



Engineering +
Environmental

January 27, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Chapman Elementary School
1445 NW 26th Avenue
Portland, Oregon 97201
PBS Project: 6500.721 Phase 0016

Dear Mr. Wilton:

On January 6, 2017, PBS Engineering and Environmental Inc. conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Chapman Elementary School located at 1445 NW 26th Avenue in Portland, Oregon.

PBS assessed painted and varnished interior and exterior hard surfaces as well as concrete, asphalt, soil, garden spaces, compost piles, 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.

The school's garden spaces and compost pile did not reveal any paint chips.

The school's windows are mostly metal sliders or push-out with older wood frame windows on stairwells and the front of the building. The only window troughs of interest were those on the building's front, and although they were dirty, no paint chips were observed.

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.

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RECOMMENDATIONS

PBS recommends that all 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 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

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

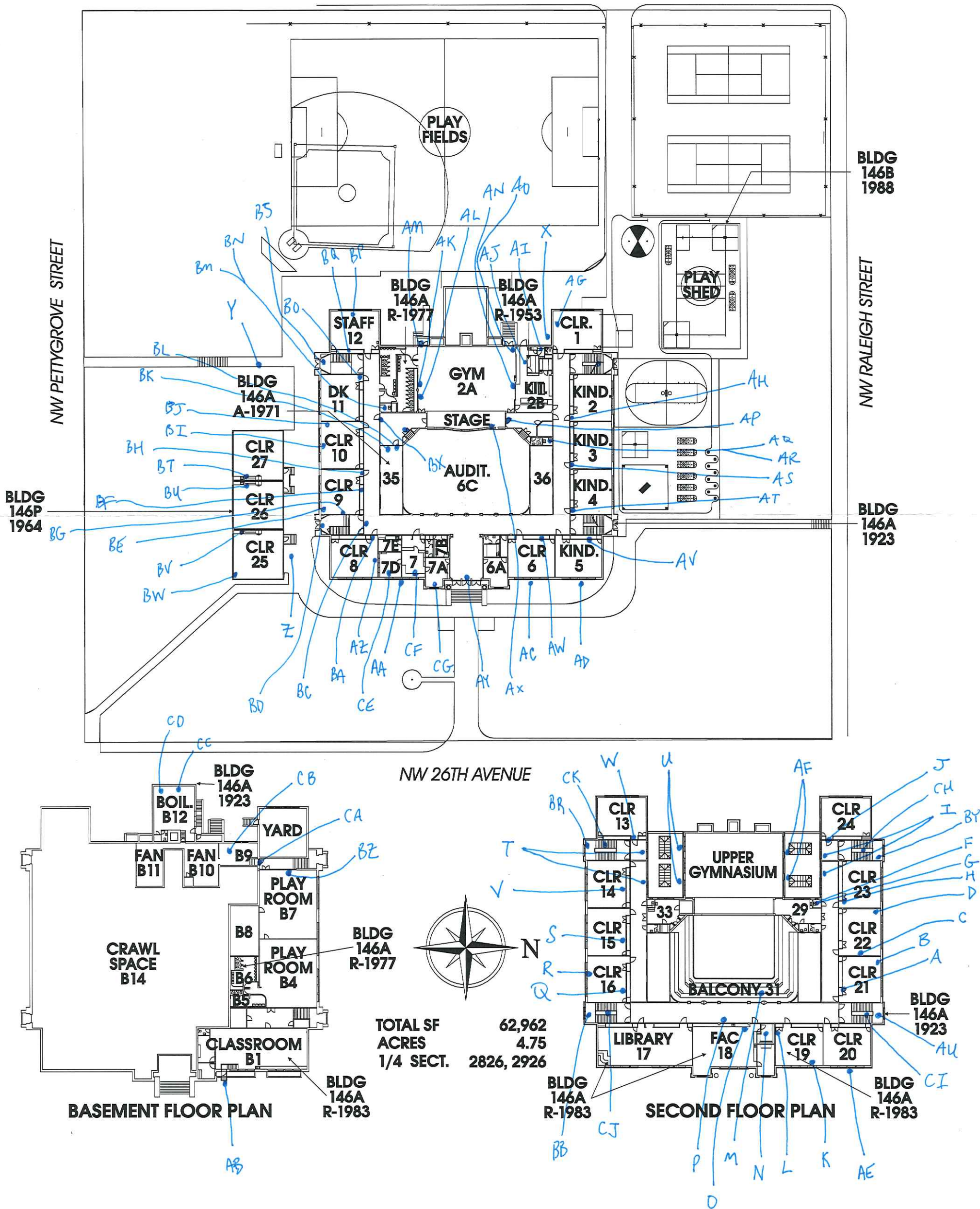
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
A	Interior	Classroom 21	Built-in shelves at entrance	Below	No	Wood	20
B	Interior	Classroom 21	Built-in shelves at windows	Below	No	Wood	40
C	Interior	Classroom 22	East wall	Below	No	Plaster	75
D	Interior	Classroom 22	Built-in cabinets and trim under sink	Below	No	Wood	20
E	Interior	Classroom 23B	Radiator	Below	No	Metal	10
F	Interior	Janitor closet across from Classroom 23	Doorframe	Above and below	No	Wood	15
G	Interior	Janitor closet across from Classroom 23	Floor	Below	No	Concrete	30
H	Interior	Classroom 23	Built-in shelves at entrance	Above and below	No	Wood	30
I	Interior	Hallway	Windowsills between Classroom 23 and 24	Below	No	Wood	25
J	Interior	Classroom 24	Door frame	Above and below	No	Wood	15
K	Interior	Classroom 19	Built-in shelves at windows	Below	No	Wood	40
L	Interior	Southwest corner of Classroom 19	Wall	Above and below	No	Plaster	15
M	Interior	Balcony 31	Floor	Below	No	Concrete	2000
N	Interior	Room 18A	Built-in cabinets	Above and below	No	Wood	200
O	Interior	Facility 18	Wall near entrance	Below	No	Plaster	20
P	Interior	Hallway outside of room 18	Lockers on east side of hallway	Above and below	No	Metal	120
Q	Interior	Classroom 16	Built-in cabinets and trim under sink	Above and below	No	Wood	20
R	Interior	Classroom 16	Built-in cabinets at window	Above and below	No	Wood	40
S	Interior	Classroom 15	Built-in cabinets and trim under sink	Above and below	No	Wood	20
T	Interior	Hallway between Classroom 15 and Classroom 14	Windowsills	Above and below	No	Wood	25
U	Exterior	Outside upper gymnasium on south wall	Window frames	Above and below	No	Wood	180
V	Interior	Classroom 14	Trim above dry erase	Above	No	Wood	20
W	Interior	Classroom 13	Door and frame	Above and below	No	Wood	60

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
X	Exterior	Outside south exterior wall of Classroom 1	Wall	Above and below	No	Metal	200
Y	Exterior	Handrails by garden	Handrails	Below	No	Metal	80
Z	Exterior	Classroom 25	Nike racks	Below	No	Metal	30
AA	Exterior	Classroom 7	Window frames	Above	No	Wood	160
AB	Exterior	Steps down to Classroom B1	Handrails	Below	No	Metal	20
AC	Exterior	Classroom 6	Window frames	Above	No	Wood	160
AD	Exterior	Kindergarten 5	Window frames	Above	No	Wood	160
AE	Exterior	Classroom 20	Window frames	Above	No	Wood	160
AF	Exterior	Upper gymnasium on north wall	Window frames	Above and below	No	Wood	180
AG	Interior	Classroom 1	Trim above built-in board, south wall	Above	No	Wood	2
AH	Interior	Kindergarten 2	Doorframe	Above and below	Yes	Wood	15
AI	Interior	Kitchen	Wall behind lockers	Below	No	Plaster	15
AJ	Interior	Kitchen	Wall next to dry storage	Above and below	No	Plaster	30
AK	Interior	Gym	Walls next to restroom entrances	Above and below	No	Plaster	25
AL	Interior	Gym	South wall under windows	Above	No	Concrete	20
AM	Interior	Gym	Door, exit in southwest corner	Above and below	No	Wood	40
AN	Interior	Gym	North wall	Below	No	Plaster	20
AO	Interior	Gym	Wall, northwest corner	Above	No	Concrete	100
AP	Interior	North entry to stage	Door and frame	Above and below	No	Wood	60
AQ	Interior	Janitor closet across from Classroom 3	Floor	Below	No	Concrete	35
AR	Interior	Janitor closet across from Classroom 3	Wall	Above and below	No	Plaster	120
AS	Interior	Kindergarten 3	Doorframe	Above and below	Yes	Wood	15
AT	Interior	Kindergarten 4	Doorframe	Above and below	Yes	Wood	15
AU	Interior	Stairwell landing, northeast	Window frames	Above and below	No	Wood	80

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
AV	Interior	Kindergarten 5	Built-in cabinets and trim under sink	Below	Yes	Wood	15
AW	Interior	Classroom 6	Built-in cabinets and trim under sink	Below	No	Wood	15
AX	Interior	Auditorium stage	Trim at edge of stage	Below	No	Wood	60
AY	Interior	Main entryway	Middle door	Above and below	No	Wood	45
AZ	Interior	Classroom 8	Trim on doorways leading to stairs	Above	No	Wood	20
BA	Interior	Classroom 8	Door and trim	Above and below	No	Wood	60
BB	Interior	Stairwell landing, southeast	Window frames	Above and below	No	Wood	80
BC	Interior	Hallway outside of Classroom 8	Trim on doorways leading to stairs	Above and below	No	Wood	30
BD	Interior	Hallway, southeast entrance to building	Door	Above and below	No	Wood	45
BE	Interior	Classroom 9	South wall, trim along ceiling	Above	Yes	Wood	20
BF	Interior	Classroom 9	Built-in cabinets under sink	Below	Yes	Wood	20
BG	Interior	Classroom 9	East wall under built-in boards	Below	Yes	Plaster	30
BH	Interior	Classroom 9	Doorframe	Above and below	Yes	Wood	15
BI	Interior	Classroom 10	Wall behind radiator	Below	Yes	Plaster	40
BJ	Interior	Classroom 10	Built-in cabinets and trim under sink	Below	Yes	Wood	20
BK	Interior	Room 35	West wall under window	Below	No	Concrete	15
BL	Interior	Room 35	Door and frame	Above and below	No	Wood	70
BM	Interior	Janitor closet across from Classroom 11	Floor	Below	No	Concrete	35
BN	Interior	Janitor closet across from Classroom 11	Wall	Above and below	No	Plaster	120
BO	Interior	Classroom 11	Wall northwest corner	Above and below	Yes	Plaster	30
BP	Interior	Classroom 12	Wall behind radiator	Below	Yes	Plaster	N/A
BQ	Interior	Classroom 12	Built-in cabinets and trim under sink	Below	Yes	Wood	20
BR	Interior	Stairwell landing southwest	Window frames	Above	No	Wood	N/A
BS	Interior	Southwest building entrance	Doors	Above and below	No	Wood	90

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
BT	Interior	Classroom 27	Built-in cabinets and trim under sink	Below	No	Wood	40
BU	Interior	Classroom 26	Built-in cabinets and trim under sink	Below	No	Wood	40
BV	Interior	Classroom 25	South wall above windows	Above	No	Plaster	40
BW	Interior	Classroom 25	Built-in cabinets and trim under sink	Below	No	Wood	40
BX	Interior	Entrance to gym	Doorframe	Above and below	No	Wood	15
BY	Interior	Stairwell landing northwest	Window frames	Above and below	No	Wood	80
BZ	Interior	Playroom B7	West wall	Above	No	Plaster	10
CA	Interior	Room B9	Doorframe	Above and below	No	Wood	15
CB	Interior	Room B9	Floor	Below	No	Concrete	300
CC	Interior	Boiler room	Ceiling	Above	No	Wood	400
CD	Interior	Boiler room	Floor	Below	No	Concrete	400
CE	Interior	7D, nurse	Trim under sink cabinets	Below	No	Wood	10
CF	Interior	7, office	Windowsills	Below	No	Wood	15
CG	Interior	7A, principal	Windowsills	Below	No	Wood	15
CH	Interior	Northwest stairwell	Handrails	Below	No	Wood	100
CI	Interior	Northeast stairwell	Handrails	Below	No	Wood	100
CJ	Interior	Southeast stairwell	Handrails	Below	No	Wood	100
CK	Interior	Southwest stairwell	Handrails	Below	No	Wood	100

Chapman Elementary School 1445 NW 26th Street 97210 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 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

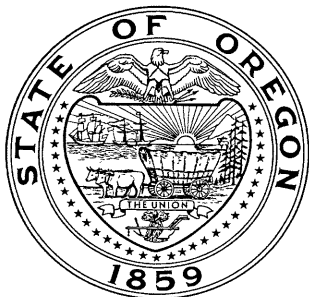
State of Oregon
Oregon Health Authority

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 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