



PARS  
Environmental  
Inc.

---

# **PRE-REHABILITATION: ASBESTOS SURVEY REPORT**

**SITE LOCATION:**

**EMERGENCY OPERATIONS CENTER AND  
COAST GUARD STATION  
420 PELHAM AVENUE  
BEACH HAVEN, NEW JERSEY 08008**

**PREPARED FOR:**

**MS. KRISTIN MAINES  
GANNETT FLEMING  
207 SENATE AVENUE  
CAMP HILL, PENNSYLVANIA 17011**

**PREPARED BY:**

**PARS ENVIRONMENTAL, INC.  
500 HORIZON DRIVE, SUITE 540  
ROBBINSVILLE, NEW JERSEY 08691  
609-890-7277  
609-890-9116 (FAX)**

**PARS PROJECT NO. 710-18**

**DECEMBER 2014**



**PRE-REHABILITATION: ASBESTOS SURVEY REPORT**  
**EMERGENCY OPERATIONS CENTER AND COAST GUARD STATION** PARS  
**420 PELHAM AVENUE**  
**BEACH HAVEN, NEW JERSEY 08008**  
**DECEMBER 2014**

---

The Pre-Rehabilitation Asbestos Survey Report described herein was conducted by the undersigned of PARS Environmental Inc. (PARS).

Survey Report Prepared By:

---

Christa Casciolini  
Project Manager

Reviewed and Approved By:

---

Margaret Halasnik  
Principal Industrial Hygienist



**TABLE OF CONTENTS**

**1.0 INTRODUCTION.....1**

**2.0 SITE DESCRIPTION .....1**

**3.0 METHODOLOGY.....2**

    3.1 ASBESTOS SURVEY APPROACH.....2

**4.0 ANALYTICAL METHODS .....2**

    4.1 ASBESTOS .....2

**5.0 FINDINGS.....3**

    5.1 ASBESTOS .....3

**6.0 CONCLUSIONS AND RECOMMENDATIONS .....3**

**LIST OF TABLES**

    TABLE 1: HOMOGENEOUS APPLICATION TABLE

**APPENDIX A**

    Photo Logs

**APPENDIX B**

    Certifications

**APPENDIX C**

    Regulatory Summary

**APPENDIX D**

    Definitions

**APPENDIX E**

    Limitations and Service Constraints

**APPENDIX F**

    Bulk Sample Laboratory Reports



**PRE-REHABILITATION: ASBESTOS SURVEY REPORT**  
**EMERGENCY OPERATIONS CENTER AND COAST GUARD STATION** PARS  
**420 PELHAM AVENUE**  
**BEACH HAVEN, NEW JERSEY 08008**  
**DECEMBER 2014**

---

## **1.0 INTRODUCTION**

Gannett Fleming retained PARS Environmental, Inc. (PARS) to conduct a Pre-Rehabilitation Asbestos Survey of the Emergency Operations Center and Coast Guard Station, the municipal property located at 420 Pelham Avenue, Beach Haven, New Jersey 08008 (the Site). The Site had sustained damage during the October 2012 Hurricane Sandy. PARS understands that the Borough of Beach Haven, the Site owners, have applied for a NJ Neighborhood and Community Revitalization Program (NCR) Development and Public Improvements Projects – Economic Development Authority (EDA) – State Community Development Block Grant (CDBG) to rehabilitate the municipal building. The EDA is requiring the ACM survey prior to rehabilitation of the existing building. Based on documents provided by Gannett Fleming on November 10, 2014, PARS understands that the planned improvements to the building include removal and replacement of siding, windows, some doors, exterior wooden/concrete staircases, and platforms on the north and west sides of the building. A new elevator is also planned to be installed. PARS was authorized to perform this work by Gannett Fleming on November 21, 2014. Photographs taken as part of the project are included in **Appendix A**.

The asbestos survey was performed by Mrs. Christa Casciolini of PARS. Mrs. Casciolini is certified as United States Environmental Protection Agency (USEPA)/Asbestos Hazard Emergency Response Act (AHERA) Asbestos Building Inspector. A copy of Mrs. Casciolini's certification is included in **Appendix B**.

The objective of the survey was to identify suspect asbestos-containing materials (ACM) prior to scheduled re-habilitation activities. The Site was occupied at the time of the inspection.

The USEPA defines an ACM as a material that contains greater than one percent (> 1%) asbestos. A summary of the local, state, and federal regulations governing asbestos is provided in **Appendix C**. Relevant definitions are provided in **Appendix D**. Limitations and service constraints are discussed in **Appendix E**. Bulk sample laboratory reports are provided in **Appendix F**.

## **2.0 SITE DESCRIPTION**

The Borough of Beach Haven's Emergency Operations Center/Coast Guard Building is improved with a one story municipal facility. The Site appears to be improved during two separate construction periods. The older section of the Site is currently utilized for Municipal Court activities. This section is elevated by a concrete column support system with a partial concrete deck system and concrete stairs. Interior building construction consists of ceramic tile, carpeted flooring, and plaster walls and ceilings. The newer section of the Site is currently utilized for Borough activities, and is elevated by a wood column support system and wood stairs. Interior building construction consists of ceramic tile, carpeted and vinyl tile flooring, and drywall walls and ceilings. The ceiling in the court room, gym, and hallways is comprised of a 2-foot by 2-foot and 2-foot by 4-foot suspended ceiling tile system. The roof for both sections is a flat roof.



**PRE-REHABILITATION: ASBESTOS SURVEY REPORT**  
**EMERGENCY OPERATIONS CENTER AND COAST GUARD STATION PARS**  
**420 PELHAM AVENUE**  
**BEACH HAVEN, NEW JERSEY 08008**  
**DECEMBER 2014**

---

### **3.0 METHODOLOGY**

#### **3.1 ASBESTOS SURVEY APPROACH**

On December 1, 2014, PARS performed a pre-rehabilitation asbestos survey at the Site. The survey approach included a visual inspection of suspect ACM and as much as possible, non-invasive testing, the materials sampled were those that are either already damaged or will clearly be impacted by the renovation work. No inspection/sampling will be performed above or within solid ceilings or walls and/or below concrete. No sampling of suspect ACM will occur in confined spaces. No sampling of suspect materials such as vinyl floor tiles and associated mastic, carpet mastic, baseboard or baseboard mastic and/or roofing materials were sampled as these suspect materials not visibly damaged and or posed a potential health hazard to the building occupants, and were not expected to be impacted by the proposed rehabilitation activities.

Suspect materials were divided into homogeneous areas, which are building materials evaluated by the inspector to be the same based on color, texture, and age. Three representative samples were collected of each homogeneous material. Suspect materials identified and sampled are listed in **Table 1**.

Bulk samples of suspect materials were collected in 4-mil plastic bags and sealed for transport to the laboratory under chain-of-custody protocols. Each sample was assigned a unique homogeneous application number (M-1 through M-18) and sample identification number (e.g., A-1).

The following are the homogeneous material symbols used for identification in this report:

- T** = Thermal System Insulation
- M** = Miscellaneous Materials
- S** = Surfacing Materials (troweled or spray-applied)

### **4.0 ANALYTICAL METHODS**

#### **4.1 ASBESTOS**

Material identification was performed via Polarized Light Microscopy with Dispersion Staining (PLM/DS) in accordance with New Jersey requirements (N.J.A.C. 8:60 and 12:120) using USEPA Method 600/R-93/116.

In accordance with the NJ Department of Labor and Workforce Development and the NJ Department of Health, confirmation testing via Transmission Electron Microscopy (TEM) was performed on Category I non-friable ACM and non-friable organically bound (NOB) materials testing negative via PLM. Laboratory analysis was conducted by EMSL Laboratories, Inc. located in Cinnaminson, New Jersey. EMSL is certified by the National Institute of Standards and Technology and National Voluntary Laboratory Accreditation Program (NIST-NVLAP # 101048) for asbestos analysis.



**PRE-REHABILITATION: ASBESTOS SURVEY REPORT**  
**EMERGENCY OPERATIONS CENTER AND COAST GUARD STATION PARS**  
**420 PELHAM AVENUE**  
**BEACH HAVEN, NEW JERSEY 08008**  
**DECEMBER 2014**

---

## 5.0 FINDINGS

### 5.1 ASBESTOS

Based on the visual inspection performed by PARS, friable and non-friable suspect ACM were identified at the Site building. Below is a list of suspect ACM that was identified and sampled. A total of 32 bulk samples were collected from the building. Bulk asbestos sample results are summarized in **Table 1** and the corresponding laboratory reports are included in **Appendix F**.

- S-1 Plaster (Court Section, 2 Layers)
- M-2-Drywall (Court Section)
- M-3-Joint Compound (Court Section)
- M-4-2'x4' Ceiling tile (Throughout)
- M-5-12"x12" Ceiling tile (Court Room and Alarm Room Hall under 2'x4' tiles)
- M-6-Mastic associated with 12"x12" Ceiling tile (Court Room and Alarm Room Hall under 2'x4' tiles)
- M-7-Drywall (Clerk Section)
- M-8-Joint Compound (Clerk Section)
- T-9-Insulation (Gym & Exterior)
- M-10-Brick Mortar (Court Section, Exterior)

Destructive testing methods were not employed as part of the survey. Therefore, concrete board (M-11) and pipe insulation (elbows and tees, T-12) in the generator room were not tested. These materials are presumed ACM (PACM) until testing and analysis prove otherwise. The visible runs of pipe insulation are a fiberglass material, and not a suspect ACM.

Laboratory analytical results indicate that the following identified and sampled suspect ACM were determined to be asbestos-containing. The identified ACM was noted to be in good condition at the time of the survey. The following materials were identified as ACM:

- **M-10 - Brick Mortar (Court Section, Exterior)**
- **M-11 - Concrete Board (Generator Room, PACM)**
- **T-12 - Pipe Insulation – Hard Pack Elbows and Tees (Generator room, and throughout, PACM)**

## 6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the findings of the survey, ACM was identified at the Site. The identified ACM was noted to be in good condition. The ACM included:

- **M-10 - Brick Mortar (Court Section, Exterior)**
- **M-11 - Concrete Board (PACM)**
- **T-12 - Pipe Insulation – Hard Pack Elbows and Tees (PACM)**

All identified ACM/PACM that may be impacted by the planned re-habilitation plans, should be removed and properly disposed of by a licensed asbestos abatement contractor utilizing industry



**PRE-REHABILITATION: ASBESTOS SURVEY REPORT**  
**EMERGENCY OPERATIONS CENTER AND COAST GUARD STATION PARS**  
**420 PELHAM AVENUE**  
**BEACH HAVEN, NEW JERSEY 08008**  
**DECEMBER 2014**

---

standard procedures and in accordance with applicable federal, state, and local regulations prior to renovation or demolition of the building.

If the building is not going to be renovated and ACM will remain in-place, an operations and maintenance (O&M) program should be developed. The program (O&M) will define work practices, training requirements, and management procedures designed to maintain the ACM in good condition.

If suspect ACM not referenced in this report is identified in concealed areas during rehabilitation activities, it is recommended that the activities that will disturb these materials cease and the materials be sampled and analyzed to assess the potential presence of asbestos.



**PRE-REHABILITATION: ASBESTOS SURVEY REPORT**  
**EMERGENCY OPERATIONS CENTER AND COAST GUARD STATION** PARS  
**420 PELHAM AVENUE**  
**BEACH HAVEN, NEW JERSEY 08008**  
**DECEMBER 2014**

---

**TABLES**  
**HOMOGENEOUS APPLICATION TABLE**





**TABLE 1  
HOMOGENEOUS APPLICATION TABLE  
EMERGENCY OPERATIONS CENTER AND COAST GUARD STATION  
420 PELHAM AVENUE  
BEACH HAVEN, NEW JERSEY 08008**

Homogeneous Application	Material	Location	Approximate Quantity	Condition	Sample ID	Analytical Result
S-1	Plaster, Rough Coat	Court Section (Throughout)	4,700 SF	Good	A-1, A-2, A-3, A-4, A-5	NAD
	Plaster, Skim Coat	Court Section (Throughout)		Good	A-1, A-2, A-3, A-4, A-5	NAD
M-2	Drywall	Court Section	150 SF	Good	A-6, A-7, A-8	NAD
M-3	Joint Compound	Court Section	150 SF	Good	A-9, A-10, A-11	NAD
M-4	2'x4' Ceiling Tile	Throughout	3,100 SF	Good	A-12, A-13, A-14	NAD
M-5	12"x12" Ceiling Tile	Court Room, & Alarm Room Hall	1,100 SF	Good	A-15, A-16, A-17	NAD
M-6	Mastic associated with 12"x12" Ceiling Tile	Court Room, & Alarm Room Hall	1,100 SF	Good	A-18, A-19, A-20	NAD*
M-7	Drywall	Clerk Section (Throughout)	5,000 SF	Good	A-21, A-22, A-23	NAD
M-8	Joint Compound	Clerk Section (Throughout)	5,000 SF	Good	A-24, A-25, A-26	NAD
T-9	Insulation	Gym & Exterior	250 SF	Good	A-27, A-28, A-29	NAD
S-10	Brick Mortar	Court Section Exterior	4,600 SF	Good	A-30, A-31, A-32	3% Chrysotile, 2 Stop Positives
M-11	Concrete Board	Generator Room	1,000 SF	Good	NS	PACM
T-12	Pipe Insulation - Hard Pack Elbows and Tees	Generator Room (Throughout)	10 visible in Generator Room	Good	NS	PACM

Asbestos bulk samples were collected on December 1, 2014

NAD = No asbestos detected

SF = Square feet

LF = Linear feet

PACM = Presumed Asbestos Containing Material

NS = Not Sampled, Intact Material

\* = Determined via TEM

M = Miscellaneous Material

S = Surfacing Material

T = Thermal System Insulation

Stop Positive = Sample not analyzed, due to positive result of initial sample



**PRE-REHABILITATION: ASBESTOS SURVEY REPORT**  
**EMERGENCY OPERATIONS CENTER AND COAST GUARD STATION** PARS  
**420 PELHAM AVENUE**  
**BEACH HAVEN, NEW JERSEY 08008**  
**DECEMBER 2014**

---

**APPENDIX A**  
**PHOTO LOG**



Photo 1: Site Building



Photo 2: M-10 – ACM Brick Mortar (Court Section, Exterior)



Photo 3: PACM Concrete Board (Generator Room)



Photo 4: PACM Concrete Board (Generator Room)





Photo 5: PACM Concrete Board and Pipe Insulation – Hard Pack Elbow and Tees (Generator Room)



Photo 6: PACM Pipe Insulation – Hard Pack Elbows and Tees (Generator Room and Throughout)



Photo 7: PACM Pipe Insulation – Hard Pack Elbows and Tees (Gym Bathroom and Throughout)



**PRE-REHABILITATION: ASBESTOS SURVEY REPORT**  
**EMERGENCY OPERATIONS CENTER AND COAST GUARD STATION** PARS  
**420 PELHAM AVENUE**  
**BEACH HAVEN, NEW JERSEY 08008**  
**DECEMBER 2014**

---

**APPENDIX B**  
**CERTIFICATIONS**



42403

# *National Asbestos & Environmental Training Institute*

## **CERTIFICATE OF COMPLETION**

AHERA/EPA Accredited Per 40 CFR Part 763  
Asbestos Accreditation under TSCA Title II

*This is to certify that*

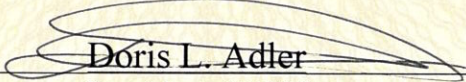
***Christa Casciolini***

*Successfully completed the course entitled*

**1/2-Day New York State/EPA/AHERA Asbestos Building Inspector Annual Refresher on  
October 3, 2014**

*Examination Passed October 3, 2014*

*Expiration Date on October 3, 2015*

  
Doris L. Adler

*President, NAETI*

Per 10 NYCRR Part 73.2 (L) (1), DOH 2832 Certificate of Completion of Asbestos  
Safety Training is the only official record of training for N.Y.S. students.

Language: English

ABIH 1/2 CM POINT

3321 Doris Avenue, Building B, Ocean, NJ 07712

Phone (732) 531-5571

Fax (732) 531-5956

[www.naeti.com](http://www.naeti.com)





**PRE-REHABILITATION: ASBESTOS SURVEY REPORT**  
**EMERGENCY OPERATIONS CENTER AND COAST GUARD STATION** PARS  
**420 PELHAM AVENUE**  
**BEACH HAVEN, NEW JERSEY 08008**  
**DECEMBER 2014**

---

**APPENDIX C**  
**REGULATORY SUMMARY**



**PRE-REHABILITATION: ASBESTOS SURVEY REPORT**  
**EMERGENCY OPERATIONS CENTER AND COAST GUARD STATION PARS**  
**420 PELHAM AVENUE**  
**BEACH HAVEN, NEW JERSEY 08008**  
**DECEMBER 2014**

---

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

**Asbestos Standard for the Construction Industry, Title 29, Part 1926, Section 1101 of the Code of Federal Regulations**

Summary: The asbestos standard for the construction industry (29 CFR 1926.1101) regulates asbestos exposure for the following activities:

- demolishing or salvaging structures where asbestos is present;
- removing or encapsulating asbestos-containing materials;
- constructing, altering, repairing, maintaining, or renovating asbestos-containing structures or substrates;
- installing asbestos-containing products;
- cleaning up asbestos spills/emergencies; and
- transporting, disposing, storing, containing, and housekeeping involving asbestos or asbestos-containing products on a construction site.

In general, OSHA coverage extends to all employers and their employees in the 50 states, the District of Columbia, Puerto Rico, and all other territories under Federal Government jurisdiction. Coverage is provided either directly by federal OSHA or through an OSHA-approved state program.

OSHA's standard establishes a classification system for asbestos construction work, which clearly spells out mandatory, simple, technological work practices to follow to reduce worker exposures. Four classes of construction activity are matched with increasingly stringent control requirements.

The OSHA asbestos standard requires employers to take certain steps to prevent worker exposures to asbestos. These include exposure assessment, employee notification about asbestos in the workplace, posting of signs, establishing regulated areas, employee training, supervision by specially trained personnel, providing protective clothing and equipment, recordkeeping, and medical surveillance of exposed workers. The particular requirements that apply depend on the nature and extent of the work, on the materials involved, and on the results of the "exposure assessment."

In addition, the standard requires that building owners of buildings constructed prior to 1981 take steps to identify asbestos-containing materials in their building(s), to keep records about the presence of asbestos-containing materials, to post signs identifying areas of asbestos hazard, and to notify of the presence of asbestos hazards to tenants, contractors, and other employers whose workers may be occupationally exposed to asbestos.

**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**

**Specifications for Accident Prevention Signs and Tags Title 29, Part 1910, Section 145 of the Code of Federal Regulations**

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



**PRE-REHABILITATION: ASBESTOS SURVEY REPORT**  
**EMERGENCY OPERATIONS CENTER AND COAST GUARD STATION PARS**  
**420 PELHAM AVENUE**  
**BEACH HAVEN, NEW JERSEY 08008**  
**DECEMBER 2014**

---

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

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

**Asbestos Abatement Projects; Worker Protection Rule Title 40 Part 763, Subpart G of the Code of Federal Regulations**

This regulation applies only to employees of a unit of government which are involved in asbestos abatement work.

**National Emission Standards for Hazardous Air Pollutants (NESHAP); Asbestos NESHAP Revision; Final Rule (40 CFR Part 61)**

Summary: The asbestos NESHAP defines an asbestos-containing material as any material containing more than one (1) percent asbestos as determined using the method specified in appendix A, subpart F, 40 CFR Part 763, Section 1, Polarized Light Microscopy.

The standard requires that the part of a facility that may be disturbed by renovation or demolition operations be thoroughly inspected prior to renovation or demolition, in order to determine if Regulated Asbestos-Containing Material(s) are present. This inspection should determine if the standard for renovation and demolition (Section 61.145) applies. If the standard is applicable, then the owner or operator is required to notify the EPA prior to renovation and demolition activities, and follow specific procedures for emission control and waste disposal. The asbestos NESHAP is not applicable to residential structures having four or fewer dwelling units.

Prior to conducting any renovation/demolition activities which would potentially result in an asbestos exposure hazard to employees/building occupants and/or a fiber release episode, Regulated Asbestos-Containing Materials must be abated in accordance with the asbestos NESHAP, as a minimum.

**Asbestos Hazard Emergency Response Act (AHERA) Regulation; Asbestos Containing Materials in Schools; Final Rule and Notice (40 CFR Part 763, Sub-part E).**

**This Regulation applies to inspection/abatement work performed in schools (K-12).**

**The New Jersey Department of Community Affairs (NJDCA)**

Summary: The DCA regulation indicates that “no person shall cause, suffer, allow, or permit the demolition/renovation, installation, reinstallation, handling, transporting, storage, or disposal of a facility or facility component that contains asbestos, asbestos-containing material or asbestos-containing waste material in a manner which causes or contributes to a condition of air pollution”.

The standard requires notification for all demolition/renovation operations involving asbestos-containing material and outlines procedures for asbestos emission control, use of air cleaning equipment, and waste disposal requirements. In addition, the standard bans the spraying of asbestos-containing insulating material and bans the installation of asbestos-containing insulating material.



**PRE-REHABILITATION: ASBESTOS SURVEY REPORT**  
**EMERGENCY OPERATIONS CENTER AND COAST GUARD STATION PARS**  
**420 PELHAM AVENUE**  
**BEACH HAVEN, NEW JERSEY 08008**  
**DECEMBER 2014**

---

**The New Jersey Department of Health (NJDOH):**

Summary: The NJDOH regulation is applicable to all work, including construction, demolition, alteration, repair, and maintenance involving any facility or location where such work involves the use, handling or disposal of asbestos, asbestos-containing material or asbestos contaminated waste.

Purpose: The standard establishes and/or constitutes:

- a) Requirements necessary to protect the health and safety of the general public and persons engaged in, or associated with, the removal, enclosure, encapsulation or disturbance of asbestos or asbestos containing-material and to prevent occupational diseases.
- b) Standards of competency for persons or entities engaged in or performing removal, enclosure or encapsulation of asbestos or asbestos-containing material.
- c) Minimum standards to be used by insurers in the inspection of risk, measurement of hazards and the determination of adequate and reasonable rates of insurance as prescribed by the provisions.
- d) Standards for the licensure of persons, firms, corporations or other entities who enter into, engage in, or work at the business of removal, enclosure, or encapsulation of asbestos or asbestos-containing material, and for the certification of asbestos workers, supervisors, consultants, providers of asbestos analytical services, and others performing asbestos work.
- e) Standards for the certification of entities engaged in the business of training others, where such training is a condition of licensure or certification.

**Local Requirements**

**Borough of Beach Haven Building Department or Board of Health (Project Notification)**

**Borough of Beach Haven Police and Fire Departments (Project Notification)**



**PRE-REHABILITATION: ASBESTOS SURVEY REPORT**  
**EMERGENCY OPERATIONS CENTER AND COAST GUARD STATION** PARS  
**420 PELHAM AVENUE**  
**BEACH HAVEN, NEW JERSEY 08008**  
**DECEMBER 2014**

---

**APPENDIX D**  
**DEFINITIONS**



**PRE-REHABILITATION: ASBESTOS SURVEY REPORT**  
**EMERGENCY OPERATIONS CENTER AND COAST GUARD STATION PARS**  
**420 PELHAM AVENUE**  
**BEACH HAVEN, NEW JERSEY 08008**  
**DECEMBER 2014**

---

## **DEFINITIONS**

**Accessible material** – any material access to which can be gained by any means other than significant destruction of building components, or, for the purposes of describing building occupant activities, a material subject to disturbance by routine use or maintenance activities.

**Asbestos** - the general name given to a number of naturally occurring hydrated mineral silicates each of which possesses a specific crystalline structure, is incombustible in air, and is separable into fibers. Asbestos includes the asbestiform varieties of Chrysotile (serpentine), Crocidolite (riebeckite), Amosite (cummingtonite-grunerite), Anthophyllite, Tremolite, and Actinolite.

**Asbestos-Containing Material (ACM)** - may be defined, as by the EPA, as any friable material or product containing greater than one percent asbestos or, by convention, as any material or product which contains >1% asbestos.

**Bulk samples** - samples of bulk material; in the case of asbestos, suspect asbestos-containing material.

**Chain-of-custody** - formal procedures for tracking samples and ensuring their integrity.

**Enclosure** - an airtight, impermeable, permanent barrier around ACM to prevent the release of asbestos fibers into the air.

**Fair** - as used to describe material condition, damage is more prevalent or severe than on materials rated as good.

**Friability** - the physical characteristic of any solid that describes its ability to be broken down to a powder or dust. A highly friable material is one that can be easily crumbled by hand pressure. A moderately friable material is one that can be crumbled with some difficulty by hand pressure or by mechanical means. A low friability material is one that may require mechanical means to crumble. While the condition of a material does not constitute a measure of its friability, weathering and deterioration can increase the friability of a material.

**Good** - as used in the context of material condition, integrity of the material is generally complete, with possible small areas of delamination or indications of limited contact or water damage. The mechanism to retain the insulation in its original position (e.g. cloth wrapping over pipe insulation) is still present.

**Homogeneous application** - an application of surfacing material, thermal system insulation material, or miscellaneous material that is uniform in color, texture, and vintage of application.

**NIOSH** - National Institute of Occupational Safety and Health.

**Operations and Maintenance (O&M) Program** - a program of work practices and training and management procedures designed to maintain ACM in good condition. An O&M Program is used to clean-up asbestos fibers previously released and reduce the potential for further release by minimizing and controlling ACM disturbance or damage. An O&M Program should



**PRE-REHABILITATION: ASBESTOS SURVEY REPORT**  
**EMERGENCY OPERATIONS CENTER AND COAST GUARD STATION PARS**  
**420 PELHAM AVENUE**  
**BEACH HAVEN, NEW JERSEY 08008**  
**DECEMBER 2014**

---

be implemented at all buildings with ACM.

**Optical microscope** - a microscope which uses the transmission of light through lenses to magnify a specimen for examination. Capable of resolution of fibers or other materials down to approximately 0.25 micrometers in diameter.

**OSHA** - United States Occupational Safety and Health Administration.

**Phase Contrast Microscopy (PCM)** - an optical microscopic technique used for counting fibers in air samples. PCM does not distinguish between asbestos and non-asbestos fiber types. The PCM method currently recognized is referred to as NIOSH 7400.

**Physical assessment** - evaluating asbestos-containing material for its current condition and potential for future disturbance.

**Plenum** - a space in a building, other than a duct or shaft, designed to transport air. Plenums are commonly the space between a suspended ceiling and the floor above.

**Polarized Light Microscopy (PLM)** - an optical microscopic method for the identification of asbestos in bulk samples in which the sample is illuminated with polarized light (light which vibrates in only one plane) to distinguish between different types of asbestos fibers by their shape and unique optical properties.

**Poor** - as used in the context of material condition, material is obviously damaged with evidence of delamination or inadequate adhesion of the material to its substrate.

**Transmission Electron Microscopy (TEM)** - magnification commonly 1,000 - 25,000 x. State-of-the-art analytical method for air and bulk sample analysis. Uses high magnification to identify asbestos fibers. May utilize Energy Dispersive Spectroscopy (EDS) and/or Selected Area Electron Diffraction (SAED) to confirm that a fiber is asbestos and to identify the type of asbestos present. Recommended for ambient air evaluations and final clearance air samples. Also recommended for bulk analysis of samples with difficult-to-analyze matrices (e.g., plaster, vinyl tile, and roofing materials). Provides the most definitive analysis of asbestos currently available.

**USEPA** - United States Environmental Protection Agency.



**PRE-REHABILITATION: ASBESTOS SURVEY REPORT**  
**EMERGENCY OPERATIONS CENTER AND COAST GUARD STATION** PARS  
**420 PELHAM AVENUE**  
**BEACH HAVEN, NEW JERSEY 08008**  
**DECEMBER 2014**

---

**APPENDIX E**  
**LIMITATIONS AND SERVICE CONSTRAINTS**





## **LIMITATION**

Our professional services have been performed, our findings obtained and our recommendations prepared in accordance with customary principles and practices in the field of environmental science and engineering. This statement is in lieu of other statements either expressed or implied. Our report is based on a visual inspection, X-ray Fluorescence (XRF) analysis and laboratory analyses of suspect Asbestos-Containing Materials (ACMs) and Lead-based Paint (LBP) observed and sampled / tested at the time of the inspection. No other environmental concerns or conditions were addressed during this inspection. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not previously inspected.

In addition, PARS did not penetrate walls to identify suspect materials that may have been concealed or obstructed. Only limited access was obtained for destructive testing to identify materials which may be concealed or obstructed at the Site. Additional suspect ACM(s) may be present that were not identified or sampled during the Pre-Demolition Asbestos Survey. Any additional suspect ACM identified prior to or during demolition activities should be Presumed ACM until testing and analysis proves otherwise.

The passage of time may result in a change in the environmental characteristics at this site. This report does not warrant against future operations or conditions that could affect the recommendations made. The results, findings, conclusions, and recommendations expressed in this report are based only on conditions that were observed during PARS inspection of the Site.

This report is intended for the sole use of Gannett Fleming. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations, is at risk of said user.



**PRE-REHABILITATION: ASBESTOS SURVEY REPORT**  
**EMERGENCY OPERATIONS CENTER AND COAST GUARD STATION** PARS  
**420 PELHAM AVENUE**  
**BEACH HAVEN, NEW JERSEY 08008**  
**DECEMBER 2014**

---

**APPENDIX F**  
**BULK SAMPLE – LABORATORY REPORTS**



# EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077  
Phone/Fax: (800) 220-3675 / (856) 786-5974  
<http://www.EMSL.com> / [cinnasblab@EMSL.com](mailto:cinnasblab@EMSL.com)

EMSL Order ID: 041435331  
Customer ID: PARS51  
Customer PO:  
Project ID:

**Attn:** Margaret Halasnik  
PARS Environmental  
500 Horizon Drive  
Suite 540  
Robbinsville, NJ 08691  
**Proj:** 14-0291 / EOC/CG Building

**Phone:** (609) 890-7277  
**Fax:** (609) 890-9116  
**Collected:** 12/ 1/2014  
**Received:** 12/01/2014  
**Analyzed:** 12/03/2014

## Summary Test Report for Asbestos Analysis in Accordance with N.J.A.C. 8:60 and 12:120 via EPA 600/R-93/116

**Client Sample ID:** A-1-Rough Coat **Lab Sample ID:** 041435331-0001  
**Sample Description:** Court Section (Throughout)/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/02/2014	Gray	0%	100%	None Detected	

**Client Sample ID:** A-1-Skim Coat **Lab Sample ID:** 041435331-0001A  
**Sample Description:** Court Section (Throughout)/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/02/2014	White	0%	100%	None Detected	

**Client Sample ID:** A-2-Rough Coat **Lab Sample ID:** 041435331-0002  
**Sample Description:** Court Section (Throughout)/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/02/2014	Beige	0%	100%	None Detected	

**Client Sample ID:** A-2-Skim Coat **Lab Sample ID:** 041435331-0002A  
**Sample Description:** Court Section (Throughout)/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/02/2014	White	0%	100%	None Detected	

**Client Sample ID:** A-3-Rough Coat **Lab Sample ID:** 041435331-0003  
**Sample Description:** Court Section (Throughout)/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/02/2014	Gray	0%	100%	None Detected	

**Client Sample ID:** A-3-Skim Coat **Lab Sample ID:** 041435331-0003A  
**Sample Description:** Court Section (Throughout)/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/02/2014	White	0%	100%	None Detected	

**Client Sample ID:** A-4-Rough Coat **Lab Sample ID:** 041435331-0004  
**Sample Description:** Court Section (Throughout)/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/02/2014	Gray	0%	100%	None Detected	



# EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077  
Phone/Fax: (800) 220-3675 / (856) 786-5974  
<http://www.EMSL.com> / [cinnasblab@EMSL.com](mailto:cinnasblab@EMSL.com)

EMSL Order ID: 041435331  
Customer ID: PARS51  
Customer PO:  
Project ID:

## Summary Test Report for Asbestos Analysis in Accordance with N.J.A.C. 8:60 and 12:120 via EPA 600/R-93/116

**Client Sample ID:** A-4-Skim Coat **Lab Sample ID:** 041435331-0004A

**Sample Description:** Court Section (Throughout)/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/02/2014	White	0%	100%	None Detected	

**Client Sample ID:** A-5-Rough Coat **Lab Sample ID:** 041435331-0005

**Sample Description:** Court Section (Throughout)/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/03/2014	Beige	0%	100%	None Detected	

**Client Sample ID:** A-5-Skim Coat **Lab Sample ID:** 041435331-0005A

**Sample Description:** Court Section (Throughout)/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/03/2014	White	0%	100%	None Detected	

**Client Sample ID:** A-6 **Lab Sample ID:** 041435331-0006

**Sample Description:** Court Section/Drywall

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/02/2014	Brown/White	15%	85%	None Detected	

**Client Sample ID:** A-7 **Lab Sample ID:** 041435331-0007

**Sample Description:** Court Section/Drywall

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/02/2014	White	5%	95%	None Detected	

**Client Sample ID:** A-8 **Lab Sample ID:** 041435331-0008

**Sample Description:** Court Section/Drywall

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/03/2014	Brown/Gray	15%	85%	None Detected	

**Client Sample ID:** A-9 **Lab Sample ID:** 041435331-0009

**Sample Description:** Court Section/Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/02/2014	White	0%	100%	None Detected	

**Client Sample ID:** A-10 **Lab Sample ID:** 041435331-0010

**Sample Description:** Court Section/Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/02/2014	White	0%	100%	None Detected	



# EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077  
Phone/Fax: (800) 220-3675 / (856) 786-5974  
<http://www.EMSL.com> / [cinnaslab@EMSL.com](mailto:cinnaslab@EMSL.com)

EMSL Order ID: 041435331  
Customer ID: PARS51  
Customer PO:  
Project ID:

## Summary Test Report for Asbestos Analysis in Accordance with N.J.A.C. 8:60 and 12:120 via EPA 600/R-93/116

**Client Sample ID:** A-11 **Lab Sample ID:** 041435331-0011

**Sample Description:** Court Section/Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/03/2014	White	0%	100%	None Detected	

**Client Sample ID:** A-12 **Lab Sample ID:** 041435331-0012

**Sample Description:** Court Section/Ceiling Tile, 2'x4'

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/03/2014	Gray/White	80%	20%	None Detected	

**Client Sample ID:** A-13 **Lab Sample ID:** 041435331-0013

**Sample Description:** Court Section/Ceiling Tile, 2'x4'

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/03/2014	Gray/White	80%	20%	None Detected	

**Client Sample ID:** A-14 **Lab Sample ID:** 041435331-0014

**Sample Description:** Court Section/Ceiling Tile, 2'x4'

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/03/2014	Gray	70%	30%	None Detected	

**Client Sample ID:** A-15 **Lab Sample ID:** 041435331-0015

**Sample Description:** Court Section/Ceiling Tile, 12"x12"

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/03/2014	Gray/White	70%	30%	None Detected	

**Client Sample ID:** A-16 **Lab Sample ID:** 041435331-0016

**Sample Description:** Court Section/Ceiling Tile, 12"x12"

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/03/2014	Gray/White	70%	30%	None Detected	

**Client Sample ID:** A-17 **Lab Sample ID:** 041435331-0017

**Sample Description:** Court Section/Ceiling Tile, 12"x12"

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/03/2014	Gray	80%	20%	None Detected	

**Client Sample ID:** A-18 **Lab Sample ID:** 041435331-0018

**Sample Description:** Court Section/Mastic From M-5

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM Grav. Reduction	12/03/2014	Brown	0.0%	100%	None Detected	
TEM Grav. Reduction	12/03/2014	Brown	0.0%	100%	None Detected	



# EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077  
Phone/Fax: (800) 220-3675 / (856) 786-5974  
<http://www.EMSL.com> / [cinnasblab@EMSL.com](mailto:cinnasblab@EMSL.com)

EMSL Order ID: 041435331  
Customer ID: PARS51  
Customer PO:  
Project ID:

## Summary Test Report for Asbestos Analysis in Accordance with N.J.A.C. 8:60 and 12:120 via EPA 600/R-93/116

**Client Sample ID:** A-19 **Lab Sample ID:** 041435331-0019

**Sample Description:** Court Section/Mastic From M-5

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM Grav. Reduction	12/03/2014	Brown	0.0%	100%	None Detected	
TEM Grav. Reduction	12/03/2014	Brown	0.0%	100%	None Detected	

**Client Sample ID:** A-20 **Lab Sample ID:** 041435331-0020

**Sample Description:** Court Section/Mastic From M-5

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM Grav. Reduction	12/03/2014	Brown	0.0%	100%	None Detected	
TEM Grav. Reduction	12/03/2014	Brown	0.0%	100%	None Detected	

**Client Sample ID:** A-21 **Lab Sample ID:** 041435331-0021

**Sample Description:** Clerk Section,Gym & Eoc Office/Drywall

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/02/2014	Brown/White	15%	85%	None Detected	

**Client Sample ID:** A-22 **Lab Sample ID:** 041435331-0022

**Sample Description:** Clerk Section,Gym & Eoc Office/Drywall

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/02/2014	Brown/White	13%	87%	None Detected	

**Client Sample ID:** A-23 **Lab Sample ID:** 041435331-0023

**Sample Description:** Clerk Section,Gym & Eoc Office/Drywall

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/03/2014	White	8%	92%	None Detected	

**Client Sample ID:** A-24 **Lab Sample ID:** 041435331-0024

**Sample Description:** Clerk Section,Gym & Eoc Office/Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/02/2014	White	0%	100%	None Detected	

**Client Sample ID:** A-25 **Lab Sample ID:** 041435331-0025

**Sample Description:** Clerk Section,Gym & Eoc Office/Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/02/2014	White	0%	100%	None Detected	

**Client Sample ID:** A-26 **Lab Sample ID:** 041435331-0026

**Sample Description:** Clerk Section,Gym & Eoc Office/Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/03/2014	White	0%	100%	None Detected	



# EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077  
Phone/Fax: (800) 220-3675 / (856) 786-5974  
<http://www.EMSL.com> / [cinnasblab@EMSL.com](mailto:cinnasblab@EMSL.com)

EMSL Order ID: 041435331  
Customer ID: PARS51  
Customer PO:  
Project ID:

## Summary Test Report for Asbestos Analysis in Accordance with N.J.A.C. 8:60 and 12:120 via EPA 600/R-93/116

**Client Sample ID:** A-27 **Lab Sample ID:** 041435331-0027

**Sample Description:** Gym & Exterior/Insulation

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/02/2014	Gray	98%	2%	None Detected	

**Client Sample ID:** A-28 **Lab Sample ID:** 041435331-0028

**Sample Description:** Gym & Exterior/Insulation

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/02/2014	Gray	98%	2%	None Detected	

**Client Sample ID:** A-29 **Lab Sample ID:** 041435331-0029

**Sample Description:** Gym & Exterior/Insulation

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/03/2014	Gray	98%	2%	None Detected	

**Client Sample ID:** A-30 **Lab Sample ID:** 041435331-0030

**Sample Description:** Exterior/Brick Mortar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/02/2014	Gray	0%	97%	3% Chrysotile	

**Client Sample ID:** A-31 **Lab Sample ID:** 041435331-0031

**Sample Description:** Exterior/Brick Mortar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/02/2014					Stop Positive (Not Analyzed)

**Client Sample ID:** A-32 **Lab Sample ID:** 041435331-0032

**Sample Description:** Exterior/Brick Mortar

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	12/02/2014					Stop Positive (Not Analyzed)



# EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077  
Phone/Fax: (800) 220-3675 / (856) 786-5974  
<http://www.EMSL.com> / [cinnaslab@EMSL.com](mailto:cinnaslab@EMSL.com)

EMSL Order ID: 041435331  
Customer ID: PARS51  
Customer PO:  
Project ID:

## Summary Test Report for Asbestos Analysis in Accordance with N.J.A.C. 8:60 and 12:120 via EPA 600/R-93/116

### Analyst(s):

Alexis Kum	PLM (4)
	PLM Grav. Reduction (2)
Jillian Yurick	PLM (2)
Kelly Mulholland	PLM Grav. Reduction (1)
Nancy Stalter	PLM (7)
Wayne Froehlich	TEM Grav. Reduction (3)
Will DiBella	PLM (19)

### Reviewed and approved by:

Stephen Siegel, CIH, Laboratory Manager  
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. This test report must not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. EMSL bears no responsibility for sample collection activities or analytical method limitations. The laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples. PLM alone is not consistently reliable in detecting asbestos in floor coverings and similar NOBs.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036

Initial report from: 12/03/2014 18:10:08





Sampling Technician: Christa Cascio Site Location: 500 Horizon Drive Suite 540 Robbinsville, New Jersey 08691

EOC / CG Building

RRE

HA No.	Material Type	ID	Sample Location	SF / LF	Condition G/D/SD	Notes
S-1	Plaster	A-1 A-2 A-3 A-4 A-5	Count Section (Throughout)			
M-2	Drywall	A-6 A-7 A-8	Count section			
M-3	Joint Compound	A-9 A-10 A-11				
M-4	Ceiling tile, 2'x4'	A-12 A-13 A-14				
M-5	Ceiling tile, 12" x 12"	A-15 A-16 A-17				
M-6	Roof from M-5	A-18 A-19 A-20				
M-7	Drywall	A-21 A-22 A-23	Clerk section, gym, & EOC office			
M-8	Joint Compound	A-24 A-25 A-26				
M-9	Insulation	A-27 A-28 A-29	Gym & Exterior			

RECEIVED  
CINNAMINSON, NJ  
2014 DEC - 1 P 9 37

Date Sampled: 12/11/14

PAIRS Project #

