SECTION 020800 – ASBESTOS REMOVAL

PART 1 - GENERAL

1.1 SCOPE OF WORK

A. Work of this Section shall be performed in accordance with the requirements of the Contract Documents, including but not limited to Instructions to Bidders, Agreement and General Conditions and General Requirements.

B. This Section references procedures for the removal of existing asbestos-containing materials (ACM) that will be disturbed or are disturbed during construction of this project.

C. Furnish all labor, materials, supervision, construction tools and equipment necessary to remove and dispose of **all asbestos-containing materials** disturbed during construction.

D. An inspection report titled "Limited Pre-Renovation Regulated Building Materials Inspection", dated January 23, 2025, drafted by LaBella Associates D.P.C., documenting the presence of known regulated building materials, including ACM, is attached to Section 003126 - Existing Hazardous Material Information. The report incorporates and includes all testing data obtained for the site, based on project scope and materials reported to be disturbed by planned renovations. See the report for detailed descriptions of the types of ACM identified and the locations.

E. Samples of the following material were collected at the Site per the Limited Pre-Renovation Regulated Building Materials Inspection and identified as containing asbestos:

1. White Joint Compound throughout the gypsum board systems of the unit

F. The Contractor shall be aware of all conditions of the Project and is responsible for verifying quantities and locations of all Work to be performed referenced in the Contract Documents. Failure to do so shall not relieve the Contractor of its obligation to furnish all labor and materials necessary to perform the Work.

G. Removal or disturbance of ACM shall be completed in compliance with all governing regulations, including Code Rule 56. Any Contractor, other than the asbestos abatement contractor, who requires the removal or disturbance of asbestos-containing material (ACM) to complete his work shall obtain the services of a certified asbestos abatement contractor to remove the ACM in compliance with this specification and all applicable rules and regulations.

H. The Owner's Representative shall approve the asbestos abatement contractor prior to the beginning of the work.

I. Working hours shall be as required and approved by the Owner. The Contractor shall coordinate and schedule all Work with the facility and Owner's representative.

J. Locations and quantities of all materials to be removed by the abatement contractor must be field verified. Information given on drawings and in the specifications is for general orientation and information only.

K. The contractor shall have at least one supervisor on the job site at all times who can read and write and is fluent in English, while the project is in progress. The supervisor must be able to communicate fluently with all employees.

L. Contractor shall provide temporary protection to keep the work areas enclosed, where required, during the performance of the Contract Work. The Contractor shall be responsible for any damage caused as a result of improper temporary protection.

M. The Contractor is responsible for keeping the work area in a clean and safe condition at all times.

N. Contractor is to coordinate with other trades on the job concerning scheduling, phasing, etc.

1.2 SPECIAL CONDITIONS

A. Any special job conditions, including variances obtained by the Owner, are described below.

- NYSDOL – FILE No. SH-64HM8

B. Abatement may occur in portions of the site where immediately adjacent floors or areas are occupied. The Contractor shall carefully observe regulatory requirements for the isolation of abatement work areas and appropriate notifications to occupants and signage at project area boundaries.

1.3 CODES AND REGULATIONS

A. General Applicability of Codes and Regulations and Standards: Except to the extent that more explicit or more stringent requirements are written directly into the Contract Documents, all applicable codes, regulations and standards have the same force and effect (and are made a part of the Contract Documents by reference) as if copied directly into the Contract Documents, or as if published copies are bound herewith.

B. Contractor Responsibility: The Contractor shall assume full responsibility and liability for the compliance with all applicable Federal, State and local regulations pertaining to work practices, hauling, disposal, and protection of workers, visitors to the site and persons occupying areas adjacent to the site. The Contractor is responsible for providing medical examinations and maintaining medical records of personnel as required by the applicable Federal, State and local regulations. The contractor shall hold the Owner and Owner's Representative harmless for failure to comply with any applicable work, hauling, disposal, safety, health or other regulation on the part of himself, his employees or his subcontractors.

C. Federal Requirements which govern asbestos abatement work or hauling and disposal of asbestos waste materials include but are not limited to the following:

OSHA: U.S. Department of Labor, Occupational Safety and Health Administration (OSHA), including but not limited to:

Occupational Exposure to Asbestos, Tremolite, Anthophyllite, and Actinolite; Final Rules Title 29, Part 1926, Section 1101 of the Code of Federal Regulations

Respiratory Protection
Title 29, Part 1910, Section 134 of the Code of Federal Regulations

Access to Employee Exposure and Medical Records
Title 29, Part 1910, Section 2 of the Code of Federal Regulations

Hazard Communication
Title 29, Part 1910, Section 1200 of the Code of Federal Regulations

DOT: U.S. Department of Transportation, including but not limited to:

Hazardous Substances
Title 29, Part 171 and 172 of the Code of Federal Regulations

EPA: U.S. Environmental Protection Agency (EPA), including but not limited to:

National Emission Standard for Hazardous Air Pollutants (NESHAPS)
National Emission Standard for Asbestos
Title 40, Part 61, Subpart A, and revised Subpart M (Revised Subpart B) of the Code of Federal Regulations dated November 20, 1990

D. State Requirements which govern asbestos abatement work or hauling and disposal of asbestos waste materials include but are not limited to the following:

New York State Department of Labor (NYSDOL) 12 NYCCR Part 56, as amended March 21, 2007. Also known as Industrial Code Rule 56 (ICR 56).

New York State Department of Environmental Conservation (DEC) Regulations regarding waste collector registration Title 6, Part 364 of the New York State Official compilation of Codes, Rules and Regulations. An annual "Industrial Waste Hauler Permit" specifically for asbestos-containing materials is required for transportation of asbestos-containing waste to the disposal site.

E. Local Requirements: Abide by all local requirements which govern asbestos abatement work or hauling and disposal of asbestos waste materials.

1.4 SUBMITTALS

A. Prior to commencement of any work (minimum of seven days prior to starting work) involving the disturbance of ACM, the Contractor shall submit the following to the Owner's Representative for review and approval:

1. Copy of current NYSDOL Asbestos Contractor's License (DOH-432)
2. Copies of current worker's Asbestos Handler's Certificates
3. Provide a statement signed by an authorized representative of the company stating that the Building Occupants/Other Trades notification required by ICR 56 will be or has been posted at least 10 days prior to the start of abatement. Provide a copy of the notification that will be posted at the job site
4. Copies of all proposed site-specific variances

5. Copy of current insurance certificate held by the Asbestos Contractor that names the Rochester Housing Authority as an additional insured and provides the following coverages: 1) Pollution liability in a general aggregate of $2,000,000; and 2) General Liability with $1,000,000/$2,000,000 for each occurrence/general aggregate; and 3) Workers Compensation
6. Copies of Project Notifications and proof of submittal (e.g., certified mail receipt) to NYSDOL and USEPA
7. Copy of NYSDEC permit for waste hauler
8. Name and address of landfill where asbestos-containing waste materials are to be buried. Include contact person and telephone number, and NYSDEC Part 360 permit number or other applicable permits
9. Site-specific work plan in accordance with Section 1.5 D
10. On a weekly basis, submit copies of all waste shipment records and disposal site receipts to the Owner

B. During the project, legible copies of the following items must be submitted to the Owner's Representative (LaBella Associates, D.P.C.). If personnel records are not available at this time, workers will not be able to work on-site until copies are provided:

1. NYSDOL Asbestos Handling Certificates (DOH 442) for all persons employed on the project
2. Project Logbook entries
3. Any and all changes to the Contract, should any occur
4. Personal sampling results within 24 hours of sampling

C. Upon completion of the project, legible copies of the following items must be submitted to the Owner's Representative (LaBella Associates, D.P.C.):

1. Waste manifests, shipment records, and landfill receipts signed by the landfill operator submitted within 30 days after the waste leaves the site. A percentage of the final payment will be withheld until the Owner or Owner's Representative receives the waste shipment record.

1.5 QUALITY ASSURANCE

A. Comply with the most recent edition of compilation of Codes, Rules and Regulations of the State of New York (Statutory Authority: Labor Law Section 906), including Rule 56 of Title 12 NYCRR, New York State, Department of labor, most currently amended (hereinafter referred to in this Specification as Code Rule 56). Note: Article 30 of the Labor Law sets forth procedures and standards that must be met by parties who desire to obtain variations of any of the requirements of this rule.

B. Comply with all current and appropriate Federal, State and Local rules and regulations regarding work of this section, including those of the following agencies:

- New York State Uniform Fire Prevention and Building Code
- New York State Department of Labor
- New York State Department of Environmental Conservation (DEC)
- Occupational Safety and Health Administration (OSHA)
- United States Environmental Protection Agency (EPA)

C. Pre-Work Conference: Before the work of this section is scheduled to commence, a conference may be held at the site for the purpose of reviewing the Contract Documents, discussing requirements for the work and reviewing the work procedures. The conference shall be attended by the asbestos abatement contractor.

D. Work Plan: The Contractor shall prepare a detailed work plan and submit the plan no later than one week prior to the start of the abatement project. The work plan shall include, but not be limited to:

1. A preliminary schedule for completion of the work:
   a. Show the complete sequence of abatement activities and the sequencing of Work within each building or building section.
   b. Show the dates for the beginning and completion of each major element of Work including substantial completion dates for each Work Area, building, or phase.
2. Work procedures that will be utilized (including anticipated decon and negative air exhaust locations).
3. Estimated crew size.
4. The anticipated work hours.
5. Emergency procedures for fire and medical emergencies and for failure of containment barriers.
6. Project Notifications: As required by Federal and State regulatory agencies together with proof of transmittal (i.e., certified mail return receipt).
7. Building Occupant Notification: As required by regulatory agencies.
8. Abatement Work Plan: Provide plans that clearly indicate the following:
   a. All Work Areas/containments numbered sequentially.
   b. Locations and types of all decontamination enclosures.
   c. Entrances and exits to each Work Areas/containments.
   d. Type of abatement activity/technique for each Work Area/containment.
   e. Number and location of negative air units and exhaust. Also provide calculations for determining number of negative air pressure units.
   f. Proposed location and construction of storage facilities and field office.
   g. Location of water and electrical connections to building services.
   h. Waste transport routes through the building to the waste storage container.
9. Disposal Site/Landfill Permit from applicable regulatory agency.
10. NYS Department of Environmental Conservation Waste Transporter Permit.

E. Progress Meetings: The Owner's Representative will hold general progress meetings as required. A representative of the Contractor and the Owner is to be properly represented at each meeting.

F. Daily Log: The Contractor is to maintain within the Decontamination Unit a daily log documenting the dates and time of, but not limited to, the following items:

1. Meetings; purpose, attendees, brief discussion
2. Visitations; authorized and unauthorized
3. Special or unusual events, i.e. barrier breeching, equipment failures, accidents
4. Air monitoring tests and test results.
5. Other entries as detailed in Code Rule 56-7.3 Asbestos Contractor Daily Project Log.

Submit three (3) copies of this log at final closeout of the Project as a Project closeout submittal.

G. Project Monitor: The Project Monitor shall be a representative of the Owner during the asbestos abatement portion of the project. The Project Monitor has the following responsibilities:

1. The Project Monitor shall oversee work practices and inspect for compliance with all applicable regulations and standards, and the Contract Documents.
2. The Project Monitor shall have at all times access to the work areas whenever it is in preparation or in progress. The Contractor shall provide the Project Monitor with keys to all locks located on the entrance(s) to the decontamination unit(s) and all other secured areas.
3. The Project Monitor, in conjunction with the Owner, will be the interpreter of the requirements of the Contract Documents and the judge of the performance thereunder.
4. The Project Monitor and/or the Owner will have the authority to reject work which is not in compliance with the requirements of the Contract Documents or Federal, State, or Local Regulations. The decision of the Owner will be final.

H. Air Sampling and Analysis

1. Area Air Sampling and Analysis

   a. The Owner will be responsible for hiring an independent third party firm to perform the required area air sampling and analysis in accordance with ICR 56.
   b. The Contractor is required to ensure cooperation of its personnel with the Air Sampling Technician (AST) for general air sampling, and testing of each work area after completion of asbestos work prior to removal of containment barriers.
   c. All air samples shall be analyzed using Phase Contrast Microscopy (PCM) in accordance with NIOSH method 7400.

2. Personal Air Sampling:

   a. As per the requirements of OSHA 1926.1101, the Contractor shall be required to perform personal air monitoring in order to determine that appropriate respiratory protection is being utilized.
   b. The analysis of personal air samples shall be conducted by an ELAP approved laboratory, subject to approval of the Owner or the Owner’s Representative.
   c. Results of personnel air sample analyses shall be available, verbally, within twenty-four (24) hours of sampling and shall be posted at the work site within 48 hours. Results shall be submitted in accordance with the requirements of Section 1.5 F.

3. Final Clearance Air Sampling:

   a. For Code Rule 56 PCM Analysis: When required, the clearance air monitoring results shall be considered satisfactory when every sample demonstrates an airborne concentration of asbestos fibers of less than 0.01 fibers per cubic centimeter, or the background level, whichever is greater.

   b. The Contractor shall pay for all additional costs incurred by the Owner, including additional air monitoring, project monitoring, engineering fees, and sample analysis required if clearance air monitoring fails, or if completion of abatement work is not in accordance with approved progress schedule.

1.6 GENERAL PROCEDURES

A. General Requirements - Comply with Code Rule 56's procedures for entry, exit, logging in, showering, personal protective equipment, tools, clothing, etc., throughout the asbestos abatement. Respiratory equipment shall be as required by OSHA and air monitoring results.

(Except for authorized visitors as required by Rule 56). Non-certified workers will not be allowed in the work area.

B. Equipment and Waste Container Decontamination and Removal – Code Rule 56's procedures for large projects (cleaning, recontainerization, holding areas, etc.) shall be followed.

PART 2 - PRODUCTS

2.1 MATERIALS AND EQUIPMENT

A. General Requirements: Code Rule 56's requirements for materials and equipment shall apply.

B. Miscellaneous protective materials - Provide plywood sheathing, hardboard, etc., as required to provide protective cover over surfaces of existing construction and finishes to eliminate damage resulting from work of this section, including impact and water damage. Poly shall comply with Code Rule-56 including fire retardant requirements.

C. Water and electricity shall be furnished by Owner without charge. Contractor shall provide an in-line backflow preventer at water source, and utilize non-leaking hoses.

D. The Contractor shall supply the Project Monitor and Air Monitor with sufficient electricity to operate all high-volume air monitoring pumps as may be required during the project.

E. Asbestos Encapsulation Products: The encapsulation product used to seal exposed edges of asbestos-containing gypsum board systems scheduled to remain may be any commercially available bridging type encapsulant, specifically designed for the purpose of encapsulation of asbestos-containing materials.

PART 3 - EXECUTION

3.1 REMOVAL REQUIREMENTS

A. Perform work under this contract in accordance with the standards referenced in Part 1 of this Section. The provisions of any site-specific variances to Code Rule 56, or other asbestos standards, obtained for this project may not be implemented until approval is given by the Owner or Owner’s Representative.

B. Work that results in the disturbance of asbestos-containing materials shall be performed by a licensed asbestos abatement contractor who employs certified workers in accordance with all applicable standards referenced herein. If additional suspect ACM is discovered during the course of abatement, the Contractor shall notify the Owner or Owner’s Representative immediately.

C. The Contractor shall protect all items/existing construction intended to remain.

D. Should the area beyond the asbestos work area(s) become contaminated with asbestos-containing dust or debris as a consequence of the work, immediately institute emergency procedures established for asbestos removal. All costs incurred in decontaminating such non-work areas shall be borne by the Contractor at no additional cost to the Owner.

3.2 WORK AREA PREPARTION

A. General Requirements: Code Rule 56's requirements for general work area preparation shall apply, including vacating, signs, power, timing, HVAC isolation, isolation barriers, objects, exits, toilets, etc.

3.3 PERSONAL AND WASTE DECONTAMINATION ENCLOSURE SYSTEMS

A. Comply with Code Rule 56's requirements for enclosure, showers, room types and configuration, etc.

3.4 DECONTAMINATION ENCLOSURE SYSTEMS/WORK AREA BARRIERS

A. General Requirements: Comply with Code Rule 56 requirements for maintenance of work area barriers. (Setting, inspection, repairs, cleaning, etc.)

3.5 HANDLING AND REMOVAL PROCEDURES

A. General Requirements: Comply with Code Rule 56 requirements regarding handling and removal procedures.

B. Dry removal or disturbance: No dry removal or disturbance or asbestos materials shall be permitted.

C. Wetting requirements: The asbestos material shall be wetted as necessary with amended water to keep asbestos fibers from becoming airborne. If any friable material is encountered, all of its surfaces shall be saturated.

D. The use of open flame, torches, welding and other Hot Work is not permitted without review and approval by the Owner or Owner’s Representative. A Hot Work Permit system shall be required for authorized use.

E. Cleaning of surfaces: After completion of all stripping work, surfaces where asbestos material has been removed or handled shall be HEPA vacuumed. Exposed edges of remaining asbestos-containing gypsum board systems shall be encapsulated with approved bridging type encapsulant.

3.6 CLEANING PROCEDURES

A. General requirements: Code Rule 56's requirements for containerization, dust cleanup, tools and enclosure cleanup, etc., shall apply. Cleanup shall be by HEPA vacuum.

B. Post abatement requirements: Code Rule 56's requirements shall apply (tool/equipment cleanup, general cleanup, waste removal, clearance air monitoring, etc.).

3.7 ASBESTOS WASTE TRANSPORTATION AND DISPOSAL

A. Contractor shall minimally transport and dispose of all of the Category I non-friable asbestos waste materials according to correct applicable NYSDEC transportation requirements, Part 364, and solid waste requirements Part 360.

B. If any removed material is "friable", Contractor shall handle it as such and transport and dispose of as "friable" asbestos waste per regulations referenced in Part 1 of this Section.

C. All waste generated as a result of this work shall be removed from the site within 10 days of completion and clearance of abatement work.

D. Log disposal site transportation names, etc., per Code Rule 56.

E. All loading, transportation, and disposal shall also comply with NESHAPS 40 CFR 61 - 150 paragraphs C, D and E including all requirements for loading signs, shipment records, content certificate, record receipts, notifications, etc.

3.8 TEMPORARY PROTECTION OF FACILITIES

A. Contractor shall provide temporary enclosure as required to protect the existing facilities from adverse weather conditions and maintain the interior environment in its normal condition. The contractor shall maintain the building secure from intrusion at all times and exits shall be operational during construction whenever the building is occupied. Temporary door and window enclosures shall be secure, weather resistant and lockable, if operable.

3.9 RESTORATION

A. Remove temporary decontamination facilities and restore area designated for these facilities to its original condition or better.

B. After final clearance, the Contractor shall replace all filters of the associated portions of the existing building HVAC system that were affected by the abatement operations, remove locks and restore power. All temporary power supplies shall be disconnected, power lockouts removed and building power restored. All temporary plumbing shall be removed.

C. Finishes damaged by asbestos removal operation including, but not limited to, plaster/paint damage due to taping of polyethylene sheeting and floor tile lifted due to humid conditions, shall be restored prior to final payment.
   1. Finishes unable to be restored shall be replaced under this Contract.
   2. All foam and expandable foam products and materials used to seal Work Area openings shall be completely removed upon completion of abatement activities.

D. All penetrations (including, but not limited to, pipes, ducts, etc.) through fire rated construction shall be fire stopped using materials and systems tested in accordance with ASTM E814 on projects where re-insulation is part of the required work.

3.10 PROJECT COMPLETION REQUIREMENTS

A. Submission by the Contractor to the Owner Representative of the job logbook as described in Section 1.5 paragraph F.

B. Inspection of the work sites by the Contractor's Project Manager's representative and the Owner's Representative for substantial completion of the Scope of Work.

C. Submission by the Contractor to the Owner of the waste disposal manifest verifying that all waste generated at the project site has been disposed of at an EPA approved waste site. A 10% payment retainage shall be withheld by the Owner until receipt of all waste manifests.

END OF SECTION 020800

SECTION 020810 - PROTECTION OF WORKERS – LEAD-CONTAINING MATERIALS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Work of this Section shall be performed in accordance with the requirements of the Contract Documents, including but not limited to Instructions to Bidders, Agreement and General Conditions.

1.2 SCOPE

A. Contractors are alerted to the fact that representative materials were tested at the Site and multiple painted components contained varying amounts of lead.

B. For additional details, refer to Section 003126 – Existing Hazardous Material Information. Testing was completed and these documents are presented with the intention to reduce, but not eliminate, uncertainty regarding the potential for hazardous materials at the Site.

C. Lead is a toxic metal capable of causing damage to the nervous system, kidneys, bones, heart and reproductive system.

D. Any surface coated with paint is considered to contain some percentage of lead, based on the testing information. Any alteration and/or repair that results in the disturbance of the paint coatings shall meet the requirements of OSHA CFR 29 1926.62 Construction Lead Standard.

1.3 SUBMITTALS

A. Contractors of each trade shall submit their written Lead Program prior to the start of work. The plan must identify potential sources of lead exposure and propose specific procedures to protect workers from those exposures.

1.4 DEFINITIONS

A. Action Level means employee exposure, without regard to the use of respirators, to an airborne concentration of lead of 30 micrograms per cubic meter of air (30 ug/m^3) calculated as an 8-hour time weighted average (TWA).

B. Exposure Assessment means a Contractor's requirement to determine if any Contractor's employees may be exposed to lead at or above the action level.

C. Lead means metallic lead, all inorganic lead compounds, and organic lead soaps. Excluded from this definition are all other organic lead compounds.

D. Permissible Exposure Limit (PEL) means employee exposure, without the use of respirators, to an airborne concentration of lead of 50 ug/m^3 averaged over an 8-hour period.

PART 2 - PRODUCTS

None Specified.

PART 3 - EXECUTION

3.1 PROTECTION OF WORKERS

A. All Contractors shall be responsible to conduct an exposure assessment and shall initially determine if any Contractor's employee may be exposed to lead at or above the action level where their work causes the disturbance of paint or paint coatings, or provide a negative exposure assessment for work tasks to be completed under this scope of work.

3.2 EXPOSURE ASSESSMENT

A. The Contractor shall collect personal samples representative of a full shift including at least one sample for each job classification in each work area either for each shift or for the shift with the highest exposure.

1. Below the Action Level - should the initial personal air monitoring results be less than 30 ug/m^3 the Contractor shall make a written record of such determination. Further exposure determination need not be repeated except as follows:

a. Whenever there has been a change of equipment, process, control, personnel, or a new task has been initiated that may result in additional employees being exposed to lead at or above the action level or may result in employees already exposed at or above the action level being exposed above the PEL, the employer shall conduct additional monitoring.

2. At or Above the Action Level but At or Below the PEL - the Contractor shall perform monitoring until at least two consecutive measurements taken at least 7 days apart, are below the action level at which time the Contractor may discontinue monitoring for that employee except as otherwise provided in paragraph 3.2.A.1.a.

3. Above the PEL - the Contractor shall perform monitoring until at least two consecutive measurements taken at least 7 days apart, are at or below the PEL but at or above the action level at which time the Contractor shall repeat monitoring for that Contractor's employee as specified in 3.2.A.2.

B. The Contractor may submit a negative exposure assessment in lieu of performing

exposure monitoring.

3.3 METHODS OF COMPLIANCE

A. To the extent feasible, Contractors must reduce worker lead exposure to the Permissible Exposure Limit (PEL) of 50 ug/m^3 by a combination of engineering controls, work practice, and administrative controls.

B. Respiratory protection and other protective equipment must be provided and used to the extent that the engineering and work practice controls cannot reduce exposure to the PEL as specified within 29 CFR 1926.62.

3.4 HOUSEKEEPING (Contractor requirements whenever lead is disturbed)

A. All surfaces shall be maintained as free as practical of accumulations of lead.

B. Clean up of surfaces where lead accumulates wherever possible shall be cleaned by vacuuming or other methods that minimize the likelihood of lead becoming airborne.

C. Shoveling, dry or wet sweeping and brushing may be used only where vacuuming or other equally effective methods have been tried and found not to be effective.

D. Where vacuuming methods are selected, the vacuums shall be equipped with HEPA filters and used and emptied in a manner which minimizes the reentry of lead into the workplace.

E. Compressed air shall not be used to remove lead from any surface unless the compressed air is used in conjunction with a ventilation system designed to capture the airborne dust created by the compressed air.

3.5 HYGIENE FACILITIES AND PRACTICES (required above the PEL)

A. The Contractor shall assure that in areas where Contractor's employees are exposed to lead above the PEL without regard to the use of respirators, food or beverage is not present or consumed, tobacco products are not present or used, and cosmetics are not applied.

B. Change Areas (required above the PEL and during exposure assessment)

1. The Contractor shall provide clean change areas for employees whose airborne exposure to lead is above the PEL, and as interim protection for employees.
2. The Contractor shall assure that change areas are equipped with separate storage facilities for protective work clothing and equipment and for street clothes which prevent cross-contamination.
3. The Contractor shall assure that Contractor's employees do not leave the workplace wearing any protective clothing or equipment that is required to be worn during the work shift.

C. Showers (required above the PEL)

1. The Contractor shall provide shower facilities, where feasible, for use by Contractor's employees whose airborne exposure to lead is above the PEL.
2. The Contractor shall assure where shower facilities are available, that Contractor's employees shower at the end of the work shift and shall provide an adequate supply of cleansing agents and towels for use by affected Contractor's employees.

D. Eating Facilities (required above the PEL)

1. The Contractor shall provide lunchroom facilities or eating areas for Contractor's employees whose airborne exposure to lead is above the PEL, without regard to the use of respirators.
2. The Contractor shall assure that lunchroom facilities or eating areas are as free as practicable from lead contamination and are readily accessible to Contractor's employees.
3. The Contractor shall assure that Contractor's employees whose airborne exposure to lead is above the PEL, without regard to the use of a respirator, wash their hands and face prior to eating, drinking, smoking or applying cosmetics.
4. The Contractor shall assure that Contractor's employees do not enter lunchroom facilities or eating areas with protective work clothing or equipment unless surface lead dust has been removed by vacuuming, downdraft booth, or other cleaning method that limits dispersion of lead dust.

E. Handwashing Facilities (required whenever lead is disturbed)

1. The Contractor shall provide adequate handwashing facilities for use by Contractor's employees exposed to lead.
2. Where showers are not provided the Contractor shall assure that Contractor's employees wash their hands and face at the end of the work shift.

3.6 MEDICAL SURVEILLANCE (required whenever lead is disturbed)

A. The Contractor is responsible for providing medical examinations and maintaining medical records of personnel as required by 29 CFR 1926.62 (j) Medical Surveillance.

3.7 TRAINING (required whenever lead is disturbed)

A. For all Contractor's employees who are subject to exposure to lead at or above the action level on any day or who are subject to exposure to lead compounds which may cause skin or eye irritation, the Contractor shall provide a training program in accordance with 29 CFR 1926.62 (l)(2).

3.8 SIGNS (required above the PEL)

A. The Contractor shall post the following warning signs in each work area where

Contractor's employees exposure to lead is above the PEL.

WARNING
LEAD WORK AREA
POISON
NO SMOKING OR EATING

B. The Contractor shall assure that signs are illuminated and cleaned as necessary so that the legend is readily visible.

3.9 RECORDKEEPING (required whenever lead is disturbed)

The Contractor is responsible to establish and maintain an accurate record of all monitoring and other data used in conducting Contractor's employee exposure assessments and for each Contractor's employee subject to medical surveillance as required per 29 CFR 1926.62 (n).

3.10 OBSERVATION OF MONITORING (required whenever lead is disturbed)

A. The Contractor shall provide affected Contractor's employees or their designated representatives an opportunity to observe any monitoring of employee exposure to lead.
B. Whenever observation of the monitoring of employee exposure to lead requires entry into an area where the use of respirators, protective clothing or equipment is required, the Contractor shall provide the observer with and assure the use of such respirators, clothing and equipment.

C. Without interfering with the monitoring, observers shall be entitled to:
1. Receive an explanation of the measurement procedures;
2. Observe all steps related to the monitoring of lead performed at the place of exposure; and
3. Record the results obtained or receive copies of the results when returned by the laboratory.

END OF SECTION 020810

SECTION 003126 – EXISTING HAZARDOUS MATERIALS INFORMATION

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

Existing Hazardous Materials reports are included as attachments at the end of this section and are hereby incorporated into the Procurement and Contracting Requirements by reference.

A copy of LaBella Associates, D.P.C., "Limited Pre-Renovation Regulated Building Materials Inspection" report dated January 23, 2025, is bound in this Project Manual (Attachment A).

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION (Not Applicable)

END OF SECTION 003126

ATTACHMENT A:

LIMITED PRE-RENOVATION REGULATED BUILDING MATERIALS INSPECTION REPORT –

JANUARY 23, 2025

Limited Pre-Renovation
Regulated Building Materials Inspection

Location:

Seneca Manor Apartments
158 Seneca Manor Drive
Rochester, New York 14621

Prepared for:

Rochester Housing Authority
675 West Main Street
Rochester, New York 14611

LaBella Project No.

2250548

January 23, 2025

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Appendices

1.0 PROJECT DESCRIPTION

In accordance with current regulations, LaBella Associates, D.P.C. (LaBella) conducted a Limited Pre-Renovation Regulated Building Materials (RBM) Inspection at 158 Seneca Manor Drive in Rochester, New York. The objective was to identify suspect RBMs, such as Asbestos-Containing Materials (ACM), Lead-Based Paint (LBP), PCB-containing materials and equipment, and Mercury-containing equipment (MCE) that may require abatement or removal prior to or during renovation activities due to applicable regulations.

The areas inspected were limited to the interior spaces that are expected to be impacted during an upcoming renovation project. Materials and locations understood to be impacted by this project were determined from information provided by Rochester Housing Authority.

2.0 INSPECTION PROCEDURES

The following procedures were used to obtain the data for this Report:

A. Existing documentation was requested for review. No record drawings or documentation of previously completed inspections were made available.

B. A visual inspection of the interior spaces was conducted to identify visible and accessible sources of suspect RBMs. Photographs captured during this inspection are attached in Appendix C.

C. Bulk samples of accessible suspect materials were collected and submitted for laboratory analysis.

D. Asbestos samples were submitted for laboratory analysis. Preliminary Polarized Light Microscopy analyses were performed by LaBella Laboratories, a NYSDOH accredited laboratory, to determine the presence and percentage of asbestos in each sample. Transmission electron microscopy analyses of NOB materials, if necessary, were performed by AMA Laboratories.

E. Suspect painted or glazed materials were spot checked in the field using an X-Ray Fluorescence (XRF) analyzer to check for the presence of lead.

F. Results of the laboratory analyses, field testing and the visual on-site inspection were compiled and summarized.

3.0 INSPECTION LIMITATIONS

This inspection was conducted in accordance with generally accepted environmental engineering practices for this region. Collection of bulk samples of suspect RBMs was limited to those materials readily accessible using hand tools or hand-held power tools. Homogeneous materials were identified and located based on visual observation from readily accessible points. The data derived from representative samples of any given homogeneous material represent conditions that apply only at that particular location. Inspection protocol and methodology requires that sample data be used to draw conclusions about the entire homogeneous area, but such conclusions may not necessarily apply to the general Site as a whole.

No sub-surface investigations were performed to determine the possible presence of regulated materials on or in the immediate vicinity of the Site. No record drawings of the building were available for review as part of this investigation.

LaBella makes no other warranty or representation, either expressed or implied, nor is one intended to be included as part of its services, proposals, contracts, or reports. No inspection can wholly eliminate the uncertainty regarding the potential for undiscovered RBMs. The Work performed by LaBella is intended to reduce, but not eliminate, uncertainty regarding the potential for RBMs at the Site. This inspection report is

not intended to be a bid document for an abatement scope of work. This report is intended to satisfy the requirements of NYS Code Rule 56-5 for inspections. Abatement project design can only be performed by a certified Project Designer.

4.0 INSPECTION RESULTS

4.1 Asbestos-Containing Materials (ACMs)

Based on laboratory analyses of bulk samples collected, the following material was determined to contain greater than 1% asbestos. However, the following table does not include all of the materials sampled during this inspection; for a full list of materials sampled see the *Asbestos Bulk Sample Summary Table* immediately following this report.

Type of Material	Typical Location	Estimated Amount[1]	Friability	Condition
White Joint Compound	Walls and Ceilings *~ See Additional Details Below ~*	5,150 SF	Non-Friable*	Fair

*This material is considered to be non-friable in its current, intact condition. However, this material has the potential to become friable during any renovation/demolition activities that will disturb the material.

ACM Project Specific Details

Joint Compound
White asbestos-containing joint compound is located on the walls and ceilings throughout the inspected unit. Since these surfaces are painted, it is not possible to determine the exact extent and locations of the joint compound. Joint compound is typically used for both taping joints and filling nail indentations in drywall construction.

Therefore, for removal estimating purposes, it is assumed that the joint compound would be removed along with the underlying drywall, which covers an area of approximately 5,150 square feet. This estimate is based on field measurements taken at the time of the site visit.

Additionally, the majority of joint compound within the inspected spaces was observed to be in good condition. However, rooms 1, 5, 7, 8, 12 and the basement stairwell had extensive damage to the wall and ceiling systems caused by a recent fire. As such, drywall/joint compound debris was observed throughout the impacted spaces.

Special Note: New York State Regulations currently consider this condition to represent an "Incidental Asbestos Disturbance". See "Section 5.0, Observations and Cautionary Statements" for additional information.

4.2 PCB-Containing Materials & Equipment

Capacitors in Fluorescent Light Fixture Ballasts
Ceiling mounted fluorescent light fixtures were observed throughout the various sections of the building. Older vintage fluorescent light fixtures manufactured prior to 1980 typically contained a capacitor filled with PCB fluid. A representative number of light fixtures were dismantled and all had ballasts labeled "No PCBs." Based on these observations made at the time of the site visit, to the extent feasible, the ballasts within the inspection area can be considered to be non-PCB-containing.

However, if non-labeled ballasts are encountered during renovation activities, contractors shall ensure that all components are properly managed and disposed of in accordance with 40 CFR 761.

[1] For general reference only: Estimated amounts of confirmed ACM listed above were obtained through field observations made during site visits. Quantities are approximations and LaBella assumes no responsibility if used for bidding.

Caulking and Glazing Compounds

According to the Environmental Protection Agency (EPA), PCB-containing building materials were commonly used in buildings built or renovated between circa 1950 and 1979. Caulking and glazing compounds were often used around windows, door frames, building joints, masonry columns and other masonry building materials. PCBs from manufactured sources (caulk), may also contaminate adjoining materials, such as masonry or wood, through direct contact and create secondary sources.

As such, prior to removal, the EPA recommends testing caulk and other building materials to determine what protections are needed during removal, and to determine proper disposal requirements. Building materials (caulking, sealants, etc.) containing equal to or greater than 50 ppm PCB must be disposed of as PCB-Contaminated hazardous waste in accordance with 40 CFR part 761, subpart D.

However, during the site inspection, no suspect PCB-containing materials impacted by the project scope were observed.

4.3 Mercury-Containing Equipment (MCE)

During the inspection, twelve (12) fluorescent light bulbs were observed in ceiling mounted fluorescent light fixtures in the following locations throughout the inspected unit:

Location	Material Description	Quantity
Basement Stairwell	Fluorescent Light Bulbs	4
Kitchen	Fluorescent Light Bulbs	4
Downstairs Bathroom	Fluorescent Light Bulbs	2
Upstairs Bathroom	Fluorescent Light Bulbs	2

These light bulbs contain varying amounts of mercury vapor. To prevent breakage and the release of mercury, bulbs should be removed and sent to a mercury recycling facility prior to any renovation activities.

No other mercury-containing equipment was identified in the inspected areas.

4.4 Lead – Based Paint

Several representative interior painted and glazed surfaces were observed and tested for the presence of lead-based paint using XRF testing procedures. In accordance with Environmental Protection Agency (EPA) protocols, none of the tested surfaces were determined to contain lead above the action level threshold of 1.0 mg/cm^2. However, additional lead-based materials may exist within the building. Therefore, Contractors shall be responsible for determining the quantity, location and condition of materials not tested during this inspection.

The unit inspected for this project includes spaces applicable to the requirements of EPA 40 Code of Federal Regulations (CFR) 745: Lead-Based Paint Renovation, Repair and Painting (RRP) Program Rule. The RRP Rule affects any contractor who disturbs known or presumed lead-based paint during any renovation, repair or painting projects in housing, child care facilities, and preschools built before 1978. Any contractor performing renovation work in applicable areas throughout the building must be certified, assign a "certified renovator" to each job where lead-based paint will likely be disturbed, train its renovation workers, distribute the EPA's Renovate Right lead hazard pamphlet before starting work, and use lead safe work practices.

Additionally, lead was detected at low concentrations in a variety of building materials (i.e., walls, vinyl wall bases, door components, I-Beams). Renovation and demolition contractors should be informed of the presence of lead for OSHA compliance considerations.

For purposes of reading this report, and understanding which wall or component in a particular space was sampled, walls were assigned the letters A, B, C, or D. The wall labeled as "A" is the address side of the building; walls B, C, and D will follow clockwise in succession.

5.0 OBSERVATIONS AND CAUTIONARY STATEMENTS

Incidental Disturbances

As stated earlier, the presence of damaged asbestos-containing materials were noted in several locations throughout the unit. These conditions represent an "Incidental Asbestos Disturbance" as defined by New York State Asbestos Regulations, (i.e., Industrial Code Rule 56). According to these regulations, personnel access to the areas affected shall be restricted until such time as the materials are cleaned up by a licensed asbestos abatement contractor. The clean-up of these materials shall take place as soon as possible.

For contamination cleanup scenarios, the notifiable quantity is the square footage of potentially contaminated surfaces. In addition, any cleanup scenario over a minor size (10 SF), requires a site-specific variance. The following disturbances were noted during the inspection:

- White Joint Compound (Walls and Ceiling)
    - Room 1 – approximately 550 square feet
    - Room 5 – approximately 180 square feet
    - Room 7 – approximately 375 square feet
    - Room 8 – approximately 775 square feet
    - Room 12 – approximately 625 square feet
    - Basement stairwell – approximately 250 square feet

While on site, the extent of contamination was quantified and assessed in accordance with all New York State Regulations. The certified asbestos inspector used his professional experience, as well as bulk sampling/analysis of the debris/residue, to define the limits of the contamination that must be cleaned up. The data collected during the inspection may be incorporated into a site- specific emergency variance application.

Vermiculite

Vermiculite has been used as loose insulation in attics, walls, CMU blocks, and as a component of plaster, fireproofing and other building materials. The NYS Department of Health considers loose-fill Vermiculite to be an asbestos-containing material, and that building materials containing Vermiculite should be treated as asbestos-containing until sent for additional analysis and proven negative in accordance with NYS DOH guidelines.

Vermiculite was ***not*** observed in spaces and materials inspected for this project. However, destructive investigation of wall cavities was not conducted, and therefore the presence or extent of this material's application throughout the building was not fully determined. Cautionary measures should be taken during construction, renovation, and demolition to ensure that proper steps are taken if Vermiculite is discovered in previously inaccessible locations. If Vermiculite is discovered, work should be stopped immediately to address the issue and prevent the uncontrolled release and distribution of an asbestos-containing material.

Potentially Hidden/Inaccessible RBMs

Although this inspection was conducted in a manner consistent with recognized professional practices, the potential does exist for additional RBMs to be located in the following inaccessible areas because of the operational constraints mentioned above:

- Inside wall and/or ceiling cavities
- Exterior of the building
- Electrical components

If materials/components associated with the above list are scheduled for renovation, it is recommended that these areas/materials be re-investigated using destructive sampling techniques, as necessary, in order to identify and sample currently hidden/inaccessible suspect RBMs that could be discovered during building renovations. Any questions or concerns regarding suspect materials should be resolved with additional testing.

Any newly identified suspect materials encountered during renovation shall be assumed to be ACM until the material can be inspected and, if necessary, sampled to identify the material as non-ACM as per standard EPA and OSHA regulations. Work in the vicinity of the suspect material shall cease until such time as the inspection or sample results are received.

Asbestos Bulk Sample Summary Table

Asbestos Bulk Sample Summary Table

Limited Pre-Renovation Regulated Building Materials Inspection
Seneca Manor Apartments
158 Seneca Manor Drive
Rochester, New York 14621

Items in Bold are Confirmed ACM

Sample #	*Type of Material*	*Sample Location*	*Results % Asbestos*
1A	Gray Drywall	Room 5, Ceiling	None Detected
1B	Gray Drywall	Room 8, Wall	None Detected
2A	**White Joint Compound**	**Room 1, Wall**	**Chrysotile 2.2%**
2B	**White Joint Compound**	**Room 3, Wall**	**Chrysotile 2.4%**
2C	**White Joint Compound**	**Room 5, Ceiling**	**Chrysotile 2.2%**
2D	**White Joint Compound**	**Basement Stairwell, Wall**	**Chrysotile 2.6%**
2E	**White Joint Compound**	**Room 7, Wall**	**Chrysotile 2.1%**
2F	**White Joint Compound**	**Room 8, Ceiling**	**Chrysotile 2.9%**
2G	**White Joint Compound**	**Room 12, Ceiling**	**Chrysotile 2.3%**
3A	White Window/Door Glazing Compound	Room 1, Around Glass Windowpane of Door	None Detected
3B	White Window/Door Glazing Compound	Room 1, Around Glass Windowpane of Door	None Detected
4A	Gray Duct Mastic	Basement, On Ductwork	None Detected
4B	Gray Duct Mastic	Basement, On Ductwork	None Detected
5A	White Cove Molding Mastic	Room 2, Wall Base	None Detected
5B	White Cove Molding Mastic	Room 7, Wall Base	None Detected
6A	Brown/Black Flooring	Room 2, Floor	None Detected
6B	Brown/Black Flooring	Room 8, Floor 1st Layer	None Detected
7A	Tan with Brown Streaks 12” Floor Tile	Room 8, Floor 2nd Layer	None Detected
7B	Tan with Brown Streaks 12” Floor Tile	Room 12, Floor 2nd Layer	None Detected
8A	Tan Floor Tile Mastic	Room 8, Floor 2nd Layer	None Detected
8B	Tan Floor Tile Mastic	Room 12, Floor 2nd Layer	None Detected

Asbestos Bulk Sample Summary Table

Limited Pre-Renovation Regulated Building Materials Inspection
Seneca Manor Apartments
158 Seneca Manor Drive
Rochester, New York 14621

Items in Bold are Confirmed ACM

Sample #	*Type of Material*	*Sample Location*	*Results % Asbestos*
9A	Gray Blown-In Insulation	Room 7, Above Hard Ceiling	None Detected
9B	Gray Blown-In Insulation	Room 8, Above Hard Ceiling	None Detected
9C	Gray Blown-In Insulation	Room 12, Above Hard Ceiling	None Detected

XRF Lead Sampling Summary Table

XRF Lead Sampling Summary Table
Seneca Manor Apartments
158 Seneca Manor Drive
Rochester, New York 14621
LaBella Project No. 2250548

Reading #	Conc. (mg/cm2)	Result	Room	Wall	Structure	Substrate	Color	Condition	Cause
1	1.1	P	Calibration	-	-	-	-	-	-
2	1.1	P	Calibration	-	-	-	-	-	-
3	1.2	P	Calibration	-	-	-	-	-	-
4	0.0	N	Calibration	-	-	-	-	-	-
5	0.0	N	Calibration	-	-	-	-	-	-
6	0.0	N	Calibration	-	-	-	-	-	-
7	0.1	N	Basement	-	Horizontal I-Beam	Metal	Gray	-	-
8	0.0	N	Basement	-	Support Post	Metal	Gray	-	-
9	0.0	N	Basement	B	Upper Wall	CMU	White	-	-
10	0.1	N	Basement	B	Lower Wall	CMU	Gray	-	-
11	0.0	N	Basement	-	Tread	Vinyl	Brown	-	-
12	0.0	N	Basement	-	Riser	Wood	Brown	-	-
13	0.0	N	Basement	-	Stringer	Wood	Brown	-	-
14	0.0	N	Basement	-	Handrail	Wood	Brown	-	-
15	0.0	N	Basement	-	Floor	Concrete	Gray	-	-
16	0.0	N	Room 1	A	Door Case	Wood	White	-	-
17	0.0	N	Room 1	A	Door	Metal	White	-	-
18	0.1	N	Room 1	B	Wall	Drywall	White	-	-
19	0.1	N	Room 1	-	Ceiling	Drywall	White	-	-

P = Positive N = Negative

Reading #	Conc. (mg/cm2)	Result	Room	Wall	Structure	Substrate	Color	Condition	Cause
20	0.0	N	Room 1	-	Tread	Wood	Brown	-	-
21	0.2	N	Room 1	-	Riser	Wood	Brown	-	-
22	0.0	N	Room 1	-	Stringer	Wood	Brown	-	-
23	0.0	N	Room 1	-	Handrail	Wood	Brown	-	-
24	0.2	N	Room 2	C	Wall	Drywall	White	-	-
25	0.0	N	Room 2	C	Wall Base	Vinyl	Brown	-	-
26	0.1	N	Room 2	C	Door Case 1	Wood	White	-	-
27	0.1	N	Room 2	C	Door 1	Wood	Brown	-	-
28	0.0	N	Room 3	D	Sink	Porcelain	White	-	-
29	0.0	N	Room 3	D	Toilet	Porcelain	White	-	-
30	0.0	N	Room 5	C	Door Case	Wood	White	-	-
31	0.0	N	Room 5	C	Door	Metal	Brown	-	-
32	0.0	N	Room 5	C	Wall	Drywall	White	-	-
33	0.1	N	Room 5	-	Ceiling	Drywall	White	-	-
34	0.1	N	Room 7	A	Wall	Drywall	White	-	-
35	0.0	N	Room 8	B	Wall	Drywall	White	-	-
36	0.1	N	Room 8	B	Wall Base	Vinyl	Brown	-	-
37	0.0	N	Room 8	-	Ceiling	Drywall	White	-	-
38	0.0	N	Room 8	C	Door Case	Wood	White	-	-
39	0.0	N	Room 8	C	Door	Wood	Brown	-	-
40	0.0	N	Room 10	D	Sink	Porcelain	White	-	-
41	0.3	N	Room 10	D	Toilet	Porcelain	White	-	-
42	0.0	N	Room 11	C	Wall	Drywall	White	-	-

Reading #	Conc. (mg/cm2)	Result	Room	Wall	Structure	Substrate	Color	Condition	Cause
43	0.0	N	Room 11	C	Door Case	Wood	White	-	-
44	0.0	N	Room 11	C	Door	Wood	White	-	-
45	0.0	N	Room 11	C	Window Case	Wood	White	-	-
46	0.0	N	Room 11	-	Floor	Vinyl	Tan	-	-
47	1.1	P	Calibration	-	-	-	-	-	-
48	1.1	P	Calibration	-	-	-	-	-	-
49	1.2	P	Calibration	-	-	-	-	-	-
50	0.0	N	Calibration	-	-	-	-	-	-
51	0.0	N	Calibration	-	-	-	-	-	-
52	0.0	N	Calibration	-	-	-	-	-	-

APPENDIX A:
INSPECTION FACT SHEET

Inspection Fact Sheet

Name and Address of Building/Structure

Seneca Manor Apartments

158 Seneca Manor Drive

Rochester, New York 14621

Name and Address of Building/Structure Owner

Rochester Housing Authority

675 West Main Street

Rochester, New York 14611

Name and Address of Owner's Agent

LaBella Associates, D.P.C.

300 State Street, Suite 201

Rochester, New York 14614

Name of the Firm & Person Conducting the Inspection

LaBella Associates, D.P.C.

Chris Enright *(NYSDOL Cert. #24-6I3OA-SHAB)*

Date the Inspection Was Conducted

December 20, 2024

APPENDIX B:

SAMPLE LOCATION DRAWING

Project Number: 2250548

Seneca Manor Apartments
158 Seneca Manor Drive
Rochester, New York 14621

Interior Bulk Samples

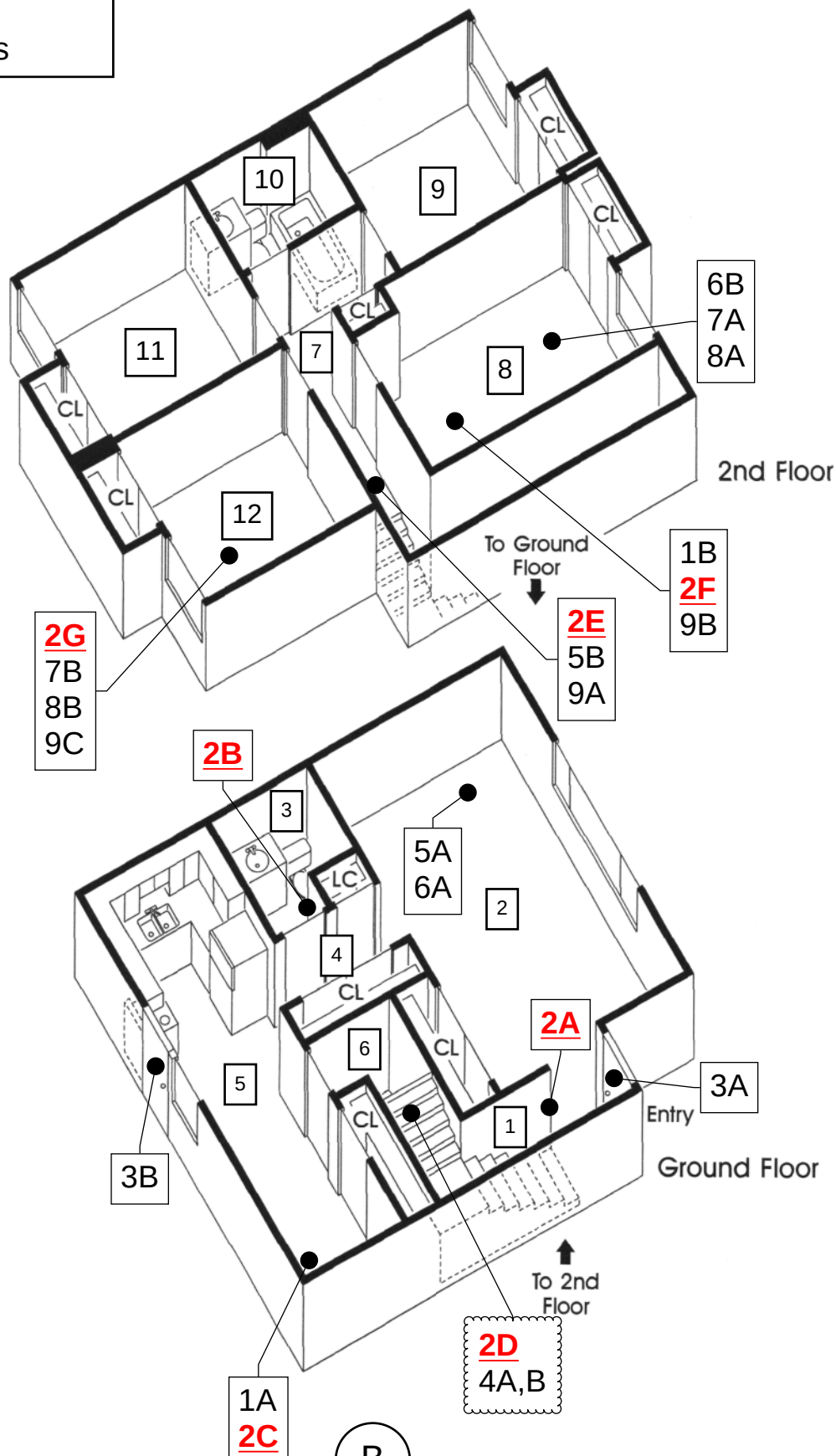
Basement Samples

D

C

A

B



Confirmed ACM **Bold and Underlined**

APPENDIX C:
INSPECTION PHOTOS

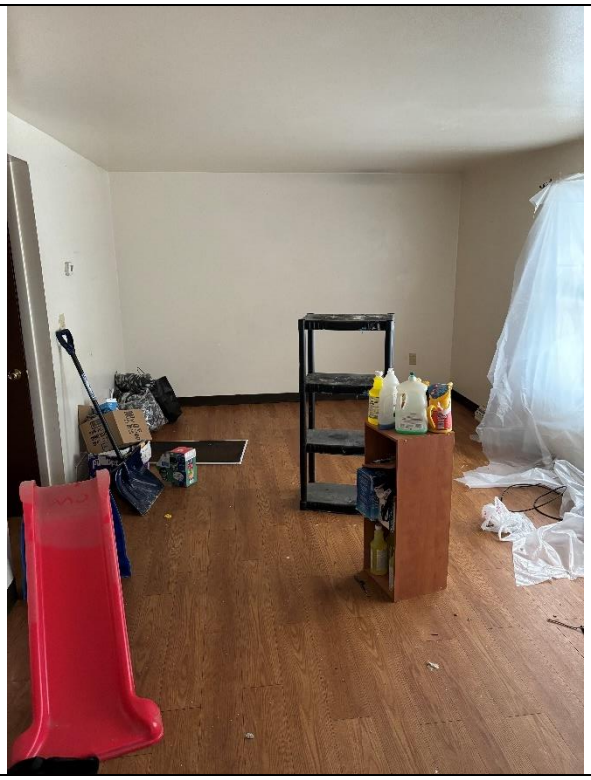


Photo 1

View of White Asbestos-Containing Joint Compound on Walls and Ceilings Throughout

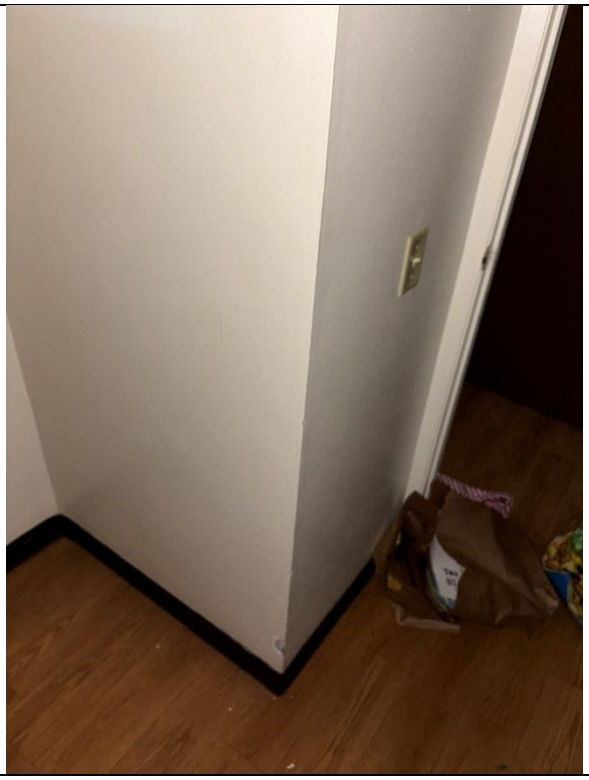


Photo 2

View of White Asbestos-Containing Joint Compound on Walls and Ceilings Throughout

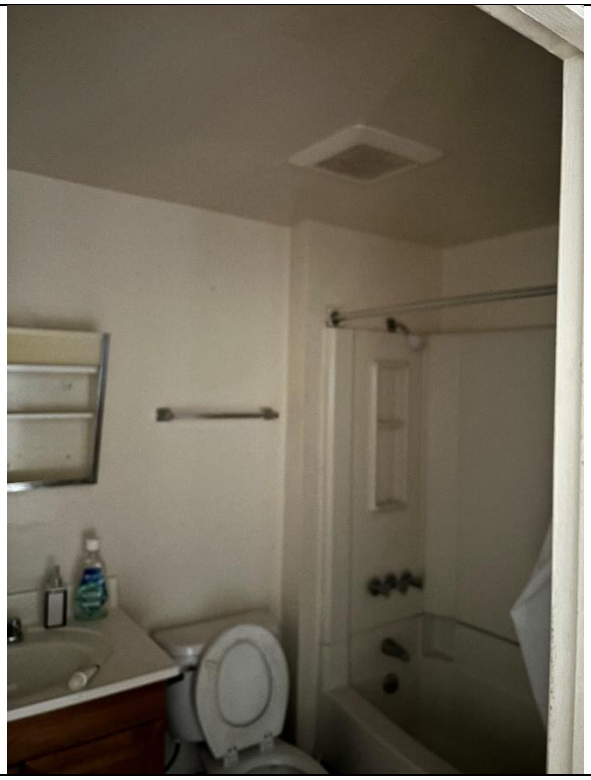


Photo 3

View of White Asbestos-Containing Joint Compound on Walls and Ceilings Throughout

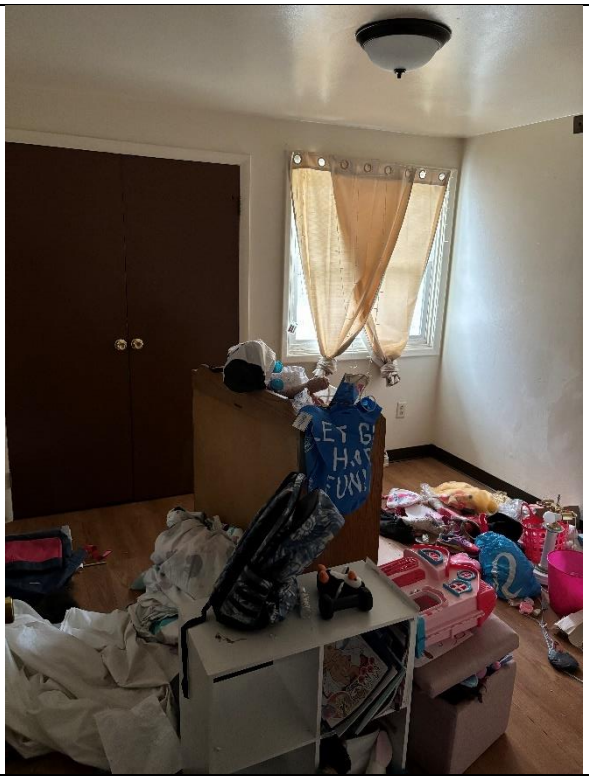


Photo 4

View of White Asbestos-Containing Joint Compound on Walls and Ceilings Throughout

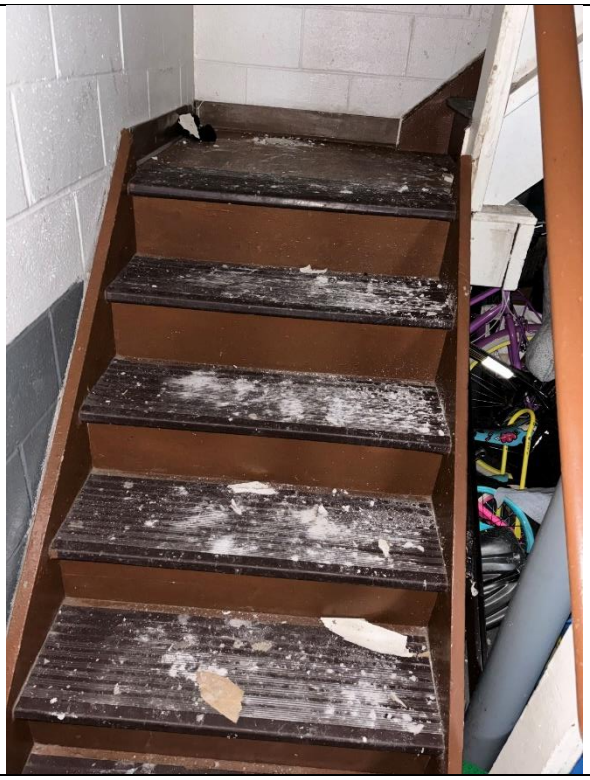


Photo 5

View of Damaged Asbestos-Containing Joint Compound in the Basement Stairwell

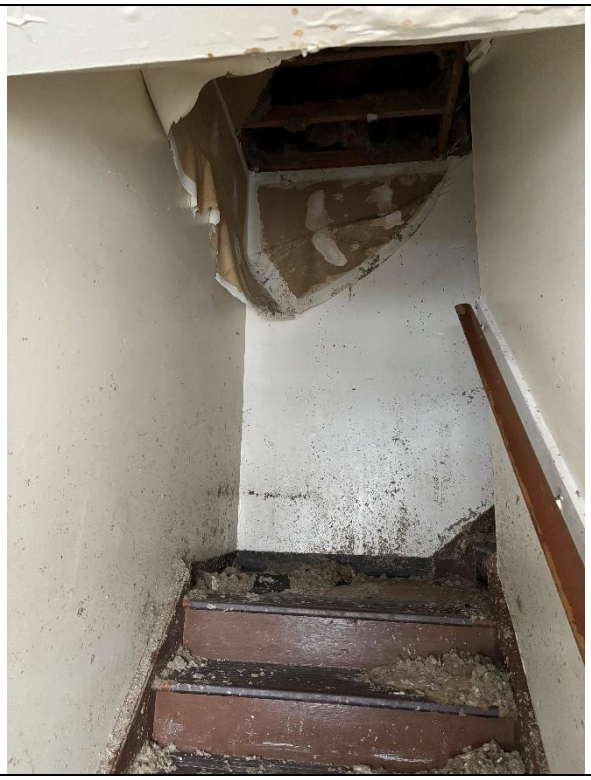


Photo 6

View of Damaged Asbestos-Containing Joint Compound in Room 1

Photo 7

View of Damaged Asbestos-Containing Joint Compound in Room 1

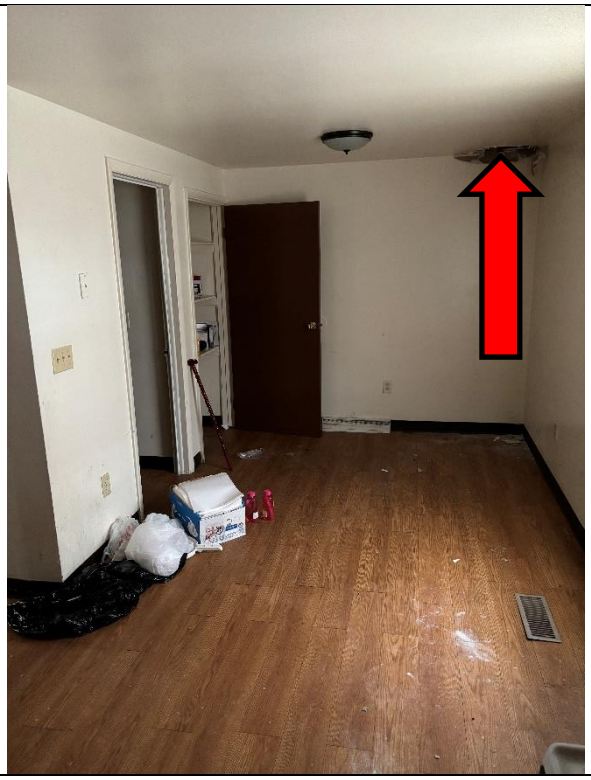


Photo 8

View of Damaged Asbestos-Containing Joint Compound in Room 5

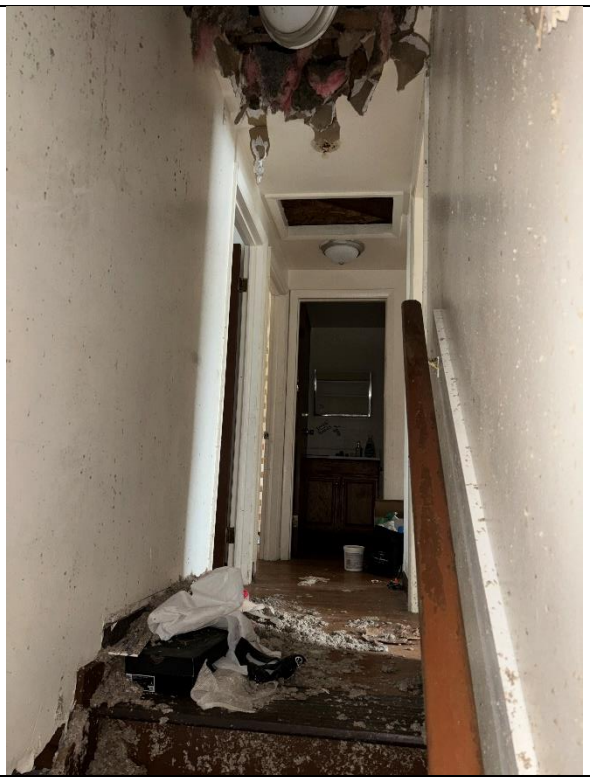


Photo 9

View of Damaged Asbestos-Containing Joint Compound in Room 7

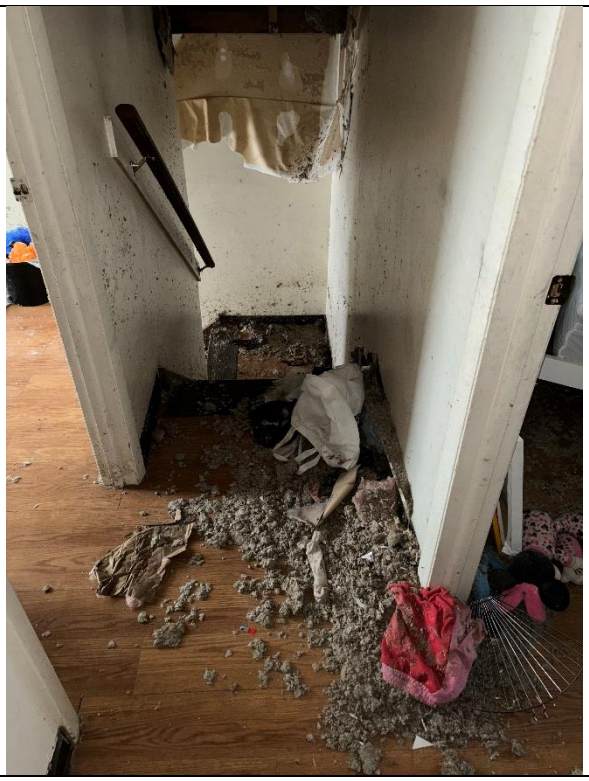


Photo 10

View of Damaged Asbestos-Containing Joint Compound in Room 7

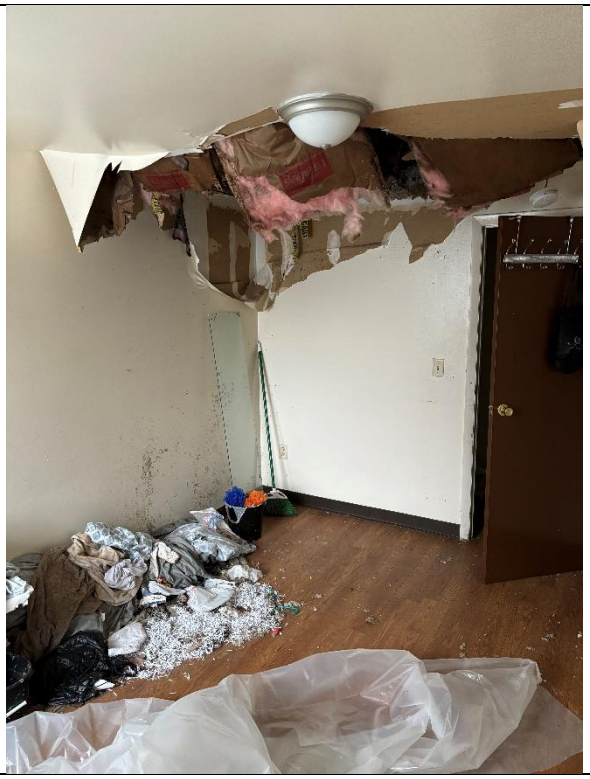


Photo 11

View of Damaged Asbestos-Containing Joint Compound in Room 8

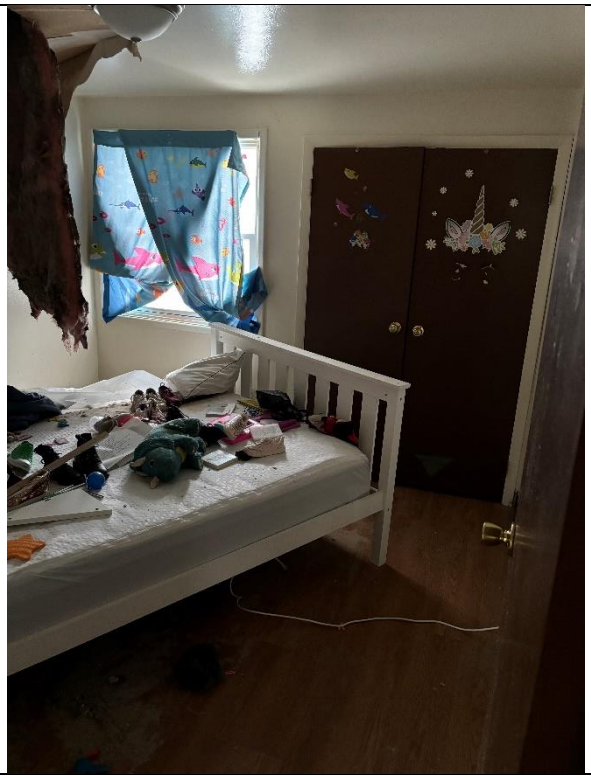


Photo 12

View of Damaged Asbestos-Containing Joint Compound in Room 12

APPENDIX D:
LABORATORY ANALYTICAL REPORTS

ASBESTOS

Bulk Sample Asbestos Analytical Report

LABELLA ASSOCIATES, DPC
ANALYTICAL LABORATORY
300 STATE STREET
ROCHESTER, NY 14614
585.454.6110 FAX 585.454.3066

LBL ELAP # 11184
All TEM analysis by AMA Lab, ELAP # 10920
PLM Methods: 198.1, 198.4 & 198.6
RSD: 18.3

LBL JOB # 89524

Client Code:

CLIENT: Labella Associates
ADDRESS: 300 State Street
Rochester, NY 14614

Project Number: 2250548
Sample Type: PLM Bulk
Sample Date: 12/20/2024

PROJECT LOCATION: 158 Seneca Manor Drive, Rochester, NY

Field ID	LBL ID	Method	Asbestos Type	%	Other Fibers	%	Matrix	%	Color/Description
1A	89524-1	P	ND		CELL	2	MIN	98	GRAY DRYWALL
1B	89524-2	P	ND		CELL	2	MIN	98	GRAY DRYWALL
2A	89524-3	P	CHYRSOTILE	2.2	ND		MIN	98	WHITE JOINT COMPOUND
2B	89524-4	P	CHYRSOTILE	2.4	ND		MIN	98	WHITE JOINT COMPOUND
2C	89524-5	P	CHYRSOTILE	2.2	ND		MIN	98	WHITE JOINT COMPOUND
2D	89524-6	P	CHYRSOTILE	2.6	ND		MIN	97	WHITE JOINT COMPOUND
2E	89524-7	P	CHYRSOTILE	2.1	ND		MIN	98	WHITE JOINT COMPOUND
2F	89524-8	P	CHYRSOTILE	2.9	ND		MIN	97	WHITE JOINT COMPOUND
2G	89524-9	P	CHYRSOTILE	2.3	ND		MIN	98	WHITE JOINT COMPOUND
3A	89524-10	T	ND		ND		MIN/BINDER	100	WHITE WINDOW/DOOR GLAZING COMP.
3B	89524-11	T	ND		ND		MIN/BINDER	100	WHITE WINDOW/DOOR GLAZING COMP.
4A	89524-12	T	ND		ND		MIN/BINDER	100	GRAY DUCT MASTIC
4B	89524-13	T	ND		ND		MIN/BINDER	100	GRAY DUCT MASTIC
5A	89524-14	T	ND		ND		MIN/BINDER	100	TAN MASTIC
5B	89524-15	T	ND		ND		MIN/BINDER	100	TAN MASTIC
6A	89524-16	T	ND		ND		MIN/VINYL	100	BROWN/BLACK FLOORING
6B	89524-17	T	ND		ND		MIN/VINYL	100	BROWN/BLACK FLOORING
7A	89524-18	T	ND		ND		MIN/VINYL	100	TAN FLOOR TILE
7B	89524-19	T	ND		ND		MIN/VINYL	100	TAN FLOOR TILE
8A	89524-20	T	ND		ND		MIN/BINDER	100	TAN MASTIC
8B	89524-21	T	ND		ND		MIN/BINDER	100	TAN MASTIC

LAB DIRECTOR: Matthew Smith Date: 12/21/24

Method Code: P - Friable PLM result N - NOB PLM result T - TEM result IN* - Inconclusive G - Gravametric Matrix Reduction where sample residue weight is less than 1% of original sample weight, TEM not required.
Terms: ND** - None Detected CELL - Cellulose JC - Joint Compound MIN - Mineral GLASS - Fiberglass <1** - Trace PLAS - Plaster
Vermiculite - Vermiculite is reported as an asbestos-containing mineral in accordance with NYSDOH determinations and requirements. See NYSDOH guidance, available upon request.

* "Polarized-light microscopy (PLM) is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can be used to determine if this material can be considered to be non-asbestos containing."
** Please note: Due to interference from sample matrix components results reported via PLM method ELAP 198.1 as negative (ND) or less than 1% (Trace) may be inaccurate and reported as a False Negative. It is recommended that additional analytical techniques such as gravimetric reduction, TEM and others be used to reduce obscuring effects of some matrix components yielding more accurate results.

LaBella Lab Bulk Sample Asbestos Analytical Report

LBL JOB # 89524

Client Code:

CLIENT: Labella Associates

Project Number: 2250548

PROJECT LOCATION: 158 Seneca Manor Drive, Rochester, NY

Field ID	LBL ID	Method	Asbestos Type	%	Other Fibers	%	Matrix	%	Color/Description
9A	89524-22	P	ND		CELL	100	ND		GRAY BLOWN-IN INSULATION
9B	89524-23	P	ND		CELL	100	ND		GRAY BLOWN-IN INSULATION
9C	89524-24	P	ND		CELL	100	ND		GRAY BLOWN-IN INSULATION

LAB DIRECTOR: Matthew Smith Date: 12/21/24

Method Code: P - Friable PLM result N - NOB PLM result T - TEM result IN* - Inconclusive G - Gravametric Matrix Reduction where sample residue weight is less than 1% of original sample weight, TEM not required.
Terms: ND** - None Detected CELL - Cellulose JC - Joint Compound MIN - Mineral GLASS - Fiberglass <1** - Trace PLAS - Plaster Vermiculite - Vermiculite is reported as an asbestos-containing mineral in accordance with NYSDOH determinations and requirements. See NYSDOH guidance, available upon request.

* "Polarized-light microscopy (PLM) is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can be used to determine if this material can be considered to be non-asbestos containing."
** Please note: Due to interference from sample matrix components results reported via PLM method ELAP 198.1 as negative (ND) or less than 1% (Trace) may be inaccurate and reported as a False Negative. It is recommended that additional analytical techniques such as gravimetric reduction, TEM and others be used to reduce obscuring effects of some matrix components yielding more accurate results.

ASBESTOS SAMPLING SURVEY
BULK SAMPLE LOG
AND CHAIN OF CUSTODY

Location: 158 Seneca Manor Drive
Client: Rochester Housing Authority
Job No.: 2250548
Rates: Standard
Date: 12/20/2024
Relinquished by: Chris Enright
Sampled By: Chris Enright
Received by: Matt Smith 12/20/24
LaBella Lab No.: 89524
Number of Samples:
STOP Positive: (YES) NO

	Field ID #	Sample Location	Type of Suspect ACM to be Analyzed	Approx. Amount
P1	1A	Room 5, Ceiling	Gray Drywall	
P2	1B	Room 8, Wall	Gray Drywall	
+P3	2A	Room 1, Wall	White Joint Compound	
+P4	2B	Room 3, Wall	White Joint Compound	
+P5	2C	Room 5, Ceiling	White Joint Compound	
+P6	2D	Basement Stairwell, Wall	White Joint Compound	
+P7	2E	Room 7, Wall	White Joint Compound	
+P8	2F	Room 8, Ceiling	White Joint Compound	
+P9	2G	Room 12, Ceiling	White Joint Compound	
T10	3A	Room 1, Around Glass Windowpane of Door	White Window/Door Glazing Compound	
T11	3B	Room 5, Around Glass Windowpane of Door	White Window/Door Glazing Compound	
T12	4A	Basement, On Ductwork	Gray Duct Mastic	
T13	4B	Basement, On Ductwork	Gray Duct Mastic	
T14	5A	Room 2, Wall Base	Tan Cove Molding Mastic	
T15	5B	Room 7, Wall Base	Tan Cove Molding Mastic	
T16	6A	Room 2, Floor	Brown/Black Flooring	
T17	6B	Room 8, Floor 1st Layer	Brown/Black Flooring	
T18	7A	Room 8, Floor 2nd Layer	Tan with Brown Streaks 12" Floor Tile	
T19	7B	Room 12, Floor 2nd Layer	Tan with Brown Streaks 12" Floor Tile	
T20	8A	Room 8, Floor 2nd Layer	Tan Floor Tile Mastic	
T21	8B	Room 12, Floor 2nd Layer	Tan Floor Tile Mastic	

ASBESTOS SAMPLING SURVEY
BULK SAMPLE LOG
AND CHAIN OF CUSTODY

Location: 158 Seneca Manor Drive
Client: Rochester Housing Authority
Job No.: 2250548
Rates: Standard
Date: 12/20/2024
Relinquished by: Chris Enright
Sampled By: Chris Enright
Received by: Matt Smith
LaBella Lab No.: 89524
Number of Samples:
STOP Positive: (YES) NO

Field ID #	Sample Location	Type of Suspect ACM to be Analyzed	Approx. Amount
P 22 9A	Room 7, Above Hard Ceiling	Gray Blown-In Insulation	
P 23 9B	Room 8, Above Hard Ceiling	Gray Blown-In Insulation	
P 24 9C	Room 12, Above Hard Ceiling	Gray Blown-In Insulation	

APPENDIX E:
LICENSES AND CERTIFICATIONS

WE ARE YOUR DOL

NEW YORK STATE | Department of Labor

DIVISION OF SAFETY & HEALTH LICENSE AND CERTIFICATE UNIT, STATE OFFICE CAMPUS, BLDG. 12, ALBANY, NY 12226

ASBESTOS HANDLING LICENSE

LaBella Associates, D.P.C.
300 State Street, Suite 201, Rochester, NY, 14614

License Number: 29278
License Class: RESTRICTED
Date of Issue: 03/25/2024
Expiration Date: 03/31/2025
Duly Authorized Representative: Greg Senecal

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Amy Phillips, Director
For the Commissioner of Labor

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER

Expires 12:01 AM April 01, 2025
Issued April 01, 2024

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MR. MATTHEW SMITH
LABELLA ASSOCIATES
300 STATE STREET SUITE 200
ROCHESTER, NY 14614

NY Lab Id No: 11184

is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE
All approved subcategories and/or analytes are listed below:

Miscellaneous

Asbestos in Friable Material	Item 198.1 of Manual
Asbestos in Non-Friable Material-PLM	Item 198.6 of Manual (NOB by PLM)

Serial No.: 68695

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER

Expires 12:01 AM April 01, 2024
Issued April 01, 2022
Revised March 30, 2023

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MICHAEL GREENBERG
AMA ANALYTICAL SERVICES INC
4475 FORBES BLVD
LANHAM, MD 20706

NY Lab Id No: 10920

is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE
All approved subcategories and/or analytes are listed below:

Metals I

Lead, Total	EPA 7000B

Miscellaneous

Asbestos in Friable Material	Item 198.1 of Manual
	EPA 600/M4/82/020
Asbestos in Non-Friable Material-PLM	Item 198.6 of Manual (NOB by PLM)
Asbestos in Non-Friable Material-TEM	Item 198.4 of Manual
Lead in Dust Wipes	EPA 7000B
Lead in Paint	EPA 7000B

Sample Preparation Methods

	ASTM E-1979-17

Serial No.: 66247

United States Environmental Protection Agency

This is to certify that

LaBella Associates, D.P.C.

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires September 26, 2027

LBP-2226-3

Certification #

August 01, 2024

Issued On

Marc Edmonds, Chief

Risk Assessment Management Branch 2.

United States Environmental Protection Agency

This is to certify that

Chris Enright

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Risk Assessor

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires October 24, 2025

LBP-R-22573-2

Certification #

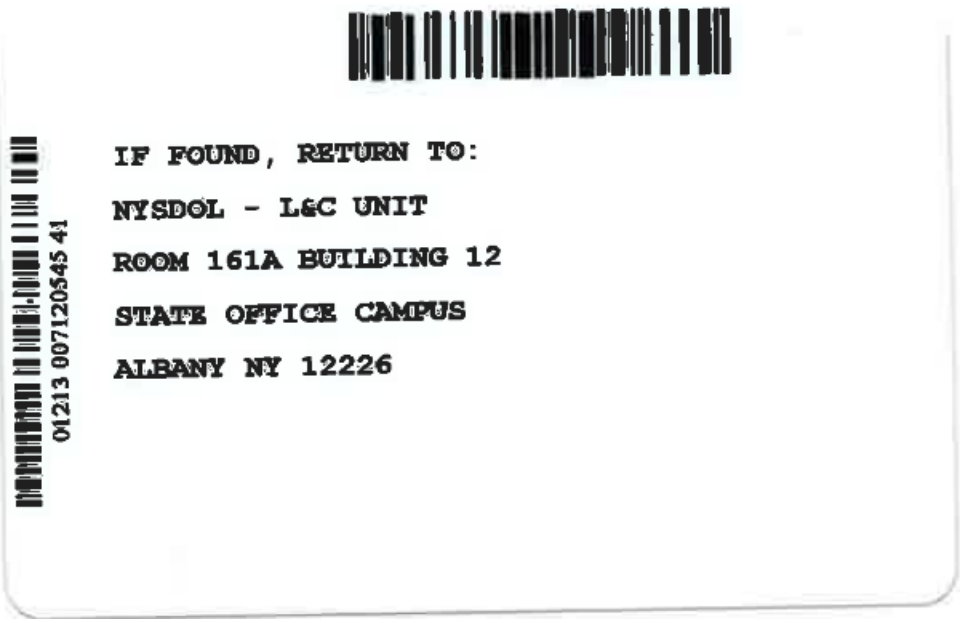
August 02, 2022

Issued On

Ben Conetta, Chief

Chemicals and Multimedia Programs Branch

LaBella
Powered by partnership.



300 State Street, Suite 201 | Rochester, NY 14614 | p (585) 454-6110 | f (585) 454-3066
www.labellapc.com

STATE OF NEW YORK
DEPARTMENT OF LABOR
STATE OFFICE BUILDING CAMPUS
ALBANY, NEW YORK 12240-0100

Variance Petition

of

LaBella Associates
Petitioner's Agent on Behalf of

Rochester Housing Authority
Petitioner

in re

Premises: 158 Seneca Manor Drive
Suite 201
Rochester, New York 14621

Interior Cleanup of Friable ACM Debris and Partial Removal of Intact ACM

File No. SH-64HM8

DECISION

Cases 1-4

ICR 56

The Petitioner, pursuant to Section 30 of the Labor Law, having filed Petition No. SH-64HM8 on March 4, 2025, with the Commissioner of Labor for a variance from the provisions of Industrial Code Rule 56 as hereinafter cited on the grounds that there are practical difficulties or unnecessary hardship in carrying out the provisions of said Rule; and the Commissioner of Labor having reviewed the submission of the petitioner dated March 4, 2025; and

Upon considering the merits of the alleged practical difficulties or unnecessary hardship and upon the record herein, the Commissioner of Labor does hereby take the following actions:

Case No. 1	ICR 56-6.2
Case No. 2	ICR 56-7.10
Case No. 3	ICR 56-7.11(e)
Case No. 4	ICR 56-11.2(f)(4)

VARIANCE GRANTED. The Petitioner's proposal for cleanup of friable ACM joint compound debris (~5,000 sq ft) and partial removal of ceiling and wall with ACM joint compound and stucco at the subject premises in accordance with the attached 48-page stamped copy of the Petitioner's submittal is accepted with modifications noted; subject to the Conditions noted below:

THE CONDITIONS

Full-Time Project Monitor:

1. A full-time independent project monitor (PM) shall be on site and is responsible for oversight of the abatement contractor during all abatement activities to ensure compliance with ICR 56 requirements including but not limited to ICR 56-3.2(d)(8) and variance conditions.
2. In addition, the PM shall ensure that no visible emissions are generated during abatement activities. If visible emissions are observed, work practices shall be altered according to the PM’s recommendations.
3. The PM shall perform the following functions during asbestos abatement projects in addition to functions already required by ICR-56:

    a. Inspection of the interior of the asbestos project work area made at least twice every work shift accompanied by the Asbestos Supervisor.

    b. Observe and monitor the activities of the asbestos abatement contractor to determine that proper work practices are used comply all applicable asbestos laws and regulations.

    c. Inform the asbestos abatement contractor of work practices that, in the PM’s opinion, pose a threat to public health or the environment, and are not in compliance with ICR-56 and/or approved variances or other applicable asbestos rules and/or regulations.

d. Document in the Project Monitor Log observations and recommendations made to the Asbestos Supervisor based upon the interior/exterior observations of the asbestos project made by the PM.

e. Duties specified in variances issued for the project.

4. The PM shall alert the local District Office of the NYSDOL Asbestos Control Bureau whenever, after the PM has provided recommendations to the Asbestos Supervisor, unresolved conditions remain at the asbestos project site which present a significant potential to adversely affect human health or the environment.

5. The PM is not onsite to direct the abatement workers in their work. That is the responsibly of the Contractor's designated Supervisor. The ultimate caliber of work performance and quality of the completed project is the responsibility of the contractor who performs the work.

6. The PM is not responsible for enforcing Local, State, Industry, or Federal regulations, rules or codes which are not directly applicable to the contracted asbestos abatement activities. These would include, but not limited to, fire codes, electrical codes, building codes, wage rates schedules, etc. While the PM is not responsible for enforcement of these items, the Contractor is still responsible for compliance with such requirements as applicable.

7. The PM is responsible for any duties specified in his/her contract with the Owner.

8. All generated waste removed from the site must be documented, accounted for, and disposed of in compliance with the requirements of NESHAPS and NYSDEC.

9. Usage of this variance is limited to those asbestos removals identified in this variance or as outlined in the Petitioner's proposal.

In addition to the conditions required by the above specific variances, the Petitioner shall also comply with the following general conditions:

GENERAL CONDITIONS

1. A copy of this DECISION and the Petitioner's proposals shall be conspicuously displayed at the entrance to the personal decontamination enclosure.

2. This DECISION shall apply only to the removal of asbestos-containing materials from the aforementioned areas of the subject premises.

3. The Petitioner shall comply with all other applicable provisions of Industrial Code Rule 56-1 through 56-12.

4. The NYS Department of Labor Engineering Service Unit retains full authority to interpret this variance for compliance herewith and for compliance with Labor Law Article 30. Any deviation to the conditions leading to this variance shall render this variance Null and Void pursuant to 12NYCRR 56-12.2. Any questions regarding the conditions supporting the need for this variance and/or regarding compliance hereto must be directed to the Engineering Services Unit for clarification.

5. This DECISION shall terminate on **March 31, 2026**.

Date: March 6, 2025

ROBERTA REARDON
COMMISSIONER OF LABOR

By

Chek Beng Ng, P.E.
Professional Engineer 2 (Industrial)

PREPARED BY: Paul Demick
Associate Safety & Health Inspector

REVIEWED BY: Chek Beng Ng, P.E.
Professional Engineer 2 (Industrial)

Location: 158 Seneca Manor Drive, Rochester, New York

Work Area: Apartment

Pertinent Site/Work Area Information

Rochester Housing Authority (RHA) is planning on renovating a vacant apartment unit at 158 Seneca Manor Drive in Rochester, New York. The unit had a fire break out on the exterior, which affected gypsum board systems in two upper level bedroom, the stairwell, and the dining room. In preparation for the renovations, LaBella Associates, D.P.C. (LaBella) performed a regulated building materials (RBM) inspection and identified asbestos-containing materials (ACM) throughout the unit. The sampling conducted by LaBella was limited to those materials understood to be impacted by the upcoming renovations, as identified by RHA. All of the ACMs identified as part of this inspection are non-friable, but may be rendered friable during the planned renovations. The following table is not meant to represent all of the ACMs present within the structure, only those understood to be impacted by the renovations. The following ACMs are present:

158 Seneca Manor Drive				
Type of Material	**General Location**	**Category**	**Condition**	**Estimated Quantity**
White Joint Compound Debris	Throughout the Apartment	Category I Friable	Poor	5,000 SF
White Joint Compound	Walls and Ceilings Throughout Apartment Unit	Category II Non-Friable*	Fair	950 SF

*This material is considered to be non-friable in its current, intact condition. However, this material has the potential to become friable during any renovation activities that will disturb the material.

LaBella, on behalf of RHA, is petitioning to remove all friable ACM debris and portions of the non-friable ACM prior to cleaning all cleanable surfaces within the unit. For clean-up purposes, all areas within the unit shall be considered contaminated with ACM debris (approximately 5,000 SF). Any and all contents within this space shall be decontaminated and cleaned prior to removal from the work area or disposed of as asbestos-containing waste. Additionally, since the entire work area will be under negative pressure, the petitioner is proposing to remove portions of the remaining intact ACMs within the space to prepare the unit for new construction. This will result in the abatement of approximately 320 SF of gypsum board ceiling systems, 625 SF of gypsum board wall systems, and the associated asbestos-containing joint compound and stucco. We are requesting the following procedures for this work:

ICR 56 Relief Sought

Code Rule 56 Section	Title	Hardship
56-6.2	Number and Location of Background Air Samples	See Below
56-7.10	Regulated Abatement Work Area Pre-Cleaning	
56-7.11(e)	Regulated Abatement Work Area Enclosure – Floor, Wall, and Ceiling Plasticizing and Sealing	
56-11.2(f)(4)	Emergency Projects – Corrective Actions for Incidental Disturbance of Asbestos Containing Materials	

56-6.2: As this work involves the clean-up of asbestos-containing debris throughout the unit, background air sampling shall not be required.

56-7.10: Pre-cleaning the work area is impractical due to the fact that all surfaces within the work area are considered contaminated and will be cleaned prior to final aggressive air clearance testing.

56-7.11(e): Plasticizing and sealing all surfaces shall not be required. All surfaces are considered contaminated and shall be decontaminated as part of the clean-up/abatement project.

56-11.2(f)(4): New gypsum board systems are being installed in the areas with the worst fire damage, and the existing damaged gypsum board systems need to be removed. Since the entire space will be under negative pressure, it would be an inefficient use of the owner's resources not to abate the materials necessary for the planned renovations.

Proposed Abatement Method Description

Removal and handling of the ACM shall be performed in accordance with this approved variance and all other applicable provisions of ICR 56. These procedures are as follows:

Full-Time Project Monitor

1. A full time New York State asbestos-certified project monitor (PM) shall be on site and responsible for the oversight of the abatement contractor during all abatement activities to ensure compliance with ICR 56 requirements including but not limited to ICR 56-3.2(d)(8) and variance conditions.

2. In addition, the PM shall ensure that no visible emissions are generated during abatement activities. If visible emissions are observed, work practices shall be altered according to the PM's recommendations.

3. The project monitor shall perform the following functions during asbestos abatement projects in addition to functions already required by ICR-56:

    a. Inspection of the interior of the asbestos project work area made at least twice every work shift accompanied by the Asbestos Supervisor;
    b. Observe and monitor the activities of the asbestos abatement contractor to determine that proper work practices are used and are in compliance with all asbestos laws and regulations;
    c. Inform the asbestos abatement contractor of work practices that, in the Project Monitor's opinion, pose a threat to public health or the environment, and are not in compliance with ICR 56 and/or approved variances or other applicable rules and/or regulations;
    d. Document in the Project Monitor Log observations and recommendations made to the Asbestos Supervisor based upon the inter/exterior observations of the asbestos project made by the PM.

4. The PM shall alert the nearest District Office of the NYSDOL Asbestos Control Bureau whenever, after the PM has provided recommendations to the Asbestos Supervisor, unresolved conditions remain at the asbestos project which present a significant potential to adversely affect human health or the environment.

5. The PM is not onsite to direct the abatement workers in their work. That is the responsibility of the Contractor's designated Supervisor. The ultimate caliber of work performance and quality of the completed project is the responsibility of the contractor who performs the work.

6. The PM is not responsible for enforcing Local, State, Industry, or Federal regulations, rules, or codes which are not directly applicable to the contracted asbestos abatement activities. These would include, but not be limited to, fire codes, electrical codes, building codes, wage rates, schedules, etc. While the PM is not responsible for the enforcement of these items, the Contractor is still responsible for compliance with such requirements as applicable.

7. The PM is responsible for any duties specified in his/her contract with the Owner.

8. All generated waste removed from the site must be documented, accounted for, and disposed of in compliance with the requirements of NESHAPS and NYSDEC.

9. Usage of this variance is limited to those asbestos removals identified in this variance or as outlined in the Petitioner's proposal.

Establishment of Regulated Areas

10. The regulated work areas, decontamination units, airlocks, and dumpster areas shall be cordoned off at a distance of twenty-five feet (25') where possible and shall remain vacated except for certified workers until satisfactory clearance air monitoring results have been achieved or the abatement project is complete. These areas shall have Signage posted in accordance with Subpart 56-7.4(c) of Code Rule. For areas where twenty-five feet isn't possible, the areas shall be cordoned off as practical, and a daily abatement air sample shall be taken at the barrier.

Unit Debris Cleanup

11. Air sampling and analysis shall be conducted in accordance with the requirements of Subpart 56-4, except no background air samples shall be required as per 56-11.2(f)(3).

12. ~~Decontamination system enclosures and areas shall be constructed and utilized as per the requirements of 56-7.5(d).~~

13. Once the regulated abatement work is occupied by the abatement contractor, personal protective equipment (PPE) shall be worn as part of the Supervisor's instructions in accordance with OSHA asbestos regulations. The Supervisor shall assess the need for the type of PPE required.

14. A personal decontamination unit that complies with Subpart 56-7.5 shall be utilized. A waste decontamination enclosure system that fully complies with Subpart 56-7.5 shall be utilized. These enclosure systems **must be attached (contiguous)** to the regulated abatement work area and shall be removed only after satisfactory clearance air monitoring results have been achieved for the regulated abatement work. ~~Where physical spaces restrictions limit the decontamination enclosure systems, a small decontamination enclosure system may be utilized in compliance with ICR 56-7.5 (c) & 56-7.5(e)(9).~~

15. Prior to removal of ACM debris, installation of critical barriers as per ICR 56-7.11 (a) and establishment of negative air as per ICR 56-7.8 shall be completed. All visible accumulations of ACM in the area of the critical barriers shall be cleaned as per ICR 56-7.10(c)(1) prior to the installation of the barriers.

16. ~~Two-layer six-mil fire retardant plastic sheeting may be used as critical barriers/isolation barriers in lieu of temporary hard wall barriers normally required as per ICR 56-7.11(b). These plastic sheeting isolation barriers shall be adequately supported for the duration of the asbestos project. All critical barriers and isolation barriers shall remain in place until receipt of satisfactory clearance air results for the regulated abatement work area.~~

17. Installation of wall and ceiling plastic sheeting is not required where existing non-porous cleanable wall and ceiling surfaces are located within the work area, and not required for surfaces that are potentially contaminated and shall be cleaned as part of the asbestos project.

18. A minimum of 8 air changes per hour must be observed once the negative air has been established. A minimum of four-hour pre-abatement settling period as per ICR 56-8.2(b) shall elapse once the negative air has been established.

19. The floors, walls, ceilings, fixtures, movable, and fixed objects contaminated with asbestos debris shall be cleaned as part of this asbestos project. All potentially contaminated porous materials shall be removed from the work area and disposed of as contaminated waste.

20. Once all movable objects within the work area have been decontaminated and removed, or disposed of as an RACM, a thorough clean of the work area shall be conducted prior to the abatement of the remaining, intact ACMs. The abatement contractor shall refer to the construction documents and coordinate with the general contractor (GC) for any items to be salvaged within the work area.

21. For the removal of the remaining ACM, one layer of 6-mil fire-retardant plastic sheeting shall be used as a drop cloth below ACM removal locations. The drop cloth may be limited to beneath the immediate removal locations and the surrounding ten feet.

Cleaning and Clearance

22. Encapsulation of any asbestos removal surfaces shall not be performed until satisfactory clearance air sample results have been obtained.

23. The contractor shall observe, at a minimum, twelve-hour waiting (settling/drying) periods.

24. After removal and cleanings are complete and a minimum drying period has elapsed, an authorized and qualified Project Monitor shall determine if the area is dry, the scope of work complete, and the work area free of visible asbestos debris/residue. If the area is determined to be acceptable and the final clearance air samples results meet 56-4.11 clearance criteria, the final dismantling of the site may begin.

25. As full plasticization is not required, one thorough cleaning as per 56-11.2(f)(8) and one twelve-hour settling/waiting period shall suffice, except if clearance air sampling is unsatisfactory, then a re-cleaning of the area and another settling/waiting period is required.

26. After abatement of the asbestos and asbestos debris, all plastic sheeting and tape will be treated as contaminated material and properly disposed of asbestos waste at the end of the project.

27. Usage of this variance is limited to those asbestos removals identified in this variance or as outlined in the Petitioner’s proposal.

Limited Pre-Renovation
Regulated Building Materials Inspection

Location:

Seneca Manor Apartments
158 Seneca Manor Drive
Rochester, New York 14621

Prepared for:

Rochester Housing Authority
675 West Main Street
Rochester, New York 14611

LaBella Project No.

2250548

January 23, 2025

LaBella
Powered by partnership.

300 State Street, Suite 201 | Rochester, NY 14614 | p 585-454-6110 | f 585-454-3066
www.labellapc.com

Table of Contents

Appendices

1.0 PROJECT DESCRIPTION

In accordance with current regulations, LaBella Associates, D.P.C. (LaBella) conducted a Limited Pre-Renovation Regulated Building Materials (RBM) Inspection at 158 Seneca Manor Drive in Rochester, New York. The objective was to identify suspect RBMs, such as Asbestos-Containing Materials (ACM), Lead-Based Paint (LBP), PCB-containing materials and equipment, and Mercury-containing equipment (MCE) that may require abatement or removal prior to or during renovation activities due to applicable regulations.

The areas inspected were limited to the interior spaces that are expected to be impacted during an upcoming renovation project. Materials and locations understood to be impacted by this project were determined from information provided by Rochester Housing Authority.

2.0 INSPECTION PROCEDURES

The following procedures were used to obtain the data for this Report:

A. Existing documentation was requested for review. No record drawings or documentation of previously completed inspections were made available.

B. A visual inspection of the interior spaces was conducted to identify visible and accessible sources of suspect RBMs. Photographs captured during this inspection are attached in Appendix C.

C. Bulk samples of accessible suspect materials were collected and submitted for laboratory analysis.

D. Asbestos samples were submitted for laboratory analysis. Preliminary Polarized Light Microscopy analyses were performed by LaBella Laboratories, a NYSDOH accredited laboratory, to determine the presence and percentage of asbestos in each sample. Transmission electron microscopy analyses of NOB materials, if necessary, were performed by AMA Laboratories.

E. Suspect painted or glazed materials were spot checked in the field using an X-Ray Fluorescence (XRF) analyzer to check for the presence of lead.

F. Results of the laboratory analyses, field testing and the visual on-site inspection were compiled and summarized.

3.0 INSPECTION LIMITATIONS

This inspection was conducted in accordance with generally accepted environmental engineering practices for this region. Collection of bulk samples of suspect RBMs was limited to those materials readily accessible using hand tools or hand-held power tools. Homogeneous materials were identified and located based on visual observation from readily accessible points. The data derived from representative samples of any given homogeneous material represent conditions that apply only at that particular location. Inspection protocol and methodology requires that sample data be used to draw conclusions about the entire homogeneous area, but such conclusions may not necessarily apply to the general Site as a whole.

No sub-surface investigations were performed to determine the possible presence of regulated materials on or in the immediate vicinity of the Site. No record drawings of the building were available for review as part of this investigation.

LaBella makes no other warranty or representation, either expressed or implied, nor is one intended to be included as part of its services, proposals, contracts, or reports. No inspection can wholly eliminate the uncertainty regarding the potential for undiscovered RBMs. The Work performed by LaBella is intended to reduce, but not eliminate, uncertainty regarding the potential for RBMs at the Site. This inspection report is

not intended to be a bid document for an abatement scope of work. This report is intended to satisfy the requirements of NYS Code Rule 56-5 for inspections. Abatement project design can only be performed by a certified Project Designer.

4.0 INSPECTION RESULTS

4.1 Asbestos-Containing Materials (ACMs)

Based on laboratory analyses of bulk samples collected, the following material was determined to contain greater than 1% asbestos. However, the following table does not include all of the materials sampled during this inspection; for a full list of materials sampled see the *Asbestos Bulk Sample Summary Table* immediately following this report.

Type of Material	Typical Location	Estimated Amount[1]	Friability	Condition
White Joint Compound	Walls and Ceilings *~ See Additional Details Below ~*	5,150 SF	Non-Friable*	Fair

*This material is considered to be non-friable in its current, intact condition. However, this material has the potential to become friable during any renovation/demolition activities that will disturb the material.

ACM Project Specific Details

Joint Compound
White asbestos-containing joint compound is located on the walls and ceilings throughout the inspected unit. Since these surfaces are painted, it is not possible to determine the exact extent and locations of the joint compound. Joint compound is typically used for both taping joints and filling nail indentations in drywall construction.

Therefore, for removal estimating purposes, it is assumed that the joint compound would be removed along with the underlying drywall, which covers an area of approximately 5,150 square feet. This estimate is based on field measurements taken at the time of the site visit.

Additionally, the majority of joint compound within the inspected spaces was observed to be in good condition. However, rooms 1, 5, 7, 8, 12 and the basement stairwell had extensive damage to the wall and ceiling systems caused by a recent fire. As such, drywall/joint compound debris was observed throughout the impacted spaces.

Special Note: New York State Regulations currently consider this condition to represent an "Incidental Asbestos Disturbance". See "Section 5.0, Observations and Cautionary Statements" for additional information.

4.2 PCB-Containing Materials & Equipment

Capacitors in Fluorescent Light Fixture Ballasts
Ceiling mounted fluorescent light fixtures were observed throughout the various sections of the building. Older vintage fluorescent light fixtures manufactured prior to 1980 typically contained a capacitor filled with PCB fluid. A representative number of light fixtures were dismantled and all had ballasts labeled "No PCBs." Based on these observations made at the time of the site visit, to the extent feasible, the ballasts within the inspection area can be considered to be non-PCB-containing.

However, if non-labeled ballasts are encountered during renovation activities, contractors shall ensure that all components are properly managed and disposed of in accordance with 40 CFR 761.

[1] For general reference only: Estimated amounts of confirmed ACM listed above were obtained through field observations made during site visits. Quantities are approximations and LaBella assumes no responsibility if used for bidding.

Caulking and Glazing Compounds

According to the Environmental Protection Agency (EPA), PCB-containing building materials were commonly used in buildings built or renovated between circa 1950 and 1979. Caulking and glazing compounds were often used around windows, door frames, building joints, masonry columns and other masonry building materials. PCBs from manufactured sources (caulk), may also contaminate adjoining materials, such as masonry or wood, through direct contact and create secondary sources.

As such, prior to removal, the EPA recommends testing caulk and other building materials to determine what protections are needed during removal, and to determine proper disposal requirements. Building materials (caulking, sealants, etc.) containing equal to or greater than 50 ppm PCB must be disposed of as PCB-Contaminated hazardous waste in accordance with 40 CFR part 761, subpart D.

However, during the site inspection, no suspect PCB-containing materials impacted by the project scope were observed.

4.3 Mercury-Containing Equipment (MCE)

During the inspection, twelve (12) fluorescent light bulbs were observed in ceiling mounted fluorescent light fixtures in the following locations throughout the inspected unit:

Location	Material Description	Quantity
Basement Stairwell	Fluorescent Light Bulbs	4
Kitchen	Fluorescent Light Bulbs	4
Downstairs Bathroom	Fluorescent Light Bulbs	2
Upstairs Bathroom	Fluorescent Light Bulbs	2

These light bulbs contain varying amounts of mercury vapor. To prevent breakage and the release of mercury, bulbs should be removed and sent to a mercury recycling facility prior to any renovation activities.

No other mercury-containing equipment was identified in the inspected areas.

4.4 Lead – Based Paint

Several representative interior painted and glazed surfaces were observed and tested for the presence of lead-based paint using XRF testing procedures. In accordance with Environmental Protection Agency (EPA) protocols, none of the tested surfaces were determined to contain lead above the action level threshold of 1.0 mg/cm^2. However, additional lead-based materials may exist within the building. Therefore, Contractors shall be responsible for determining the quantity, location and condition of materials not tested during this inspection.

The unit inspected for this project includes spaces applicable to the requirements of EPA 40 Code of Federal Regulations (CFR) 745: Lead-Based Paint Renovation, Repair and Painting (RRP) Program Rule. The RRP Rule affects any contractor who disturbs known or presumed lead-based paint during any renovation, repair or painting projects in housing, child care facilities, and preschools built before 1978. Any contractor performing renovation work in applicable areas throughout the building must be certified, assign a “certified renovator” to each job where lead-based paint will likely be disturbed, train its renovation workers, distribute the EPA’s Renovate Right lead hazard pamphlet before starting work, and use lead safe work practices.

Additionally, lead was detected at low concentrations in a variety of building materials (i.e., walls, vinyl wall bases, door components, I-Beams). Renovation and demolition contractors should be informed of the presence of lead for OSHA compliance considerations.

For purposes of reading this report, and understanding which wall or component in a particular space was sampled, walls were assigned the letters A, B, C, or D. The wall labeled as "A" is the address side of the building; walls B, C, and D will follow clockwise in succession.

5.0 OBSERVATIONS AND CAUTIONARY STATEMENTS

Incidental Disturbances

As stated earlier, the presence of damaged asbestos-containing materials were noted in several locations throughout the unit. These conditions represent an "Incidental Asbestos Disturbance" as defined by New York State Asbestos Regulations, (i.e., Industrial Code Rule 56). According to these regulations, personnel access to the areas affected shall be restricted until such time as the materials are cleaned up by a licensed asbestos abatement contractor. The clean-up of these materials shall take place as soon as possible.

For contamination cleanup scenarios, the notifiable quantity is the square footage of potentially contaminated surfaces. In addition, any cleanup scenario over a minor size (10 SF), requires a site-specific variance. The following disturbances were noted during the inspection:

- White Joint Compound (Walls and Ceiling)
  - Room 1 – approximately 550 square feet
  - Room 5 – approximately 180 square feet
  - Room 7 – approximately 375 square feet
  - Room 8 – approximately 775 square feet
  - Room 12 – approximately 625 square feet
  - Basement stairwell – approximately 250 square feet

While on site, the extent of contamination was quantified and assessed in accordance with all New York State Regulations. The certified asbestos inspector used his professional experience, as well as bulk sampling/analysis of the debris/residue, to define the limits of the contamination that must be cleaned up. The data collected during the inspection may be incorporated into a site- specific emergency variance application.

Vermiculite

Vermiculite has been used as loose insulation in attics, walls, CMU blocks, and as a component of plaster, fireproofing and other building materials. The NYS Department of Health considers loose-fill Vermiculite to be an asbestos-containing material, and that building materials containing Vermiculite should be treated as asbestos-containing until sent for additional analysis and proven negative in accordance with NYS DOH guidelines.

Vermiculite was ***not*** observed in spaces and materials inspected for this project. However, destructive investigation of wall cavities was not conducted, and therefore the presence or extent of this material's application throughout the building was not fully determined. Cautionary measures should be taken during construction, renovation, and demolition to ensure that proper steps are taken if Vermiculite is discovered in previously inaccessible locations. If Vermiculite is discovered, work should be stopped immediately to address the issue and prevent the uncontrolled release and distribution of an asbestos-containing material.

Potentially Hidden/Inaccessible RBMs

Although this inspection was conducted in a manner consistent with recognized professional practices, the potential does exist for additional RBMs to be located in the following inaccessible areas because of the operational constraints mentioned above:

- Inside wall and/or ceiling cavities
- Exterior of the building
- Electrical components

If materials/components associated with the above list are scheduled for renovation, it is recommended that these areas/materials be re-investigated using destructive sampling techniques, as necessary, in order to identify and sample currently hidden/inaccessible suspect RBMs that could be discovered during building renovations. Any questions or concerns regarding suspect materials should be resolved with additional testing.

Any newly identified suspect materials encountered during renovation shall be assumed to be ACM until the material can be inspected and, if necessary, sampled to identify the material as non-ACM as per standard EPA and OSHA regulations. Work in the vicinity of the suspect material shall cease until such time as the inspection or sample results are received.

Asbestos Bulk Sample Summary Table

Asbestos Bulk Sample Summary Table

Limited Pre-Renovation Regulated Building Materials Inspection
Seneca Manor Apartments
158 Seneca Manor Drive
Rochester, New York 14621

Items in Bold are Confirmed ACM

Sample #	*Type of Material*	*Sample Location*	*Results % Asbestos*
1A	Gray Drywall	Room 5, Ceiling	None Detected
1B	Gray Drywall	Room 8, Wall	None Detected
2A	**White Joint Compound**	**Room 1, Wall**	**Chrysotile 2.2%**
2B	**White Joint Compound**	**Room 3, Wall**	**Chrysotile 2.4%**
2C	**White Joint Compound**	**Room 5, Ceiling**	**Chrysotile 2.2%**
2D	**White Joint Compound**	**Basement Stairwell, Wall**	**Chrysotile 2.6%**
2E	**White Joint Compound**	**Room 7, Wall**	**Chrysotile 2.1%**
2F	**White Joint Compound**	**Room 8, Ceiling**	**Chrysotile 2.9%**
2G	**White Joint Compound**	**Room 12, Ceiling**	**Chrysotile 2.3%**
3A	White Window/Door Glazing Compound	Room 1, Around Glass Windowpane of Door	None Detected
3B	White Window/Door Glazing Compound	Room 1, Around Glass Windowpane of Door	None Detected
4A	Gray Duct Mastic	Basement, On Ductwork	None Detected
4B	Gray Duct Mastic	Basement, On Ductwork	None Detected
5A	White Cove Molding Mastic	Room 2, Wall Base	None Detected
5B	White Cove Molding Mastic	Room 7, Wall Base	None Detected
6A	Brown/Black Flooring	Room 2, Floor	None Detected
6B	Brown/Black Flooring	Room 8, Floor 1st Layer	None Detected
7A	Tan with Brown Streaks 12” Floor Tile	Room 8, Floor 2nd Layer	None Detected
7B	Tan with Brown Streaks 12” Floor Tile	Room 12, Floor 2nd Layer	None Detected
8A	Tan Floor Tile Mastic	Room 8, Floor 2nd Layer	None Detected
8B	Tan Floor Tile Mastic	Room 12, Floor 2nd Layer	None Detected

Asbestos Bulk Sample Summary Table

Limited Pre-Renovation Regulated Building Materials Inspection
Seneca Manor Apartments
158 Seneca Manor Drive
Rochester, New York 14621

Items in Bold are Confirmed ACM

Sample #	*Type of Material*	*Sample Location*	*Results % Asbestos*
9A	Gray Blown-In Insulation	Room 7, Above Hard Ceiling	None Detected
9B	Gray Blown-In Insulation	Room 8, Above Hard Ceiling	None Detected
9C	Gray Blown-In Insulation	Room 12, Above Hard Ceiling	None Detected

XRF Lead Sampling Summary Table

XRF Lead Sampling Summary Table
Seneca Manor Apartments
158 Seneca Manor Drive
Rochester, New York 14621
LaBella Project No. 2250548

Reading #	Conc. (mg/cm2)	Result	Room	Wall	Structure	Substrate	Color	Condition	Cause
1	1.1	P	Calibration	-	-	-	-	-	-
2	1.1	P	Calibration	-	-	-	-	-	-
3	1.2	P	Calibration	-	-	-	-	-	-
4	0.0	N	Calibration	-	-	-	-	-	-
5	0.0	N	Calibration	-	-	-	-	-	-
6	0.0	N	Calibration	-	-	-	-	-	-
7	0.1	N	Basement	-	Horizontal I-Beam	Metal	Gray	-	-
8	0.0	N	Basement	-	Support Post	Metal	Gray	-	-
9	0.0	N	Basement	B	Upper Wall	CMU	White	-	-
10	0.1	N	Basement	B	Lower Wall	CMU	Gray	-	-
11	0.0	N	Basement	-	Tread	Vinyl	Brown	-	-
12	0.0	N	Basement	-	Riser	Wood	Brown	-	-
13	0.0	N	Basement	-	Stringer	Wood	Brown	-	-
14	0.0	N	Basement	-	Handrail	Wood	Brown	-	-
15	0.0	N	Basement	-	Floor	Concrete	Gray	-	-
16	0.0	N	Room 1	A	Door Case	Wood	White	-	-
17	0.0	N	Room 1	A	Door	Metal	White	-	-
18	0.1	N	Room 1	B	Wall	Drywall	White	-	-
19	0.1	N	Room 1	-	Ceiling	Drywall	White	-	-

P = Positive N = Negative

Reading #	Conc. (mg/cm2)	Result	Room	Wall	Structure	Substrate	Color	Condition	Cause
20	0.0	N	Room 1	-	Tread	Wood	Brown	-	-
21	0.2	N	Room 1	-	Riser	Wood	Brown	-	-
22	0.0	N	Room 1	-	Stringer	Wood	Brown	-	-
23	0.0	N	Room 1	-	Handrail	Wood	Brown	-	-
24	0.2	N	Room 2	C	Wall	Drywall	White	-	-
25	0.0	N	Room 2	C	Wall Base	Vinyl	Brown	-	-
26	0.1	N	Room 2	C	Door Case 1	Wood	White	-	-
27	0.1	N	Room 2	C	Door 1	Wood	Brown	-	-
28	0.0	N	Room 3	D	Sink	Porcelain	White	-	-
29	0.0	N	Room 3	D	Toilet	Porcelain	White	-	-
30	0.0	N	Room 5	C	Door Case	Wood	White	-	-
31	0.0	N	Room 5	C	Door	Metal	Brown	-	-
32	0.0	N	Room 5	C	Wall	Drywall	White	-	-
33	0.1	N	Room 5	-	Ceiling	Drywall	White	-	-
34	0.1	N	Room 7	A	Wall	Drywall	White	-	-
35	0.0	N	Room 8	B	Wall	Drywall	White	-	-
36	0.1	N	Room 8	B	Wall Base	Vinyl	Brown	-	-
37	0.0	N	Room 8	-	Ceiling	Drywall	White	-	-
38	0.0	N	Room 8	C	Door Case	Wood	White	-	-
39	0.0	N	Room 8	C	Door	Wood	Brown	-	-
40	0.0	N	Room 10	D	Sink	Porcelain	White	-	-
41	0.3	N	Room 10	D	Toilet	Porcelain	White	-	-
42	0.0	N	Room 11	C	Wall	Drywall	White	-	-

Reading #	Conc. (mg/cm2)	Result	Room	Wall	Structure	Substrate	Color	Condition	Cause
43	0.0	N	Room 11	C	Door Case	Wood	White	-	-
44	0.0	N	Room 11	C	Door	Wood	White	-	-
45	0.0	N	Room 11	C	Window Case	Wood	White	-	-
46	0.0	N	Room 11	-	Floor	Vinyl	Tan	-	-
47	1.1	P	Calibration	-	-	-	-	-	-
48	1.1	P	Calibration	-	-	-	-	-	-
49	1.2	P	Calibration	-	-	-	-	-	-
50	0.0	N	Calibration	-	-	-	-	-	-
51	0.0	N	Calibration	-	-	-	-	-	-
52	0.0	N	Calibration	-	-	-	-	-	-

APPENDIX A:
INSPECTION FACT SHEET

Inspection Fact Sheet

Name and Address of Building/Structure

Seneca Manor Apartments

158 Seneca Manor Drive

Rochester, New York 14621

Name and Address of Building/Structure Owner

Rochester Housing Authority

675 West Main Street

Rochester, New York 14611

Name and Address of Owner's Agent

LaBella Associates, D.P.C.

300 State Street, Suite 201

Rochester, New York 14614

Name of the Firm & Person Conducting the Inspection

LaBella Associates, D.P.C.

Chris Enright *(NYSDOL Cert. #24-6I3OA-SHAB)*

Date the Inspection Was Conducted

December 20, 2024

APPENDIX B:

SAMPLE LOCATION DRAWING

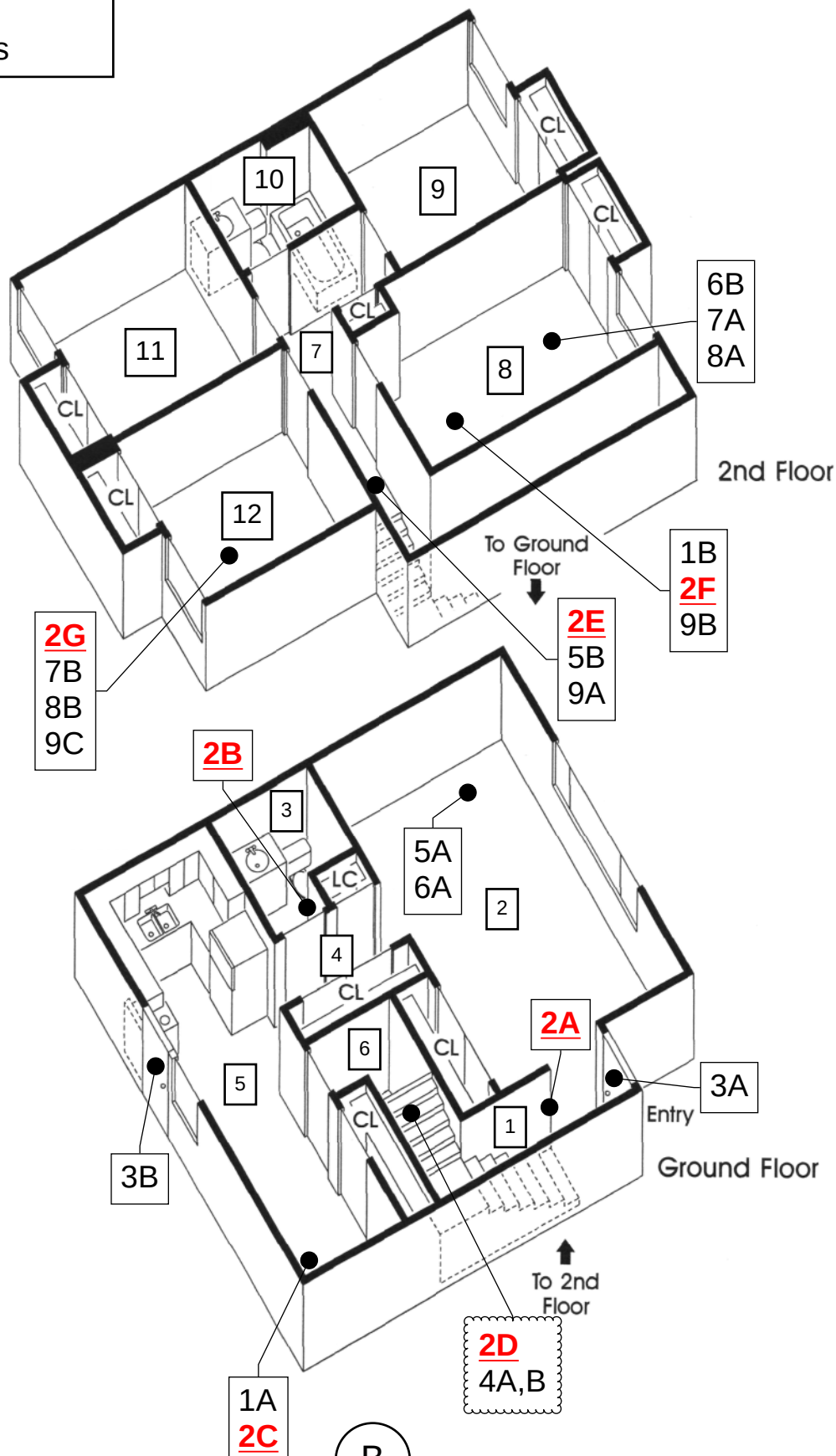
Project Number: 2250548
03/06/2025

Seneca Manor Apartments
158 Seneca Manor Drive
Rochester, New York 14621

Interior Bulk Samples

SH-64HM8

Basement Samples



Confirmed ACM **Bold and Underlined**

APPENDIX C:
INSPECTION PHOTOS

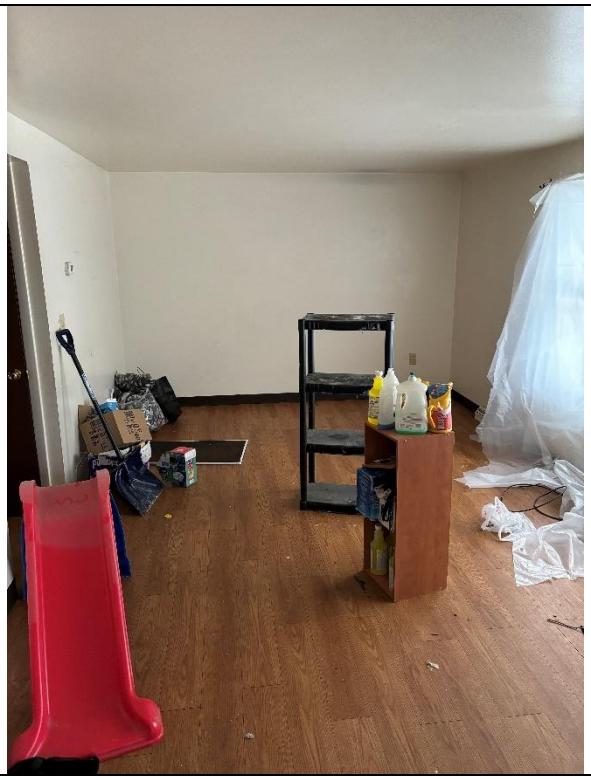


Photo 1

View of White Asbestos-Containing Joint Compound on Walls and Ceilings Throughout

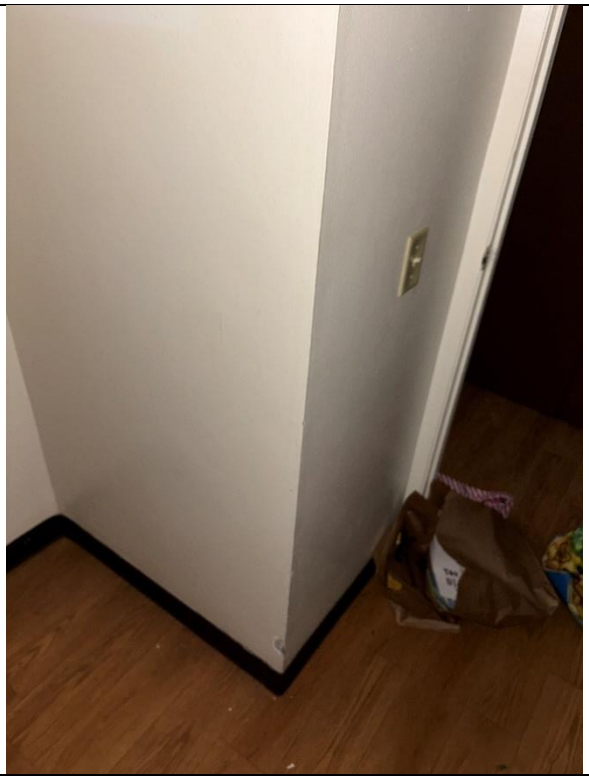


Photo 2

View of White Asbestos-Containing Joint Compound on Walls and Ceilings Throughout

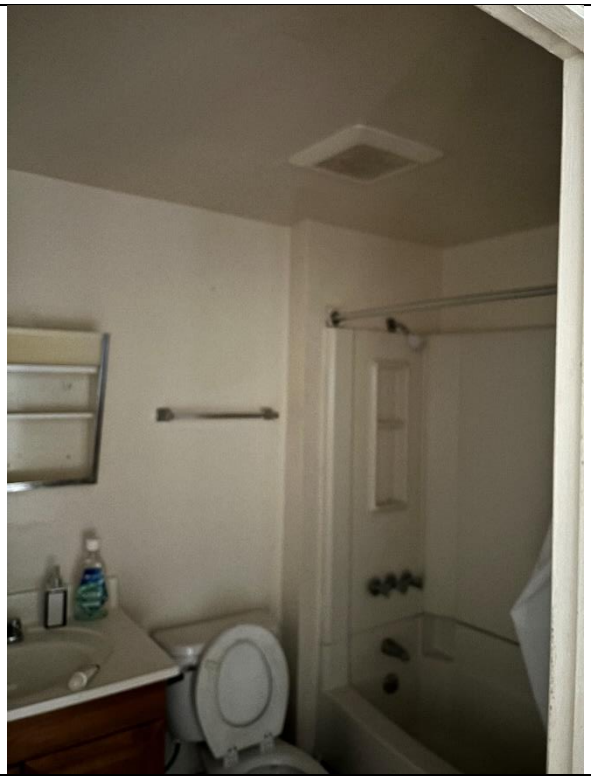


Photo 3

View of White Asbestos-Containing Joint Compound on Walls and Ceilings Throughout

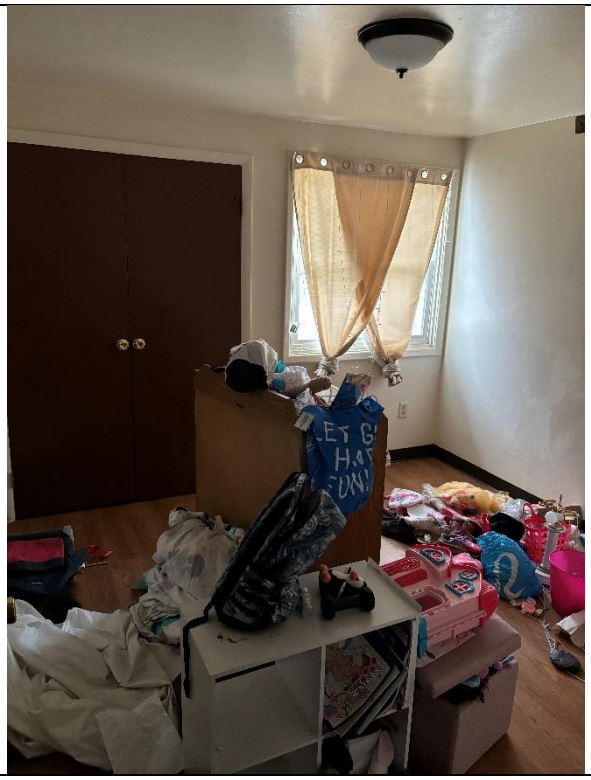


Photo 4

View of White Asbestos-Containing Joint Compound on Walls and Ceilings Throughout

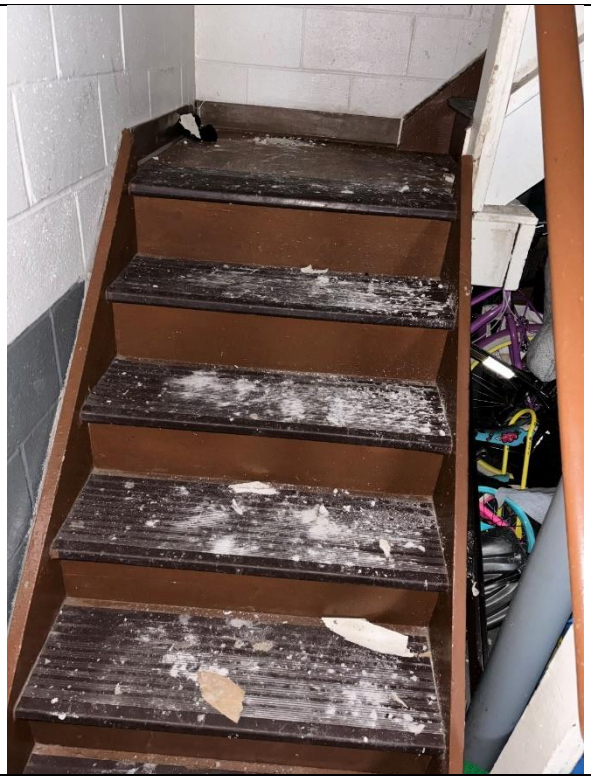


Photo 5

View of Damaged Asbestos-Containing Joint Compound in the Basement Stairwell

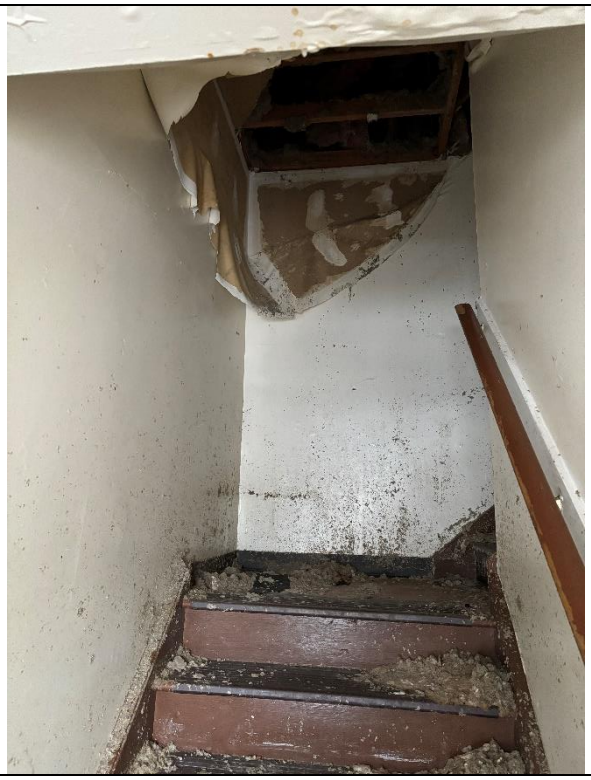


Photo 6

View of Damaged Asbestos-Containing Joint Compound in Room 1

Photo 7

View of Damaged Asbestos-Containing Joint Compound in Room 1

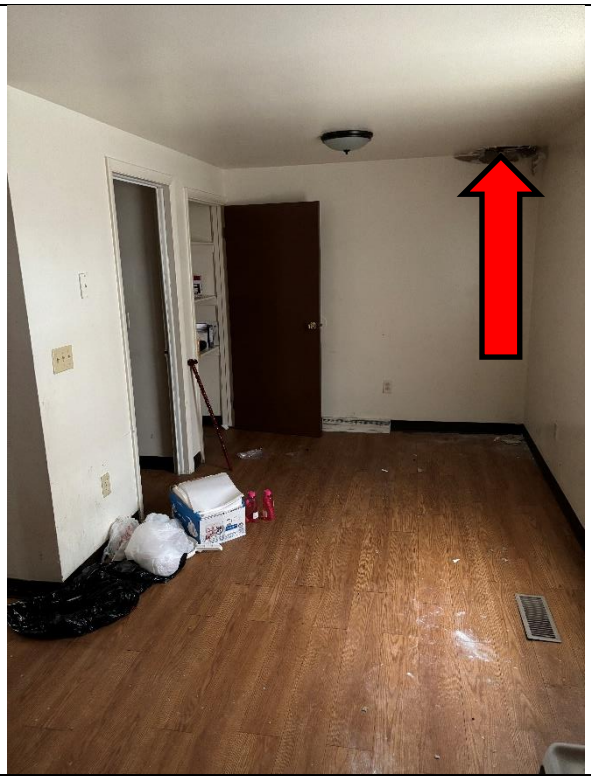


Photo 8

View of Damaged Asbestos-Containing Joint Compound in Room 5

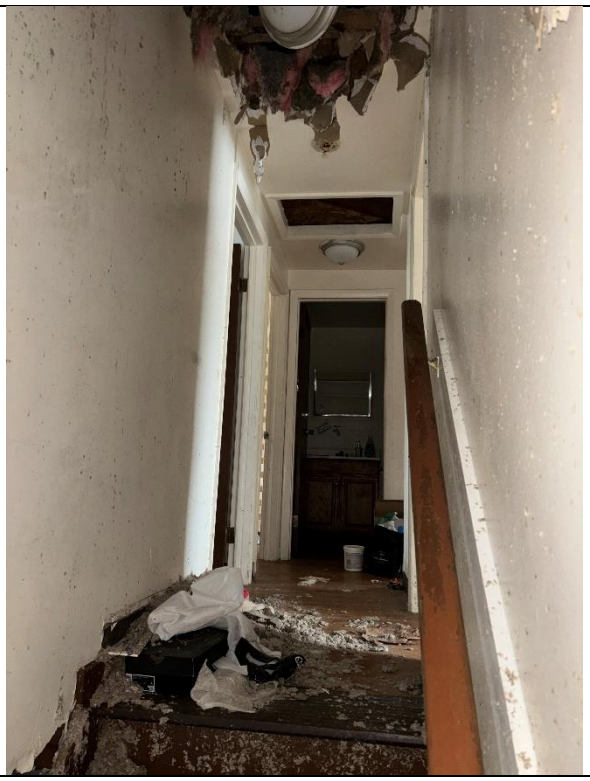


Photo 9

View of Damaged Asbestos-Containing Joint Compound in Room 7

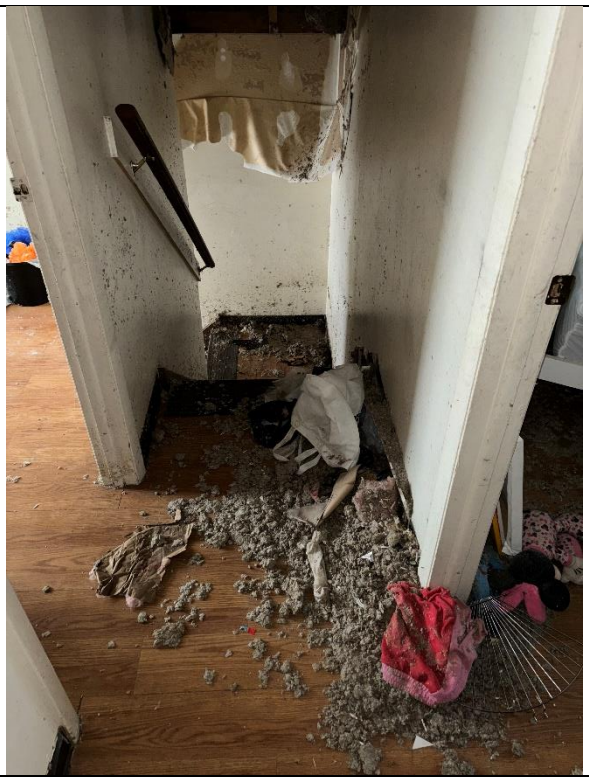


Photo 10

View of Damaged Asbestos-Containing Joint Compound in Room 7

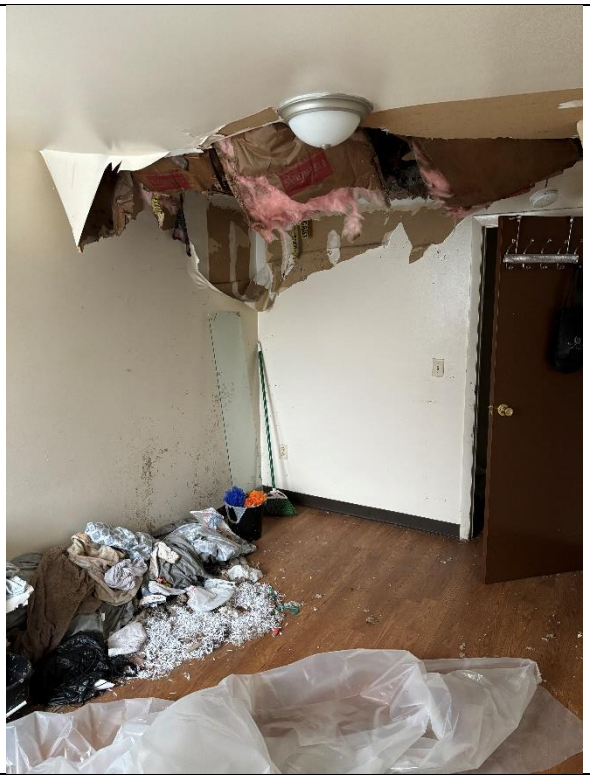


Photo 11

View of Damaged Asbestos-Containing Joint Compound in Room 8

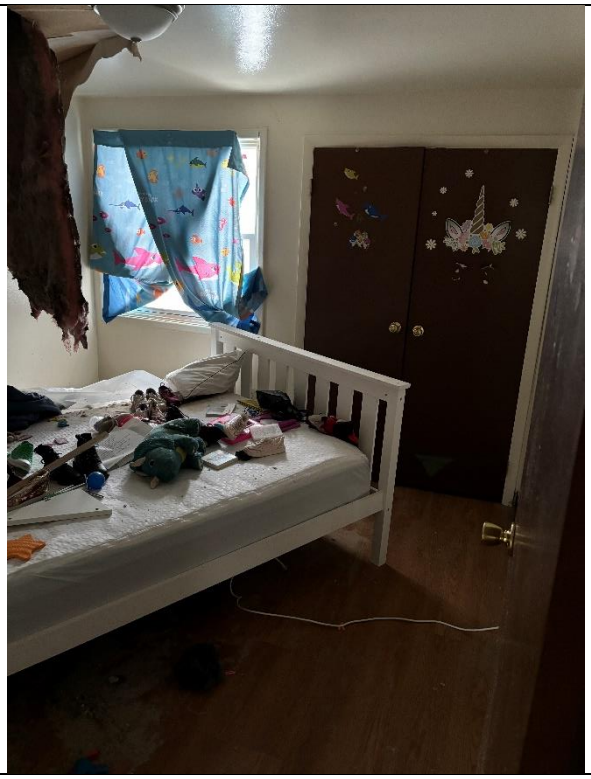


Photo 12

View of Damaged Asbestos-Containing Joint Compound in Room 12

APPENDIX D:
LABORATORY ANALYTICAL REPORTS

ASBESTOS

Bulk Sample Asbestos Analytical Report

LABELLA ASSOCIATES, DPC
ANALYTICAL LABORATORY
300 STATE STREET
ROCHESTER, NY 14614
585.454.6110 FAX 585.454.3066

LBL ELAP # 11184
All TEM analysis by AMA Lab, ELAP # 10920
PLM Methods: 198.1, 198.4 & 198.6
RSD: 18.3

LBL JOB # 89524

Client Code:

CLIENT: Labella Associates
ADDRESS: 300 State Street
Rochester, NY 14614

Project Number: 2250548
Sample Type: PLM Bulk
Sample Date: 12/20/2024

PROJECT LOCATION: 158 Seneca Manor Drive, Rochester, NY

Field ID	LBL ID	Method	Asbestos Type	%	Other Fibers	%	Matrix	%	Color/Description
1A	89524-1	P	ND		CELL	2	MIN	98	GRAY DRYWALL
1B	89524-2	P	ND		CELL	2	MIN	98	GRAY DRYWALL
2A	89524-3	P	CHYRSOTILE	2.2	ND		MIN	98	WHITE JOINT COMPOUND
2B	89524-4	P	CHYRSOTILE	2.4	ND		MIN	98	WHITE JOINT COMPOUND
2C	89524-5	P	CHYRSOTILE	2.2	ND		MIN	98	WHITE JOINT COMPOUND
2D	89524-6	P	CHYRSOTILE	2.6	ND		MIN	97	WHITE JOINT COMPOUND
2E	89524-7	P	CHYRSOTILE	2.1	ND		MIN	98	WHITE JOINT COMPOUND
2F	89524-8	P	CHYRSOTILE	2.9	ND		MIN	97	WHITE JOINT COMPOUND
2G	89524-9	P	CHYRSOTILE	2.3	ND		MIN	98	WHITE JOINT COMPOUND
3A	89524-10	T	ND		ND		MIN/BINDER	100	WHITE WINDOW/DOOR GLAZING COMP.
3B	89524-11	T	ND		ND		MIN/BINDER	100	WHITE WINDOW/DOOR GLAZING COMP.
4A	89524-12	T	ND		ND		MIN/BINDER	100	GRAY DUCT MASTIC
4B	89524-13	T	ND		ND		MIN/BINDER	100	GRAY DUCT MASTIC
5A	89524-14	T	ND		ND		MIN/BINDER	100	TAN MASTIC
5B	89524-15	T	ND		ND		MIN/BINDER	100	TAN MASTIC
6A	89524-16	T	ND		ND		MIN/VINYL	100	BROWN/BLACK FLOORING
6B	89524-17	T	ND		ND		MIN/VINYL	100	BROWN/BLACK FLOORING
7A	89524-18	T	ND		ND		MIN/VINYL	100	TAN FLOOR TILE
7B	89524-19	T	ND		ND		MIN/VINYL	100	TAN FLOOR TILE
8A	89524-20	T	ND		ND		MIN/BINDER	100	TAN MASTIC
8B	89524-21	T	ND		ND		MIN/BINDER	100	TAN MASTIC

LAB DIRECTOR: Matthew Smith Date: 12/21/24

Method Code: P - Friable PLM result N - NOB PLM result T - TEM result IN* - Inconclusive G - Gravametric Matrix Reduction where sample residue weight is less than 1% of original sample weight, TEM not required.
Terms: ND** - None Detected CELL - Cellulose JC - Joint Compound MIN - Mineral GLASS - Fiberglass <1** - Trace PLAS - Plaster Vermiculite - Vermiculite is reported as an asbestos-containing mineral in accordance with NYSDOH determinations and requirements. See NYSDOH guidance, available upon request.

* "Polarized-light microscopy (PLM) is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can be used to determine if this material can be considered to be non-asbestos containing."
** Please note: Due to interference from sample matrix components results reported via PLM method ELAP 198.1 as negative (ND) or less than 1% (Trace) may be inaccurate and reported as a False Negative. It is recommended that additional analytical techniques such as gravimetric reduction, TEM and others be used to reduce obscuring effects of some matrix components yielding more accurate results.

LaBella Lab Bulk Sample Asbestos Analytical Report

LBL JOB # 89524

Client Code:

CLIENT: Labella Associates

Project Number: 2250548

PROJECT LOCATION: 158 Seneca Manor Drive, Rochester, NY

Field ID	LBL ID	Method	Asbestos Type	%	Other Fibers	%	Matrix	%	Color/Description
9A	89524-22	P	ND		CELL	100	ND		GRAY BLOWN-IN INSULATION
9B	89524-23	P	ND		CELL	100	ND		GRAY BLOWN-IN INSULATION
9C	89524-24	P	ND		CELL	100	ND		GRAY BLOWN-IN INSULATION

LAB DIRECTOR: Matthew Smith Date: 12/21/24

Method Code: P - Friable PLM result N - NOB PLM result T - TEM result IN* - Inconclusive G - Gravametric Matrix Reduction where sample residue weight is less than 1% of original sample weight, TEM not required.
Terms: ND** - None Detected CELL - Cellulose JC - Joint Compound MIN - Mineral GLASS - Fiberglass <1** - Trace PLAS - Plaster
Vermiculite - Vermiculite is reported as an asbestos-containing mineral in accordance with NYSDOH determinations and requirements. See NYSDOH guidance, available upon request.

* "Polarized-light microscopy (PLM) is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can be used to determine if this material can be considered to be non-asbestos containing."
** Please note: Due to interference from sample matrix components results reported via PLM method ELAP 198.1 as negative (ND) or less than 1% (Trace) may be inaccurate and reported as a False Negative. It is recommended that additional analytical techniques such as gravimetric reduction, TEM and others be used to reduce obscuring effects of some matrix components yielding more accurate results.

ASBESTOS SAMPLING SURVEY
BULK SAMPLE LOG
AND CHAIN OF CUSTODY

Location: 158 Seneca Manor Drive
Client: Rochester Housing Authority
Job No.: 2250548
Rates: Standard
Date: 12/20/2024
Relinquished by: Chris Enright
Sampled By: Chris Enright
Received by: Matt Smith 12/20/24
LaBella Lab No.: 89524
Number of Samples:
STOP Positive: (YES) NO

	Field ID #	Sample Location	Type of Suspect ACM to be Analyzed	Approx. Amount
P1	1A	Room 5, Ceiling	Gray Drywall	
P2	1B	Room 8, Wall	Gray Drywall	
+P3	2A	Room 1, Wall	White Joint Compound	
+P4	2B	Room 3, Wall	White Joint Compound	
+P5	2C	Room 5, Ceiling	White Joint Compound	
+P6	2D	Basement Stairwell, Wall	White Joint Compound	
+P7	2E	Room 7, Wall	White Joint Compound	
+P8	2F	Room 8, Ceiling	White Joint Compound	
+P9	2G	Room 12, Ceiling	White Joint Compound	
T10	3A	Room 1, Around Glass Windowpane of Door	White Window/Door Glazing Compound	
T11	3B	Room 5, Around Glass Windowpane of Door	White Window/Door Glazing Compound	
T12	4A	Basement, On Ductwork	Gray Duct Mastic	
T13	4B	Basement, On Ductwork	Gray Duct Mastic	
T14	5A	Room 2, Wall Base	Tan Cove Molding Mastic	
T15	5B	Room 7, Wall Base	Tan Cove Molding Mastic	
T16	6A	Room 2, Floor	Brown/Black Flooring	
T17	6B	Room 8, Floor 1st Layer	Brown/Black Flooring	
T18	7A	Room 8, Floor 2nd Layer	Tan with Brown Streaks 12" Floor Tile	
T19	7B	Room 12, Floor 2nd Layer	Tan with Brown Streaks 12" Floor Tile	
T20	8A	Room 8, Floor 2nd Layer	Tan Floor Tile Mastic	
T21	8B	Room 12, Floor 2nd Layer	Tan Floor Tile Mastic	

ASBESTOS SAMPLING SURVEY
BULK SAMPLE LOG
AND CHAIN OF CUSTODY

Location: 158 Seneca Manor Drive
Client: Rochester Housing Authority
Job No.: 2250548
Rates: Standard
Date: 12/20/2024
Relinquished by: Chris Enright
Sampled By: Chris Enright
Received by: Matt Smith
LaBella Lab No.: 89524
Number of Samples:
STOP Positive: (YES) NO

Field ID #	Sample Location	Type of Suspect ACM to be Analyzed	Approx. Amount
9A	Room 7, Above Hard Ceiling	Gray Blown-In Insulation	
9B	Room 8, Above Hard Ceiling	Gray Blown-In Insulation	
9C	Room 12, Above Hard Ceiling	Gray Blown-In Insulation	

P 22
P 23
P 24

APPENDIX E:

LICENSES AND CERTIFICATIONS

WE ARE YOUR DOL

NEW YORK STATE | Department of Labor

DIVISION OF SAFETY & HEALTH LICENSE AND CERTIFICATE UNIT, STATE OFFICE CAMPUS, BLDG. 12, ALBANY, NY 12226

ASBESTOS HANDLING LICENSE

LaBella Associates, D.P.C.
300 State Street, Suite 201, Rochester, NY, 14614

License Number: 29278
License Class: RESTRICTED
Date of Issue: 03/25/2024
Expiration Date: 03/31/2025
Duly Authorized Representative: Greg Senecal

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Amy Phillips, Director
For the Commissioner of Labor

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER

Expires 12:01 AM April 01, 2025
Issued April 01, 2024

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MR. MATTHEW SMITH
LABELLA ASSOCIATES
300 STATE STREET SUITE 200
ROCHESTER, NY 14614

NY Lab Id No: 11184

is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE
All approved subcategories and/or analytes are listed below:

Miscellaneous

Asbestos in Friable Material	Item 198.1 of Manual
Asbestos in Non-Friable Material-PLM	Item 198.6 of Manual (NOB by PLM)

Serial No.: 68695

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER

Expires 12:01 AM April 01, 2024
Issued April 01, 2022
Revised March 30, 2023

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MICHAEL GREENBERG
AMA ANALYTICAL SERVICES INC
4475 FORBES BLVD
LANHAM, MD 20706

NY Lab Id No: 10920

is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE
All approved subcategories and/or analytes are listed below:

Metals I	
Lead, Total	EPA 7000B
Miscellaneous	
Asbestos in Friable Material	Item 198.1 of Manual
	EPA 600/M4/82/020
Asbestos in Non-Friable Material-PLM	Item 198.6 of Manual (NOB by PLM)
Asbestos in Non-Friable Material-TEM	Item 198.4 of Manual
Lead in Dust Wipes	EPA 7000B
Lead in Paint	EPA 7000B
Sample Preparation Methods	
	ASTM E-1979-17

Serial No.: 66247

Property of the New York State Department of Health. Certificates are valid only at the address shown and must be conspicuously posted by the laboratory. Continued accreditation depends on the laboratory's successful ongoing participation in the Program. Consumers may verify a laboratory's accreditation status online at https://apps.health.ny.gov/pubdoh/applinks/wc/elappublicweb/, by phone (518) 485-5570 or by email to elap@health.ny.gov.

United States Environmental Protection Agency

This is to certify that

LaBella Associates, D.P.C.

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires September 26, 2027

LBP-2226-3

Certification #

August 01, 2024

Issued On

Marc Edmonds, Chief

Risk Assessment Management Branch 2.

United States Environmental Protection Agency

This is to certify that

Chris Enright

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Risk Assessor

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires October 24, 2025

LBP-R-22573-2

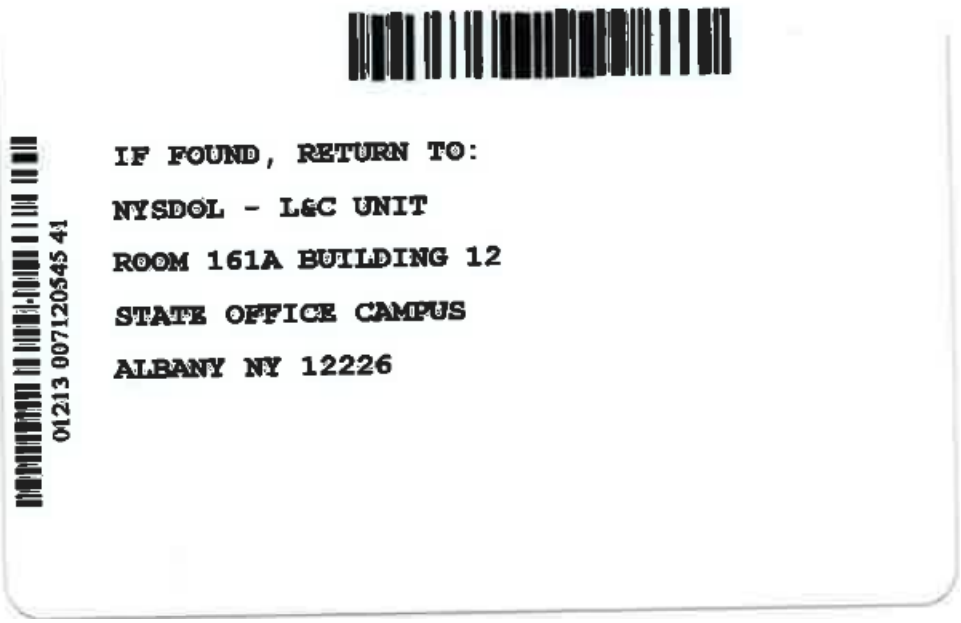
Certification #

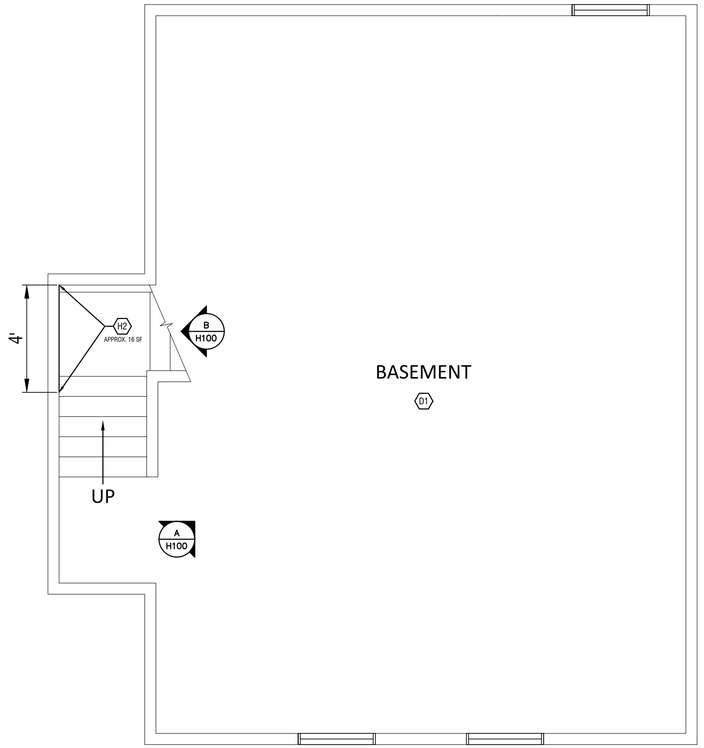
August 02, 2022

Issued On

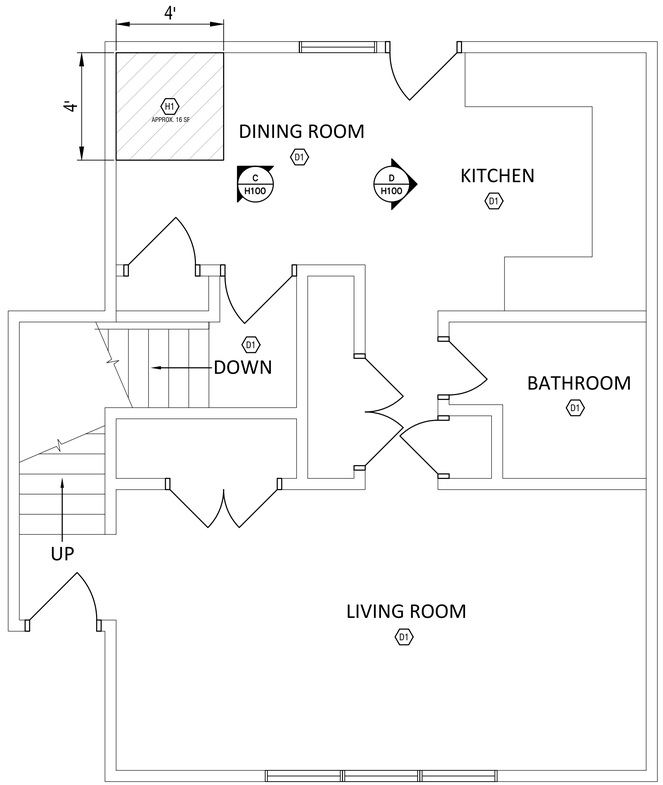
Ben Conetta, Chief

Chemicals and Multimedia Programs Branch

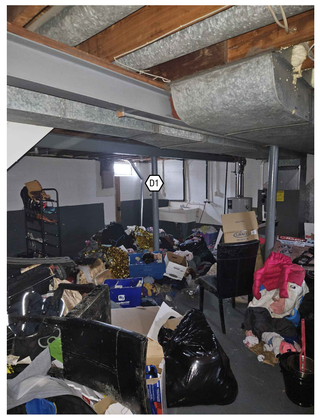




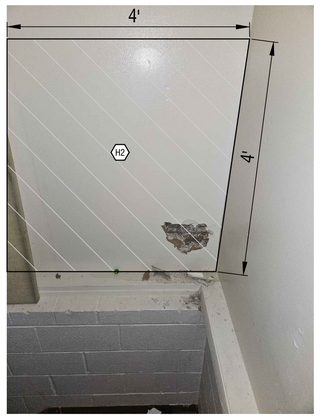
1 H100 UNIT 158 BASEMENT ABATEMENT PLAN
3/8" = 1'-0"



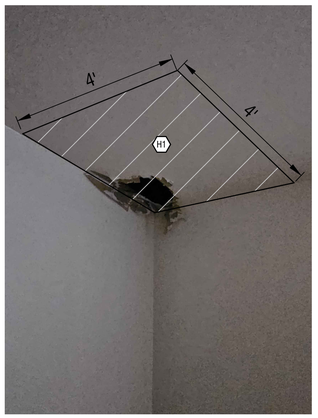
1 H100 UNIT 158 FIRST FLOOR ABATEMENT PLAN
3/8" = 1'-0"



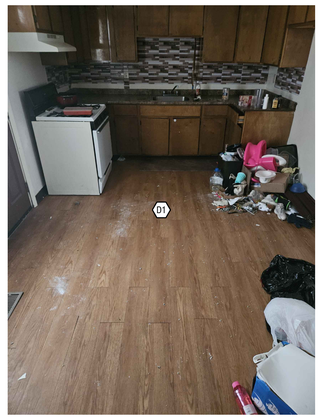
A H100 VIEW OF BASEMENT DEBRIS & ITEMS TO BE REMOVED



B H100 VIEW OF BASEMENT DRYWALL & JOINT COMPOUND TO BE REMOVED



C H100 VIEW OF DINING ROOM DRYWALL & JOINT COMPOUND TO BE REMOVED



D H100 VIEW OF KITCHEN DEBRIS & ITEMS TO BE REMOVED

ASBESTOS GENERAL NOTES:

1. ALL ASBESTOS ABATEMENT WORK TO BE DONE UNDER THIS CONTRACT SHALL BE IN COMPLIANCE WITH CODE RULE 56 OF NEW YORK STATE RULES AND REGULATIONS, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
2. IN LIEU OF THE ABOVE REFERENCED REQUIREMENTS, THE CONTRACTOR MAY APPLY FOR A SITE-SPECIFIC VARIANCE. TO UTILIZE A SITE-SPECIFIC VARIANCE THE CONTRACTOR SHALL MEET ALL CONDITIONS OF THE VARIANCE, AS STATED BY THE NYS DEPARTMENT OF LABOR. ALL COSTS ASSOCIATED WITH THE APPLICATION OF SITE-SPECIFIC VARIANCES SHALL BE BORNE BY THE CONTRACTOR. ALL PROPOSED SITE-SPECIFIC VARIANCES SHALL BE REVIEWED BY THE CONSULTANT PRIOR TO SUBMITTAL TO THE NYSDOL.
3. THE DISTURBANCE OF ANY ASBESTOS-CONTAINING MATERIAL, OR SUSPECT MATERIAL, SHALL BE PERFORMED BY A LICENSED ASBESTOS ABATEMENT CONTRACTOR.
4. CONTRACTOR IS RESPONSIBLE FOR ALL TOOLS, EQUIPMENT, AND SUPPLIES. THE OWNER OR OWNER'S REPRESENTATIVE WILL NOT BE LIABLE FOR THEFT OR DAMAGE.
5. CONTRACTOR IS RESPONSIBLE FOR KEEPING THE WORK AREA IN A CLEAN AND SAFE CONDITION. CONTRACTOR SHALL ENSURE THAT UNCERTIFIED PERSONNEL OR UNAUTHORIZED VISITORS DO NOT ENTER ACTIVE WORK AREAS AT ANY TIME.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY PROTECTION TO KEEP THE BUILDING IN A WATERTIGHT CONDITION AND TO PREVENT UNAUTHORIZED ACCESS AT ALL TIMES DURING THE DURATION OF THE PROJECT. REPAIR OR DAMAGE CAUSED AS A RESULT OF IMPROPER TEMPORARY PROTECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. THE LOCATION OF ANY SITE STORAGE OF MATERIAL, EQUIPMENT, AND WASTE TRAILER/DUMPSTER SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
8. THE OWNER SHALL BE RESPONSIBLE FOR HIRING AND PAYING AN INDEPENDENT THIRD PARTY FIRM TO PERFORM ALL OF THE REQUIREMENTS OF MONITORING AS CALLED FOR IN CODE RULE 56.
9. MARKED AREAS DEPICTING WORK AREAS ARE APPROXIMATE ONLY. EXACT CUTOFF POINTS SHALL BE COORDINATED BY THE CONTRACTOR WITH OWNER'S REPRESENTATIVE.
10. ABATEMENT CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL LOOSE ITEMS WITHIN THE APARTMENT UNDER ABATEMENT. ABATEMENT CONTRACTOR SHALL PREPARE WORK AREA IN ACCORDANCE WITH CODE RULE 56 AND/OR SITE SPECIFIC VARIANCE PRIOR TO REMOVING ANY ITEMS FROM THE WORK AREA. ITEMS TO BE REMOVED INCLUDES BUT IS NOT LIMITED TO FURNITURE, CLOTHING, PAPER PRODUCTS, ETC. ALL ITEMS ARE TO BE CONSIDERED ASBESTOS-CONTAMINATED, AND MUST BE DISPOSED OF AS RACM. ABATEMENT CONTRACTOR SHALL COORDINATE WITH OWNER FOR FINAL APPROVAL OF ITEMS TO BE REMOVED.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION REQUIRED TO ACCESS AND ABATE MATERIALS SCHEDULED FOR REMOVAL.
12. IF ADDITIONAL SUSPECT ACM IS DISCOVERED DURING THE COURSE OF THE WORK, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE CONSULTANT IMMEDIATELY.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE CURRENT WASTE HANDLING, TRANSPORTATION AND DISPOSAL REGULATIONS FOR THE WORK. THE CONTRACTOR MUST DISPOSE OF ALL ASBESTOS MATERIALS REMOVED AND COMPLY FULLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
14. THE CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON FIELD OBSERVATIONS AND ARE NOT GUARANTEED TO BE COMPLETE AND ACCURATE. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO SUBMISSION OF BID. CONSEQUENCES OF FAILURE TO FIELD VERIFY CONDITIONS SHALL BE BORNE BY THE CONTRACTOR. MORE INFORMATION ON THE ASBESTOS CONTAINING MATERIALS ASSOCIATED WITH THIS PROJECT CAN BE FOUND IN THE "COMPREHENSIVE REGULATED BUILDING MATERIALS INSPECTION REPORT" ENCLOSED WITHIN THE PROJECT MANUAL.
15. CONTRACTOR SHOULD FIELD LOCATE WATER AND ELECTRICAL UTILITY CONNECTIONS REQUIRED OF ABATEMENT PROCEDURES. COORDINATE WITH BUILDING OWNER OR OWNER'S REPRESENTATIVE.
16. KEY NOTES CENTERED IN ROOMS APPLY TO ENTIRE ROOM.

ASBESTOS INCIDENTAL DISTURBANCE ABATEMENT NOTES:

D1 REMOVE FROM THE ENTIRE APARTMENT ALL VISIBLE DEBRIS AND ITEMS. ALL DEBRIS AND ITEMS WITHIN APARTMENT ARE CONSIDERED ASBESTOS-CONTAMINATED AND SHALL BE DISPOSED OF AS AN ACM. EXISTING DAMAGE CONDITIONS AND DEBRIS REPRESENT AN "INCIDENTAL DISTURBANCE" AS DEFINED BY NEW YORK STATE REGULATIONS. WIPE DOWN AND CLEAN ALL SURFACES WITHIN APARTMENT IN ACCORDANCE WITH SITE-SPECIFIC VARIANCE (YET TO BE PREPARED).
APPROX. 5,000 SF OF CLEANABLE SURFACES IN TOTAL

ASBESTOS REMOVAL NOTES:

H1 REMOVE FROM THE AREAS INDICATED ALL GYPSUM BOARD CEILING SYSTEMS AND ASSOCIATED ASBESTOS-CONTAINING JOINT COMPOUND. CEILING GYPSUM BOARD SYSTEMS TO BE REMOVED IN THEIR ENTIRETY, INCLUDING CEILING SYSTEMS LOCATED WITHIN STORAGE/CLOSET SPACES. EXISTING FRAMING AND FASTENERS TO REMAIN. ANY INSULATION EXPOSED DURING ABATEMENT PROCEDURES SHALL BE DISPOSED OF AS ACM. ABATEMENT CONTRACTOR SHALL REMOVE ANY CEILING MOUNTED FIXTURES AS NECESSARY TO FACILITATE FULL REMOVAL OF CEILING GYPSUM BOARD SYSTEMS. EXPOSED ENDS OF REMAINING GYPSUM BOARD SYSTEMS TO BE ENCAPSULATED. JOINT COMPOUND AND ASSOCIATED MATERIALS SHALL BE DISPOSED OF AS AN ACM.
APPROX. 320 SF IN TOTAL

H2 REMOVE FROM THE AREAS INDICATED ALL GYPSUM BOARD WALL SYSTEMS AND ASSOCIATED ASBESTOS-CONTAINING JOINT COMPOUND. WALL GYPSUM BOARD SYSTEMS TO BE REMOVED IN THEIR ENTIRETY, INCLUDING WALL SYSTEMS LOCATED WITHIN STORAGE/CLOSET SPACES. EXISTING FRAMING AND FASTENERS TO REMAIN. ANY INSULATION EXPOSED DURING ABATEMENT PROCEDURES SHALL BE DISPOSED OF AS ACM. ABATEMENT CONTRACTOR SHALL REMOVE ANY AND ALL WALL MOUNTED FIXTURES IN ORDER TO FACILITATE FULL REMOVAL OF GYPSUM BOARD SYSTEMS. JOINT COMPOUND AND ASSOCIATED MATERIALS SHALL BE DISPOSED OF AS AN ACM.
APPROX. 625 SF IN TOTAL

H3 REMOVE FROM THE AREAS INDICATED DOOR SYSTEM AND ASSOCIATED ASBESTOS-CONTAINING JOINT COMPOUND. GYPSUM WALL BOARD SYSTEMS TO BE REMOVED ONLY AS NECESSARY FOR REMOVAL OF DOOR CASING. ABATEMENT CONTRACTOR SHALL REMOVE ANY WALL MOUNTED FIXTURES AS NECESSARY FOR DOOR CASING REMOVAL. JOINT COMPOUND, DOOR CASING, AND ASSOCIATED MATERIALS SHALL BE DISPOSED OF AS AN ACM.
2 DOOR CASINGS / APPROX. 6 SF IN TOTAL

LaBella Powered by partnership.
300 State Street, Suite 201
Rochester, NY 14614
585-454-6110
labellapc.com

ROCHESTER HOUSING AUTHORITY
675 W MAIN STREET
SUITE 120
ROCHESTER, NY 14611

ROCHESTER Housing Authority

ASBESTOS ABATEMENT
158 SENECA MANOR DRIVE
ROCHESTER, NY 14621

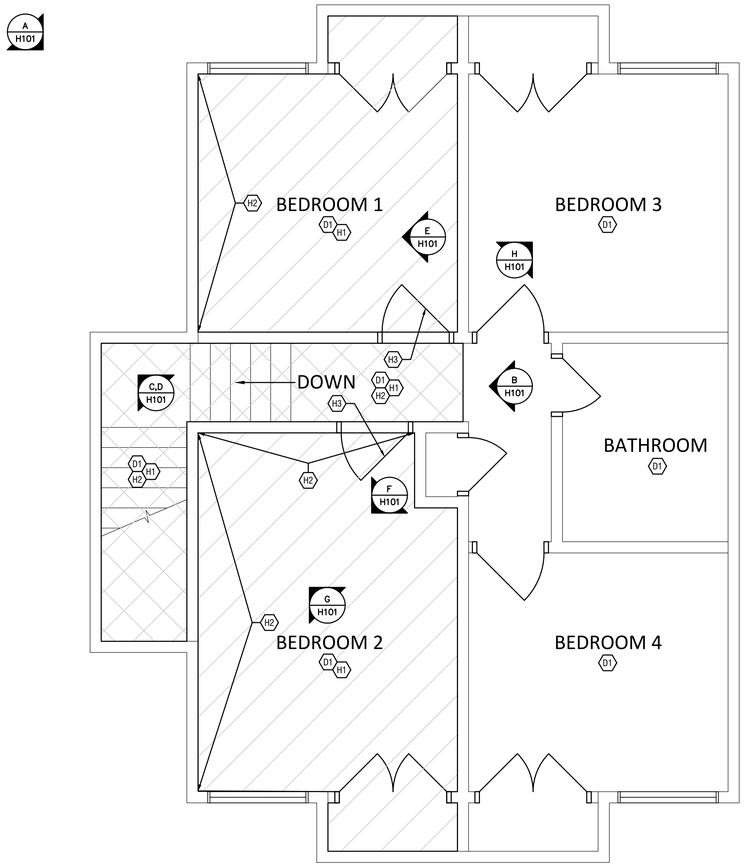
NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2251249
DRAWN BY: CJS
REVIEWED BY: JDM
ISSUED FOR: PERMIT
DATE: FEBRUARY 2025
DRAWING NAME:

UNIT 158 ASBESTOS ABATEMENT PLANS - BASEMENT & FIRST FLOOR

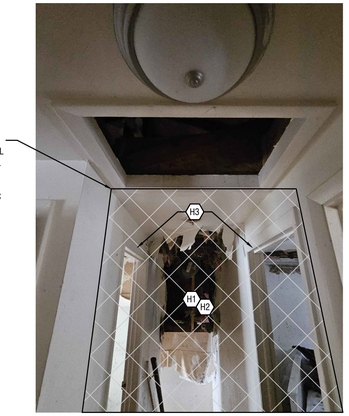
DRAWING NUMBER:

H100



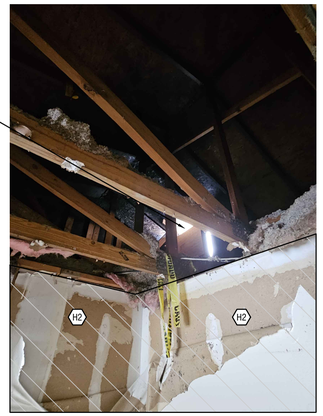
1 H100 UNIT 158 SECOND FLOOR ABATEMENT PLAN
3/8" = 1'-0"

A H101 VIEW OF EXTERNAL FIRE DAMAGE



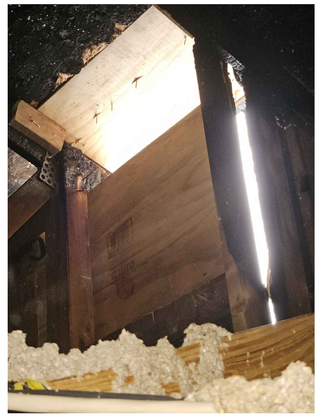
DRYWALL WALL AND CEILING SYSTEM REMOVAL SHALL INCLUDE REMOVAL OF BEDROOM 1 AND 2 DOORWAYS AND TERMINATE BEFORE ATTIC ACCESS HATCH

B H101 VIEW OF HALLWAY CEILING

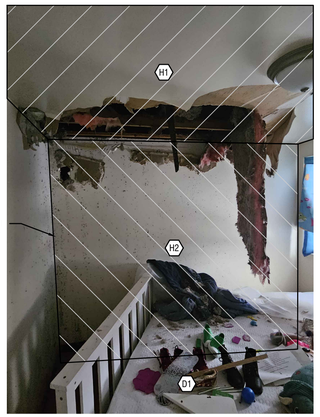


CONTRACTOR WILL NEED TO INSTALL CRITICAL BARRIER OVER ANY EXTERIOR PENETRATIONS PRIOR TO ESTABLISHMENT OF NEGATIVE AIR

C H101 VIEW OF HALLWAY CEILING AND EXPOSED ATTIC SPACE

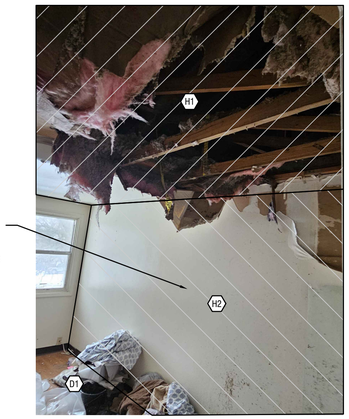


D H101 CLOSE UP VIEW OF OPENING ABOVE HALLWAY CEILING



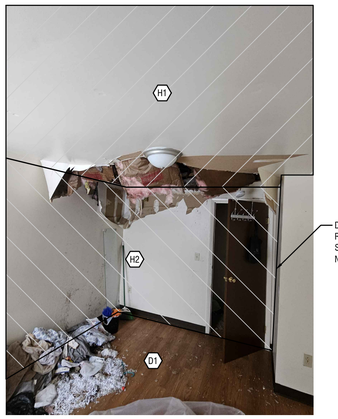
DRYWALL WALL SYSTEM REMOVAL IN BEDROOM 1 SHALL BE LIMITED TO WEST WALL

E H101 VIEW OF BEDROOM 1 DRYWALL & DEBRIS TO BE REMOVED



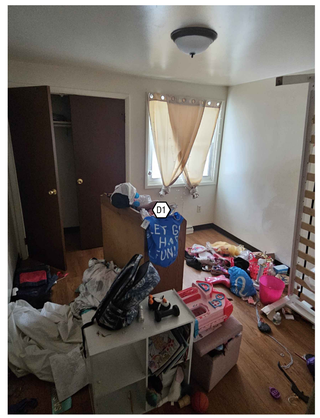
DRYWALL WALL SYSTEM REMOVAL IN BEDROOM 2 SHALL BE LIMITED TO NORTH AND WEST WALLS

F H101 VIEW OF BEDROOM 2 DRYWALL & DEBRIS TO BE REMOVED



DRYWALL WALL SYSTEM REMOVAL IN BEDROOM 2 SHALL BE LIMITED TO NORTH AND WEST WALLS

G H101 VIEW OF BEDROOM 2 DRYWALL & DEBRIS TO BE REMOVED



H H101 VIEW OF BEDROOM 3 DEBRIS & ITEMS TO BE REMOVED

ASBESTOS GENERAL NOTES:

1. ALL ASBESTOS ABATEMENT WORK TO BE DONE UNDER THIS CONTRACT SHALL BE IN COMPLIANCE WITH CODE RULE 56 OF NEW YORK STATE RULES AND REGULATIONS, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
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5. CONTRACTOR IS RESPONSIBLE FOR KEEPING THE WORK AREA IN A CLEAN AND SAFE CONDITION. CONTRACTOR SHALL ENSURE THAT UNCERTIFIED PERSONNEL OR UNAUTHORIZED VISITORS DO NOT ENTER ACTIVE WORK AREAS AT ANY TIME.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY PROTECTION TO KEEP THE BUILDING IN A WATERTIGHT CONDITION AND TO PREVENT UNAUTHORIZED ACCESS AT ALL TIMES DURING THE DURATION OF THE PROJECT. REPAIR OR DAMAGE CAUSED AS A RESULT OF IMPROPER TEMPORARY PROTECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
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8. THE OWNER SHALL BE RESPONSIBLE FOR HIRING AND PAYING AN INDEPENDENT THIRD PARTY FIRM TO PERFORM ALL OF THE REQUIREMENTS OF MONITORING AS CALLED FOR IN CODE RULE 56.
9. MARKED AREAS DEPICTING WORK AREAS ARE APPROXIMATE ONLY. EXACT CUTOFF POINTS SHALL BE COORDINATED BY THE CONTRACTOR WITH OWNER'S REPRESENTATIVE.
10. ABATEMENT CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL LOOSE ITEMS WITHIN THE APARTMENT UNDER ABATEMENT. ABATEMENT CONTRACTOR SHALL PREPARE WORK AREA IN ACCORDANCE WITH CODE RULE 56 AND/OR SITE SPECIFIC VARIANCE PRIOR TO REMOVING ANY ITEMS FROM THE WORK AREA. ITEMS TO BE REMOVED INCLUDES BUT IS NOT LIMITED TO FURNITURE, CLOTHING, PAPER PRODUCTS, ETC. ALL ITEMS ARE TO BE CONSIDERED ASBESTOS-CONTAMINATED, AND MUST BE DISPOSED OF AS RACM. ABATEMENT CONTRACTOR SHALL COORDINATE WITH OWNER FOR FINAL APPROVAL OF ITEMS TO BE REMOVED.
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12. IF ADDITIONAL SUSPECT ACM IS DISCOVERED DURING THE COURSE OF THE WORK, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE CONSULTANT IMMEDIATELY.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE CURRENT WASTE HANDLING, TRANSPORTATION AND DISPOSAL REGULATIONS FOR THE WORK. THE CONTRACTOR MUST DISPOSE OF ALL ASBESTOS MATERIALS REMOVED AND COMPLY FULLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
14. THE CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON FIELD OBSERVATIONS AND ARE NOT GUARANTEED TO BE COMPLETE AND ACCURATE. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO SUBMISSION OF BID. CONSEQUENCES OF FAILURE TO FIELD VERIFY CONDITIONS SHALL BE BORNE BY THE CONTRACTOR. MORE INFORMATION ON THE ASBESTOS CONTAINING MATERIALS ASSOCIATED WITH THIS PROJECT CAN BE FOUND IN THE "COMPREHENSIVE REGULATED BUILDING MATERIALS INSPECTION REPORT" ENCLOSED WITHIN THE PROJECT MANUAL.
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16. KEY NOTES CENTERED IN ROOMS APPLY TO ENTIRE ROOM.

ASBESTOS INCIDENTAL DISTURBANCE ABATEMENT NOTES:

D1 REMOVE FROM THE ENTIRE APARTMENT ALL VISIBLE DEBRIS AND ITEMS. ALL DEBRIS AND ITEMS WITHIN APARTMENT ARE CONSIDERED ASBESTOS-CONTAMINATED AND SHALL BE DISPOSED OF AS AN ACM. EXISTING DAMAGE CONDITIONS AND DEBRIS REPRESENT AN "INCIDENTAL DISTURBANCE" AS DEFINED BY NEW YORK STATE REGULATIONS. WIPE DOWN AND CLEAN ALL SURFACES WITHIN APARTMENT IN ACCORDANCE WITH SITE-SPECIFIC VARIANCE (YET TO BE PREPARED).
APPROX. 5,000 SF OF CLEANABLE SURFACES IN TOTAL

ASBESTOS REMOVAL NOTES:

H1 REMOVE FROM THE AREAS INDICATED ALL GYPSUM BOARD CEILING SYSTEMS AND ASSOCIATED ASBESTOS-CONTAINING JOINT COMPOUND. CEILING GYPSUM BOARD SYSTEMS TO BE REMOVED IN THEIR ENTIRETY, INCLUDING CEILING SYSTEMS LOCATED WITHIN STORAGE/CLOSET SPACES. EXISTING FRAMING AND FASTENERS TO REMAIN. ANY INSULATION EXPOSED DURING ABATEMENT PROCEDURES SHALL BE DISPOSED OF AS ACM. ABATEMENT CONTRACTOR SHALL REMOVE ANY CEILING MOUNTED FIXTURES AS NECESSARY TO FACILITATE FULL REMOVAL OF CEILING GYPSUM BOARD SYSTEMS. EXPOSED ENDS OF REMAINING GYPSUM BOARD SYSTEMS TO BE ENCAPSULATED. JOINT COMPOUND AND ASSOCIATED MATERIALS SHALL BE DISPOSED OF AS AN ACM.
APPROX. 320 SF IN TOTAL

H2 REMOVE FROM THE AREAS INDICATED ALL GYPSUM BOARD WALL SYSTEMS AND ASSOCIATED ASBESTOS-CONTAINING JOINT COMPOUND. WALL GYPSUM BOARD SYSTEMS TO BE REMOVED IN THEIR ENTIRETY, INCLUDING WALL SYSTEMS LOCATED WITHIN STORAGE/CLOSET SPACES. EXISTING FRAMING AND FASTENERS TO REMAIN. ANY INSULATION EXPOSED DURING ABATEMENT PROCEDURES SHALL BE DISPOSED OF AS ACM. ABATEMENT CONTRACTOR SHALL REMOVE ANY AND ALL WALL MOUNTED FIXTURES IN ORDER TO FACILITATE FULL REMOVAL OF GYPSUM BOARD SYSTEMS. JOINT COMPOUND AND ASSOCIATED MATERIALS SHALL BE DISPOSED OF AS AN ACM.
APPROX. 625 SF IN TOTAL

H3 REMOVE FROM THE AREAS INDICATED DOOR SYSTEM AND ASSOCIATED ASBESTOS-CONTAINING JOINT COMPOUND. GYPSUM WALL BOARD SYSTEMS TO BE REMOVED ONLY AS NECESSARY FOR REMOVAL OF DOOR CASING. ABATEMENT CONTRACTOR SHALL REMOVE ANY WALL MOUNTED FIXTURES AS NECESSARY FOR DOOR CASING REMOVAL. JOINT COMPOUND, DOOR CASING, AND ASSOCIATED MATERIALS SHALL BE DISPOSED OF AS AN ACM.
2 DOOR CASINGS / APPROX. 6 SF IN TOTAL

LaBella Powered by partnership.
300 State Street, Suite 201
Rochester, NY 14614
585-454-6110
labellapc.com

ROCHESTER HOUSING AUTHORITY
675 W MAIN STREET
SUITE 120
ROCHESTER, NY 14611

ROCHESTER Housing Authority

ASBESTOS ABATEMENT
158 SENECA MANOR DRIVE
ROCHESTER, NY 14621

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2251249
DRAWN BY: CJS
REVIEWED BY: JDM
ISSUED FOR: PERMIT
DATE: FEBRUARY 2025
DRAWING NAME:

UNIT 158 ASBESTOS ABATEMENT PLANS - SECOND FLOOR

DRAWING NUMBER:

H101

Project Designer Identification

NYS DMV Number

*********Show

Date of Birth

04/22/1996

Designer Certificate Number

24-6AY6B-SHAB

Expiration Date

04/22/2025

Project Designer Information

Business Information

Legal Name

LaBella Associates

DBA (optional)

License Number

29278

Expiration Date

03/31/2025

Personal Information

First Name

CORY

Middle Name

—

Last Name

STAMP

Primary Phone Number

(607) 591-7516

Business Address

300 State St

Suite 201

Rochester, New York 14614

United States

Petition Information

Petition Type

Site-specific Non Emergency

Have you previously been granted a variance for work closely resembling this project list?

Yes

Variance Number 1

SH-63B1G

Date Variance 1 Granted

08/26/2024

Petitioner Information

The property owner is

A business, government, or other legal entity

Legal Name

Rochester Housing Authority

DBA

—

Type of business organization

Government

FEIN

—

Phone Number

(585) 697-6189

Business Address

675 West Main Street

Rochester, New York 14611

United States

Asbestos Contractor Information

Legal Name

LaBella Associates

DBA

—

Type of business organization

Corporation

FEIN

—

Asbestos Handling License Number

29278

Phone Number

(607) 591-7516

Business Address

300 State St

Suite 201

Rochester, New York 14614

United States

Notice of Violation

Have you received the Order to Comply or Notice of Violation?

No

Site Information

Site 1: 158 Seneca Manor Drive

Site Name (Optional)

158 Seneca Manor Drive

Address

158 Seneca Manor Drive

Suite 201

Rochester, New York 14621

Monroe, United States

Exact location of the building

North side of Seneca Manor Drive

Is the building occupied?

Yes

Approximate Area of Building (SQ FT)

4000

Height

2 Stories

What is within 25 feet of all four sides (North, South, East, West) of building? (i.e. sidewalk, alley, land, etc.)

North - Yard, South - Driveway, East - Apartment, West - Yard

Current function of the building

Vacant Housing

Work Area and Relief

Work Area 1: 158 Seneca Manor Drive

Work Area Designation

158 Seneca Manor Drive

Type of Asbestos Containing Material (ACM)

Joint Compound

Part of The Building

Interior

Quantity of Asbestos Containing Material (ACM)

2000

Work/Room Area Width (ft)

24

Condition of ACM (Level of Damage)

Poor

Work/Room Area Length (ft)

31

Friability of ACM

Friable

Type of Containment

Critical (Incidental Cleanup)

Relief 1

ICR 56 Relief Sought

56-6.2 Number and Location of Background Air Samples

Relief 2

ICR 56 Relief Sought

56-7.10 Regulated Abatement Work Area Pre-Cleaning

Relief 3

ICR 56 Relief Sought

56-7.11.E Regulated Abatement Work Area Enclosure-Floor, Wall and Ceilling Plasticizing and Sealing

Relief 4

ICR 56 Relief Sought

56-11.2.F.4 Emergency Projects - Corrective Actions for Incidental Disturbance of Asbestos Containing Materials

Proposed Abatement Method

Will proposed abatement methods render non-friable ACM material friable?

Yes

Acknowledgement and Declaration

I have read and understand the e-signature disclaimer above.

Yes

First Name

Cory

Middle Name

—

Last Name

Stamp

Title

Project Manager