



Engineering +  
Environmental

January 6, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment  
Capitol Hill Elementary School  
8401 SW 17th Avenue  
Portland, Oregon 97219  
PBS Project: 6500.721 Phase 0013

Dear Mr. Wilton:

On November 28, 2016, PBS Engineering and Environmental Inc. conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Capitol Hill Elementary School located at 8401 SW 17th 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 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.

Garden spaces at the school appeared to be intact with no paint chips observed.

The school has newer sliding metal windows. No paint dust or chips were observed in window troughs.

PBS observed paint chips on (concrete/asphalt) on the north side of the building within a foot of deteriorated paint conditions. See explanations on rows B and G in the ID column on the attached table.

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

One area of high concern noted during PBS' site visit was classroom 108, which is a K-2 room. Paint chips were observed on the carpet in room 108.

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 the carpet in classroom 108 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

**Capitol Hill Elementary School  
Assessment of Paint/Varnish in Deteriorated Condition**

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
A	Exterior	East caferia entrance	Wall	Above and below	No	Wood	15
B	Exterior	East caferia entrance	Paint chips on ground	Below	No	N/A	3
C	Exterior	Cafeteria, north side	Center window assembly	Above	No	Wood	25
D	Exterior	Cafeteria, north side	Paint chips on ground, all along north wall	Below	No	N/A	40
E	Exterior	Cafeteria, west of north entrance	Wall below wood paneling	Below	No	Concrete	30
F	Exterior	Cafeteria, west side	Window frames	Above	No	Wood	50
G	Exterior	Classroom 115	Paint chips on ground	Below	No	N/A	2
H	Interior	Classroom 116	Built-in cabinets and trim under sink	Below	Yes	Wood	20
I	Interior	Classroom 116	North wall	Above and below	Yes	Concrete	25
J	Interior	Hallway outside 116	Window assembly and trim	Above	No	Wood	100
K	Interior	Hallway outside 115	Window assembly and trim	Above	No	Wood	100
L	Interior	Classroom 114	Trim on built-in cabinets by sink	Below	Yes	Wood	6
M	Interior	Classroom 115	Trim on built-in cabinets by sink	Below	Yes	Wood	6
N	Interior	Classroom 115	North wall under windows	Below	Yes	Concrete	15
O	Interior	Hallway outside classroom 114	Window assembly and trim	Above	No	Wood	100
P	Interior	Hallway across from classroom 113	Door frame to outside door	Above and below	No	Wood	15
Q	Interior	Hallway across from classroom 203	Window sill	Above	No	Wood	12
R	Interior	Hallway across from classroom 202	Window sill	Above	No	Wood	12
S	Interior	Classroom 202	Built-in cabinets and trim under sink	Below	No	Wood	15
T	Interior	Classroom 202	Door frame	Above and below	No	Metal	15
U	Interior	Landing on stairs to second floor	Window trim	Above and below	No	Wood	25
V	Interior	Gymnasium, 117	Baseboard throughout	Below	Yes	Wood	400
W	Interior	Hallway across from storeroom near main office	Window trim	Above and below	No	Wood	50

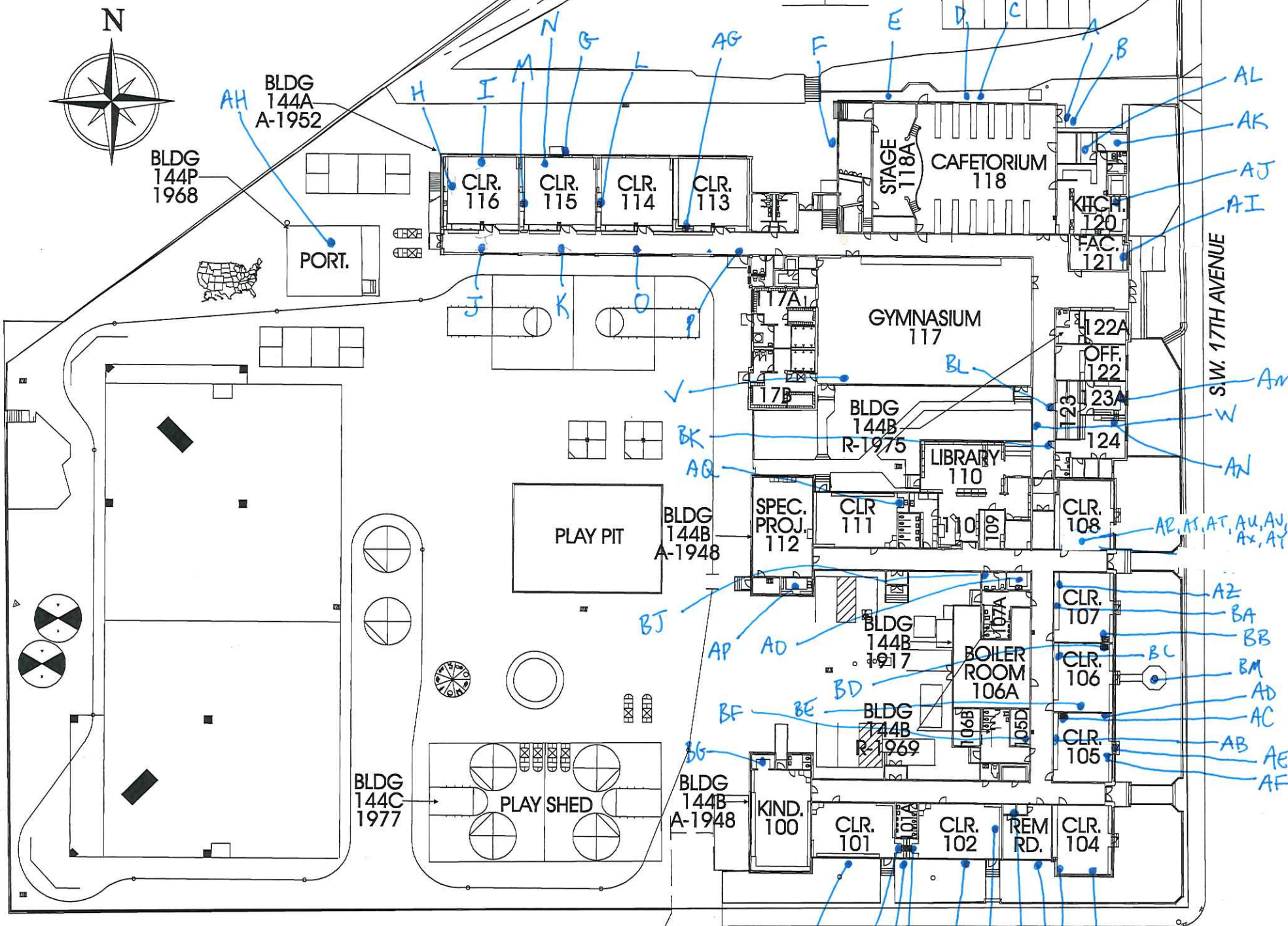
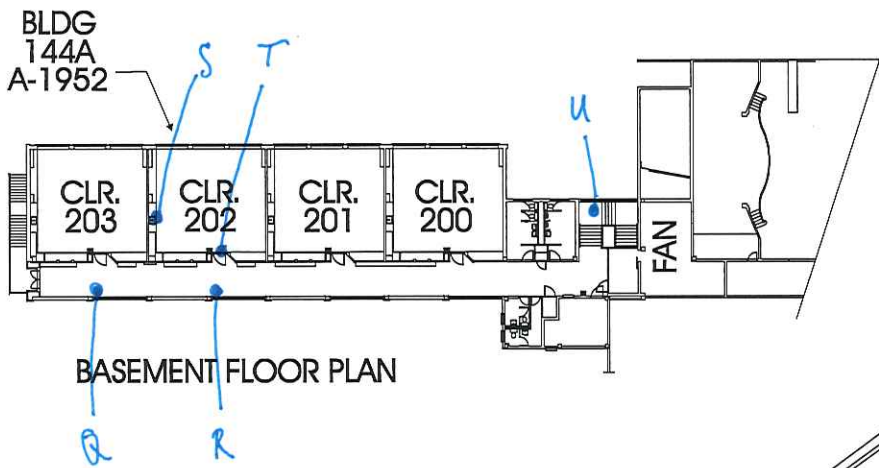
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
X	Interior	Classroom 103	Ceiling trim, northeast part of room	Above	No	Drywall	6
Y	Interior	Classroom 102	East wall below coat racks at seams	Below	Yes	Wood	20
Z	Interior	Classroom 102	Built-in cabinets and trim under sink	Below	Yes	Wood	30
AA	Interior	Classroom 101	Trim around sink counter	Below	Yes	Wood	5
AB	Interior	Classroom 105	Built-in cabinets and all trim on west wall	Above and below	Yes	Wood	60
AC	Interior	Classroom 105	Built-in cabinets and all trim on west wall	Below	Yes	Wood	30
AD	Interior	Classroom 105	Baseboards on north wall	Below	Yes	Wood	20
AE	Interior	Classroom 105	Doorframe on exterior door	Above and below	Yes	Wood	15
AF	Interior	Classroom 105	Wall surrounding doorframe to exterior	Above and below	Yes	Drywall	10
AG	Interior	Classroom 113	Built-in cabinets under sink	Below	No	Wood	40
AH	Interior	Portable	Built-in cabinets around sink	Above and below	Yes	Wood	60
AI	Interior	Fac. 121	Wood trim below window	Below	No	Wood	10
AJ	Interior	Kitchen	Door to walk-in refrigerator	Above and below	No	Wood	45
AK	Interior	Kitchen custodial closet	Walls	Below	No	Plaster	20
AL	Interior	Kitchen, next to bathroom	Walls	Below	No	Drywall	15
AM	Interior	Classroom 123A	Bottom of window frame	Below	No	Wood	2
AN	Interior	Classroom 124	Trim along sink	Below	No	Wood	5
AO	Interior	Custodial coset across from room 109	East wall	Below	No	Wood	15
AP	Interior	Classroom 112	Cabinets	Above and below	No	Wood	80
AQ	Interior	Classroom 111	Trim around sink	Below	Yes	Wood	8
AR	Interior	Classroom 108	Door and frame	Above and below	Yes	Wood	60
AS	Interior	Classroom 108	Trim around dry erase board	Above and below	Yes	Wood	60
AT	Interior	Classroom 108	Wall below dry erase board	Below	Yes	Plaster	10
AU	Interior	Classroom 108	Paint chips on ground under dry erase board	Below	Yes	N/A	4

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
AV	Interior	Classroom 108, southeast corner	Walls	Above	Yes	Plaster	10
AW	Interior	Classroom 108, coat rack	Support beams for sliding doors	Above and below	Yes	Wood	50
AX	Interior	Classroom 108, coat rack	Wall in coat rack area	Below	Yes	Plaster	20
AY	Interior	Classroom 108, coat rack	Paint chips on floor in coat rack area	Below	Yes	N/A	1
AZ	Interior	Classroom 107, coat rack	Support beams for sliding doors	Above and below	Yes	Wood	50
BA	Interior	Classroom 107, coat rack	Coat rack	Above and below	Yes	Wood	20
BB	Interior	Classroom 107	Built-in cabinets below sink	Below	Yes	Wood	30
BC	Interior	Classroom 106, coat rack	Support beams for sliding doors	Above and below	Yes	Wood	50
BD	Interior	Classroom 106	Built-in cabinets and trim under sink	Below	Yes	Wood	30
BE	Interior	Classroom 106	South wall	Above	Yes	Plaster	50
BF	Interior	Storeroom, 105B	Door frame	Above and below	No	Wood	15
BG	Interior	Kindergarten	Trim around sink	Below	Yes	Wood	6
BH	Interior	Classroom	Baseboards on south wall	Below	Yes	Wood	25
BI	Interior	Classroom 104, southwest corner	Trim under chalkboard	Below	Yes	Wood	10
BJ	Interior	Staff restroom	Wall in upper southwest corner	Above	No	Plaster	20
BK	Interior	Hallway outside room 124	Door trim	Above and below	No	Wood	15
BL	Interior	Hallway outside room 123	Door trim	Above and below	No	Wood	15
BM	Exterior	Outside main entrance	Flagpole	Above and below	No	Wood	100
BN	Exterior	Rem Room	Wall	Above and below	No	Plaster	100
BO	Exterior	Classroom 102	Wall under windows	Below	No	Plaster	140
BP	Exterior	Between classrooms 101 and 102	Wall	Above and below	No	Plaster	120
BQ	Exterior	Classroom 101	Wall under windows	Below	No	Plaster	140

# Capitol Hill Elementary School 8401 SW 17th Street 97219 Facility Plan



TOTAL SF 46,241  
ACRES 4.39  
1/4 SECT. 3827



SITE / FIRST FLOOR PLAN

\* TEACHER IN 105 SAYS KIDS TALK ABOUT  
108 SEE A ...

BQ AA Z Y X BI BH  
BP BO BN



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