



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  
Sabin School  
4013 NE 18th Avenue  
Portland, Oregon 97212  
PBS Project: 6500.721 Phase 0046

Dear Mr. Wilton:

On February 14, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Sabin School located at 4013 NE 18th 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 this investigation is 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, or in any of the metal-sliding window troughs.

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.

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

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.

A handwritten signature in black ink, appearing to read 'Clark Nelson', written in a cursive style.

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

**Sabin 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 313	Built-in cabinets by door	Below	No	Wood	20
B	Interior	Classroom 313	Doorframe	Above and below	No	Metal	15
C	Interior	Classroom 314	Doorframe	Above and below	No	Metal	15
D	Interior	Classroom 314	Built-in cabinets under sink	Below	No	Wood	20
E	Interior	Outside classroom 314	Lockers	Above and below	No	Metal	70
F	Interior	Classroom 312	Built-in cabinets under sink	Below	No	Wood	20
G	Interior	Classroom 301	Baseboards	Below	No	Wood	100
H	Interior	Classroom 301	East windowsill	Below	No	Wood	12
I	Interior	Classroom 301	Built-in cabinets and shelving	Above and below	No	Wood	70
J	Interior	Boy's restroom across from classroom 301	Double doors	Above and below	No	Wood	90
K	Interior	Custodial next to boy's room	Doorframe	Above and below	No	Wood	15
L	Interior	Custodial next to boy's room	Floor	Below	No	Concrete	30
M	Interior	Custodial next to boy's room	Built-in shelves	Above and below	No	Wood	15
N	Interior	Classroom 302	Baseboards on north and south walls	Below	No	Wood	50
O	Interior	Classroom 303	Baseboards on north and south walls	Below	No	Wood	50
P	Interior	Classroom 303	Windowsills	Below	No	Wood	20
Q	Interior	Custodial next to girl's restroom	Floor	Below	No	Concrete	30
R	Interior	Second floor hallway	Lockers	Above and below	No	Metal	300
S	Interior	Room 304B	Doorframe	Above and below	No	Wood	15
T	Interior	Room 304B	Windowsills	Below	No	Wood	5
U	Interior	Classroom 305	Doorframe	Above and below	No	Wood	15
V	Interior	Classroom 305	Baseboards	Below	No	Wood	100

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Interior	Classroom 305	Windowsills	Below	No	Wood	20
X	Interior	Classroom 306	Doorframe	Above and below	No	Wood	15
Y	Interior	Classroom 306	Baseboards	Below	No	Wood	100
Z	Interior	Classroom 307	Doorframe	Above and below	No	Metal	15
AA	Interior	Classroom 307	Baseboards on east wall	Below	No	Wood	25
AB	Interior	Outside classroom 307	Lockers	Above and below	No	Metal	70
AC	Interior	Classroom 309	Doorframe	Above and below	No	Metal	15
AD	Interior	Classroom 309	Baseboards on west wall	Below	No	Wood	25
AE	Interior	Workroom next to classroom 310	North wall between windows	Below	No	Plaster	10
AF	Interior	Workroom next to classroom 314	North wall under windows	Below	No	Plaster	10
AG	Interior	East stairwell	Handrails	Below	No	Wood	200
AH	Interior	Classroom 206	Doorframe	Above and below	No	Wood	15
AI	Interior	Classroom 206	Baseboards	Below	No	Wood	100
AJ	Interior	Storage across from 208	Floor	Below	No	Concrete	30
AK	Interior	Staff restroom next to 209	Door	Above and below	No	Wood	45
AL	Interior	Second floor hallway outside room 213	Lockers	Above and below	No	Metal	120
AM	Interior	Room 213B	Doorframe	Above and below	No	Wood	15
AN	Interior	Classroom 214	Baseboards	Below	No	Wood	100
AO	Interior	Classroom 214	Chalkboard rail on east wall	Below	No	Wood	25
AP	Interior	Room 214A	Door and frame	Above and below	No	Wood	60
AQ	Interior	Room 214A	Windowsills on west wall	Below	No	Wood	12
AR	Interior	West stairwell	Handrails	Below	No	Wood	200
AS	Interior	Hallway outside of classroom 215	Lockers on both sides of hall	Above and below	No	Metal	300

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Interior	Classroom 215	Baseboards	Below	Yes	Wood	100
AU	Interior	Boy's restroom across from classroom 215	Floor	Below	No	Concrete	600
AV	Interior	Custodial 218	Floor	Below	No	Concrete	30
AW	Interior	Classroom 219	Baseboards	Below	Yes	Wood	100
AX	Interior	Classroom 219	Built-in cabinets on south wall	Above and below	Yes	Wood	60
AY	Interior	Classroom 221	Doorframe	Above and below	Yes	Metal	15
AZ	Interior	Classroom 221	Built-in cabinets under sink	Below	Yes	Wood	20
BA	Interior	Classroom 221	Built-in cabinets under sink	Below	Yes	Wood	20
BB	Interior	Room 220B	Exterior Doorframe	Above and below	Yes	Wood	15
BC	Interior	Room 220B	North wall under window	Above and below	Yes	Brick	30
BD	Interior	Room 220B	Built-in shelves under windows	Below	Yes	Wood	30
BE	Interior	Custodial next to auditorium	Floor	Below	No	Concrete	30
BF	Interior	Girl's restroom across from 213	Floor	Below	No	Concrete	600
BG	Interior	Room 210B	Windowsill	Below	No	Wood	10
BH	Interior	Auditorium 210	West wall	Below	No	Wood	120
BI	Interior	Auditorium 210	South wall	Below	No	Wood	120
BJ	Interior	Auditorium 210	North wall	Below	No	Wood	60
BK	Interior	Stage 210	Floor	Below	No	Wood	500
BL	Interior	North side of stage	Floor	Below	No	Concrete	80
BM	Interior	East auditorium entrance 210	Doorframe	Above and below	No	Wood	15
BN	Interior	Main office 205	Doorframe	Above and below	No	Wood	60
BO	Interior	Main office 205	Built-in cabinets in kitchenette	Below	No	Wood	30
BP	Interior	Main office 205	Windowsills	Below	No	Wood	12

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BQ	Interior	Classroom 204	Doorframe	Above and below	No	Wood	15
BR	Interior	Classroom 204	Baseboards on east and west walls	Below	Yes	Wood	50
BS	Interior	Hallway across from main office	Lockers	Above and below	No	Metal	120
BT	Interior	Room 203	Floor	Below	No	Concrete	500
BU	Interior	Custodial next to 203	Floor	Below	No	Concrete	30
BV	Interior	Room 200	Doorframe	Above and below	No	Wood	15
BW	Interior	Room 200	Built-in cabinets under sink	Below	No	Wood	30
BX	Interior	Northeast building entrance	Double doors	Above and below	No	Metal	90
BY	Interior	East building entrance	Double Doorframe	Above and below	No	Wood	30
BZ	Interior	Room 101	Doorframe	Above and below	No	Wood	15
CA	Interior	Custodial across from 101	Floor	Below	No	Concrete	30
CB	Interior	Custodial across from 101	Doorframe	Above and below	No	Wood	15
CC	Interior	Classroom 105	Built-in cabinets under sink	Below	No	Wood	40
CD	Interior	Room 108	South wall	Above and below	No	Plaster	65
CE	Interior	Bottom of east stairwell	Doorframe	Above and below	No	Wood	15
CF	Interior	Classroom 109	Door and frame	Above and below	No	Wood	60
CG	Interior	Classroom 109	North wall above coat hooks	Above	No	Plaster	40
CH	Interior	Classroom 109	East wall above built-in boards	Above	Yes	Plaster	50
CI	Interior	Room 111	Built-in cabinets under sink	Below	No	Wood	20
CJ	Interior	Hallway outside of gym	Wall	Above and below	No	Concrete	200
CK	Interior	Classroom 113	Doorframe	Above and below	No	Wood	15
CL	Interior	Classroom 113	Wall next to door	Above and below	Yes	Plaster	6
CM	Interior	Classroom 115	Built-in cabinets under sink	Below	Yes	Wood	20

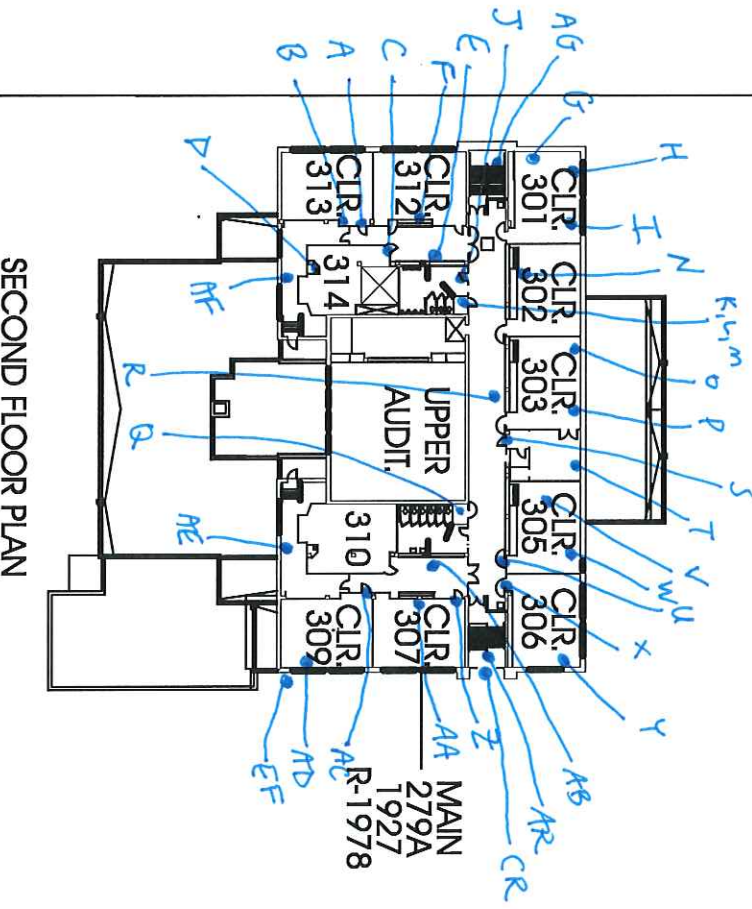
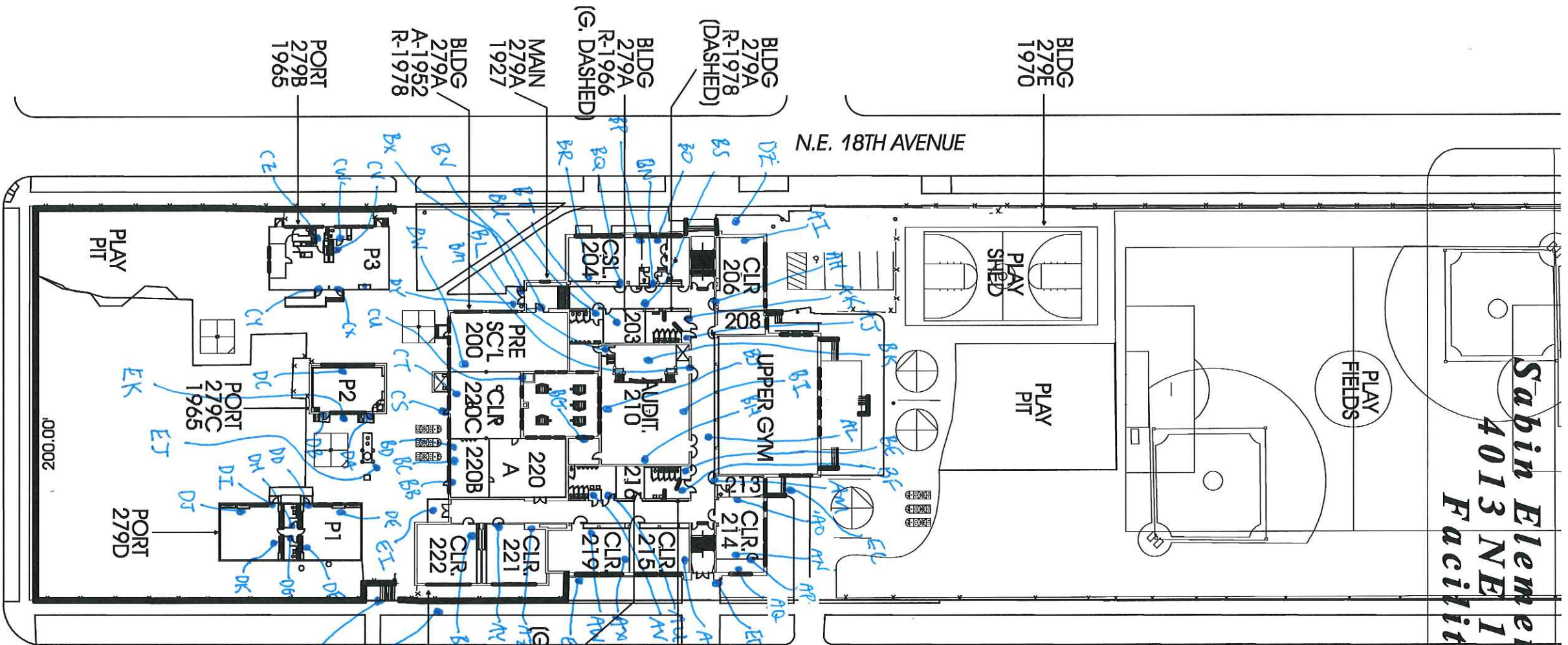
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
CN	Interior	Custodial 119	Floor	Below	No	Concrete	30
CO	Interior	Custodial 119	East wall	Above and below	No	Plaster	50
CP	Interior	Girl's restroom next to 119	Floor	Below	No	Concrete	400
CQ	Interior	West building entrance	Double door and frame	Above and below	No		120
CR	Interior	West stairwell, landing between 1st and basement	Window assembly	Below	No	Wood	30
CS	Interior	Classroom 220C	Exterior door and frame	Above and below	No	Wood	60
CT	Interior	Classroom 220C	Built-in cabinets under sink	Below	No	Wood	30
CU	Interior	Bathroom 220B	Wall around toilet	Below	No	Plaster	10
CV	Interior	Portable 1	Built-in cabinets under sink	Below	Yes	Wood	60
CW	Interior	Portable 1	Bathroom door	Above and below	Yes	Wood	45
CX	Interior	Portable 1	Doorframe	Above and below	Yes	Metal	15
CY	Interior	Portable 2	Doorframe	Above and below	Yes	Metal	15
CZ	Interior	Portable 2	Built-in cabinets under sink	Below	Yes	Wood	60
DA	Interior	Portable 3	Doorframe	Above and below	Yes	Wood	15
DB	Interior	Portable 3	Doorframe	Above and below	Yes	Wood	15
DC	Interior	Portable 3	All window sills	Below	Yes	Wood	40
DD	Interior	Portable 4	Doorframe	Above and below	Yes	Wood	15
DE	Interior	Portable 4	All window sills	Below	Yes	Wood	15
DF	Interior	Portable 4	Built-in cabinets under sink	Below	Yes	Wood	20
DG	Interior	Portable 4 boy's room	Door	Above and below	Yes	Wood	45
DH	Interior	Portable 4 girl's room	Door	Above and below	Yes	Wood	45
DI	Interior	Portable 5	Doorframe	Above and below	Yes	Wood	15
DJ	Interior	Portable 5	Window sills	Below	Yes	Wood	15

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
DK	Interior	Portable 5	Built-in cabinets under sink	Below	Yes	Wood	20
DL	Interior	Kitchen custodial	Floor	Below	No	Concrete	20
DM	Interior	Kitchen custodial	Walls	Above and below	No	Plaster	40
DN	Interior	Kitchen custodial	Doorframe	Above and below	No	Wood	15
DO	Interior	Gym	Baseboards	Below	No	Wood	400
DP	Interior	Gym	Trim above baseboards	Below	No	Wood	400
DQ	Interior	Boiler room	Doorframe	Above and below	No	Wood	15
DR	Interior	Boiler room	Doorframe	Above and below	No	Wood	15
DS	Interior	Boiler room	Floor	Below	No	Concrete	1000
DT	Interior	Boiler room	Handrails	Below	No	Metal	100
DU	Interior	Boiler room	Ceiling	Above	No	Wood	1000
DV	Interior	Fan room	Floor	Below	No	Concrete	160
DW	Interior	Fan room	Door	Above and below	No	Metal	45
DX	Interior	Boiler room office	Floor	Below	No	Concrete	100
DY	Exterior	Northeast building entrance	Metal door posts	Below	No	Metal	12
DZ	Exterior	Southeast corner of building	Bike racks	Below	No	Metal	400
EA	Exterior	Southeast building entrance	Double doors	Above and below	No	Wood	90
EB	Exterior	Southeast building entrance	Handrails	Below	No	Metal	40
EC	Exterior	Room 213B	Window assembly	Above	No	Wood	30
ED	Exterior	Southwest building entrance	Handrails	Below	No	Metal	100
EE	Exterior	Classroom 219	Window assembly	Above	No	Wood	50
EF	Exterior	Classroom 309	Window assembly	Above	No	Wood	50
EG	Exterior	West side of building along street	Wall	Above and below	No	Concrete	120

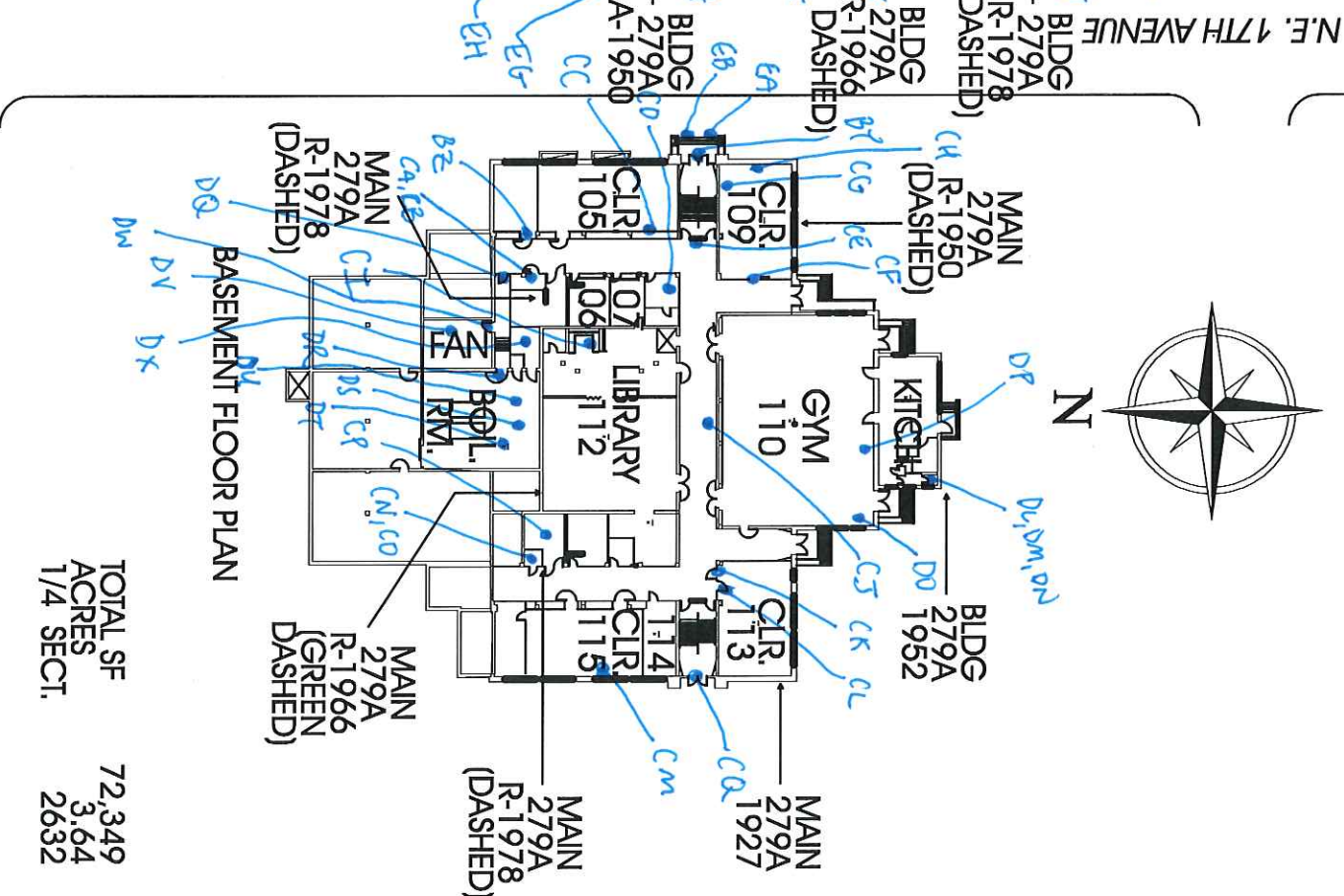


<b>ID</b>	<b>Interior / Exterior</b>	<b>Location</b>	<b>Structure</b>	<b>Above / Below five feet</b>	<b>K-2nd Grade</b>	<b>Substrate</b>	<b>Square Feet</b>
EH	Exterior	Northwest corner of building	Handrails	Below	No	Metal	20
EI	Exterior	Northwest building entrance	Metal posts	Below	No	Metal	12
EJ	Exterior	Between portable 3 and 4/5	Metal posts	Below	No	Metal	24
EK	Exterior	Portable 3	Handrails	Below	No	Metal	10

# Sabin Elementary School 4013 NE 18th Street Facility Plan



SECOND FLOOR PLAN



BASEMENT FLOOR PLAN



TOTAL SF 72,349  
ACRES 3.64  
1/4 SECT. 2632



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**

Expires

CERTIFIED

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