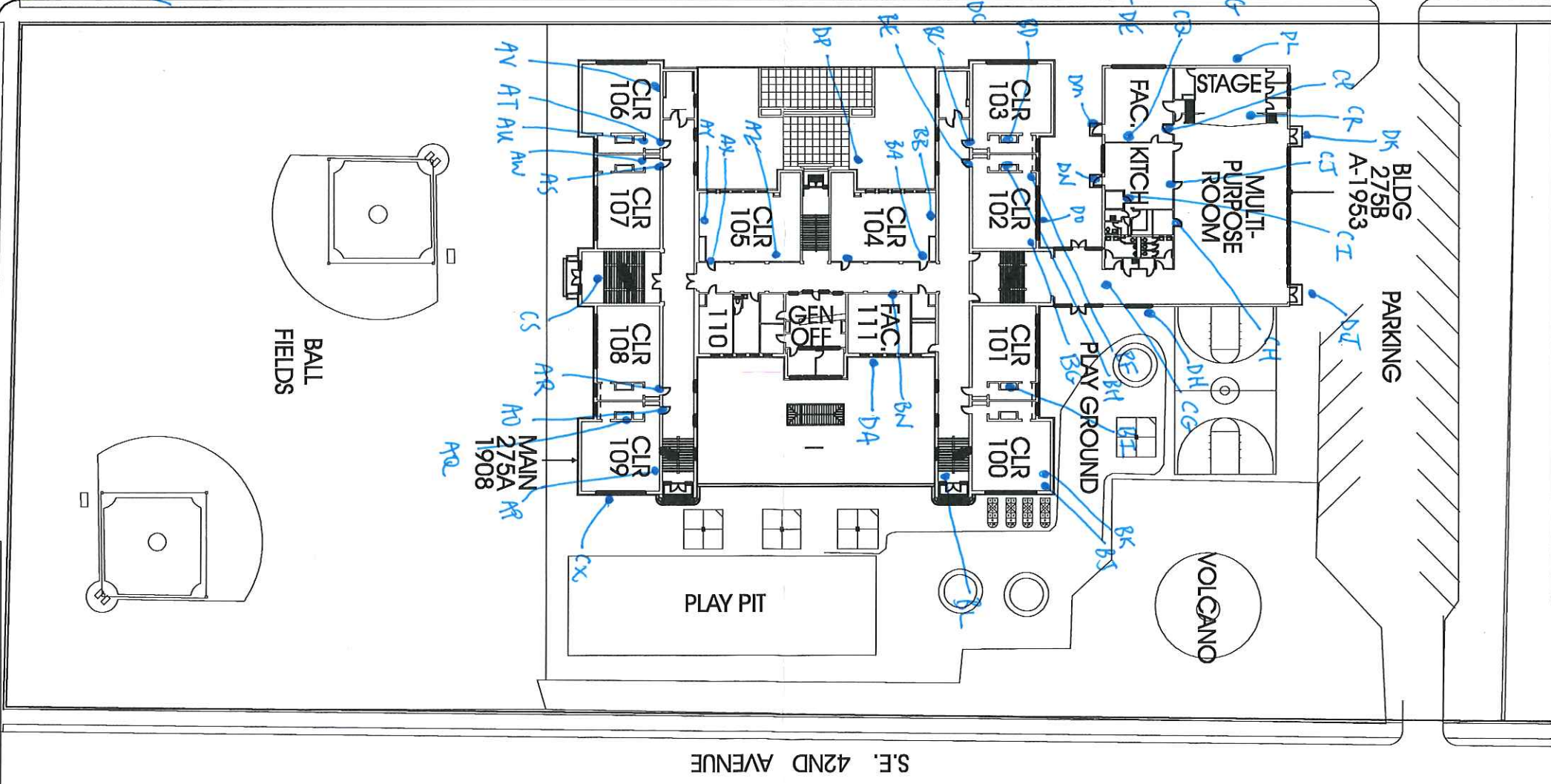
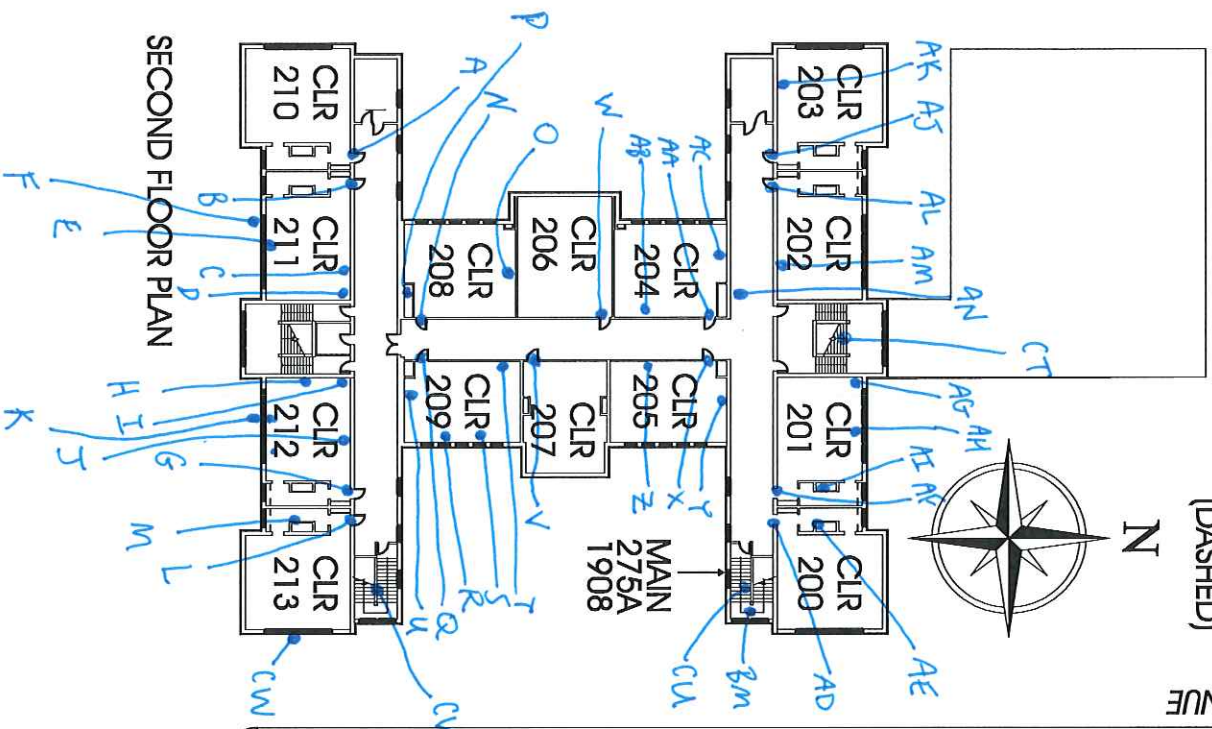
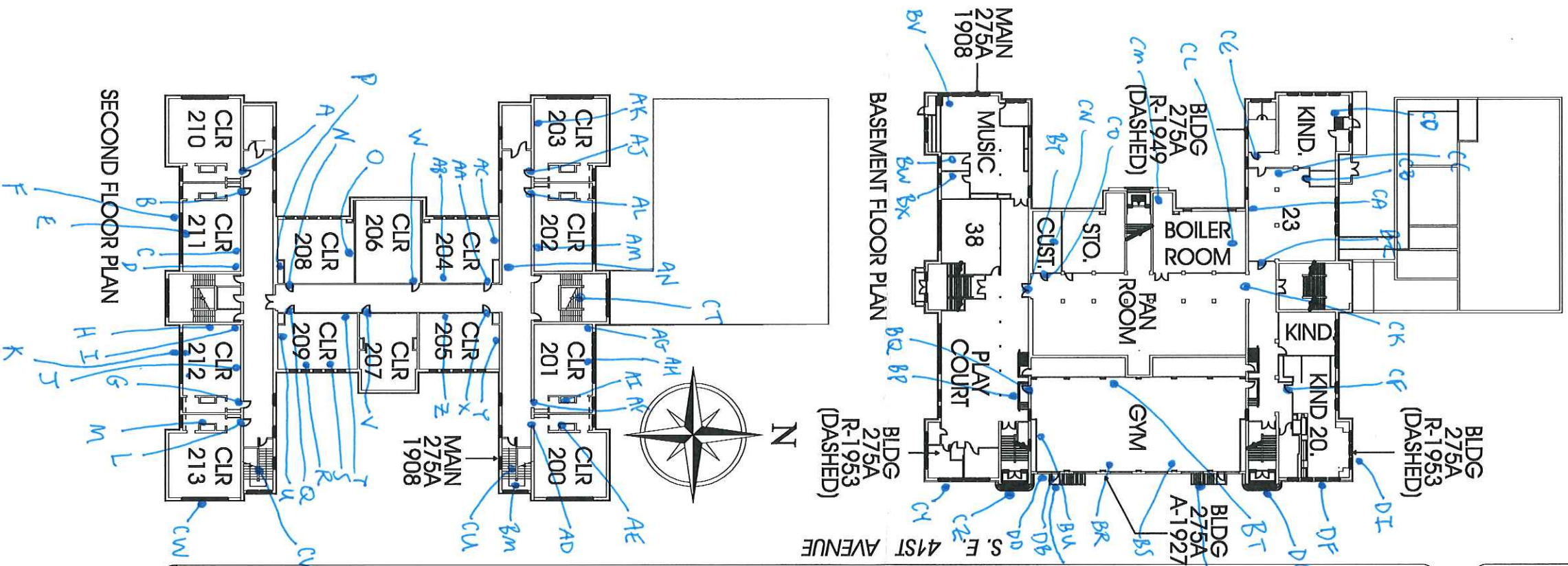
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BQ	Interior	Gym	Double doors and frames	Above and below	No	Wood	120
BR	Interior	Gym	East center wall	Above and below	No	Plaster	40
BS	Interior	Gym	East wall near northeast exit	Above and below	No	Plaster	30
BT	Interior	Gym	Baseboards	Below	No	Wood	300
BU	Interior	Gym	South wall	Above and below	No	Plaster	30
BV	Interior	Music, southwest corner	Handrails	Below	No	Metal	30
BW	Interior	Music, office	Pipes on ceiling	Above	No	Metal	25
BX	Interior	Music, office	West wall	Below	No	Plaster	24
BY	Interior	Fan room, south entrance	Double doors	Above and below	Yes	Wood	90
BZ	Interior	Classroom 23	Door frame	Above and below	Yes	Wood	15
CA	Interior	Classroom 23	Baseboards	Below	Yes	Wood	300
CB	Interior	Classroom 23, storeroom	Door	Above and below	Yes	Wood	45
CC	Interior	Classroom 23	West wall	Below	Yes	Plaster	30
CD	Interior	Kindergarten	Handrails	Below	Yes	Wood	16
CE	Interior	Kindergarten storeroom	Door	Above and below	Yes	Wood	45
CF	Interior	Kindergarten 20	Door	Above and below	Yes	Wood	45
CG	Interior	Hallway south of multi-purpose room	Double doors to multi-purpose room	Above and below	No	Wood	90
CH	Interior	Multi-purpose room	Door to storage	Above and below	No	Wood	45
CI	Interior	Kitchen	Door to walk-in refrigerator	Above and below	No	Wood	60
CJ	Interior	Kitchen	East door frame	Above and below	No	Wood	15
CK	Interior	Fan room, south entrance	North double doors	Above and below	No	Wood	90
CL	Interior	Boiler room	Floor	Below	No	Concrete	1200
CM	Interior	Boiler room	Southeast corner wall	Above and below	No	Plaster	30

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
CN	Interior	Custodian	Floor	Below	No	Concrete	200
CO	Interior	Custodian	Door and frame	Above and below	No	Wood	60
CP	Interior	Faculty	Door	Above and below	No	Wood	45
CQ	Interior	Faculty	Built-in cabinets	Above and below	No	Wood	80
CR	Interior	Stage	Floor	Below	No	Wood	800
CS	Interior	South stairwell	Handrails	Below	No	Wood	200
CT	Interior	North stairwell	Handrails	Below	No	Wood	200
CU	Interior	Northeast stairwell	Handrails	Below	No	Wood	100
CV	Interior	Southeast stairwell	Handrails	Below	No	Wood	100
CW	Exterior	Classroom 213	Window assemblies	Above	No	Wood	30
CX	Exterior	Classroom 209	Window assemblies	Above and below	No	Wood	30
CY	Exterior	Southeast corner of building	Windowsills	Below	No	Wood	30
CZ	Exterior	Southeast building entrance	Handrails	Below	No	Metal	30
DA	Exterior	Faculty 111	Window assemblies	Above and below	No	Wood	120
DB	Exterior	South gym entrance	Door	Above and below	No	Wood	45
DC	Exterior	South gym entrance	Handrails	Below	No	Metal	40
DD	Exterior	South gym entrance	Wall	Above and below	No	Plaster	50
DE	Exterior	North gym entrance	Handrails	Below	No	Metal	40
DF	Exterior	East side of kindergarten 20	Windowsills	Below	No	Wood	20
DG	Exterior	Northeast building entrance	Window assembly above doors	Above	No	Wood	15
DH	Exterior	East side of multi-purpose room	Windowsills	Below	No	Wood	10
DI	Exterior	North side of kindergarten 20	Windowsills	Below	No	Wood	25
DJ	Exterior	Northeast corner of multi-purpose room	Downspout	Above and below	No	Metal	10

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
DK	Exterior	Northwest corner of multipurpose room	Downspout	Above and below	No	Metal	10
DL	Exterior	West side of stage	Vent on wall	Below	No	Metal	15
DM	Exterior	South side of faculty room	Door frame	Above and below	No	Wood	15
DN	Exterior	South side of kitchen	Door	Above and below	No	Wood	45
DO	Exterior	Classroom 102	Window assembly	Above and below	No	Wood	50
DP	Exterior	Main entrance	Handrails	Below	No	Metal	40



# Richmond Elementary School 2276 SE 41st 97214 Facility Plan



TOTAL SF	77,070
ACRES	3.83
1/4 SECT.	3235



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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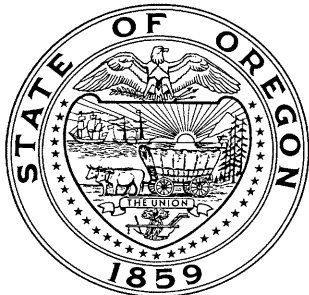
State of Oregon  
Oregon Health Authority

**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