

# ASBESTOS PRE-DEMOLITION SURVEY AND LEAD-BASED PAINT SURVEY



CREST HILL CITY HALL

1610 PLAINFIELD ROAD  
CREST HILL, ILLINOIS 60403

ECS PROJECT NO. 53:4545-A

FOR: CITY OF CREST HILL

DECEMBER 14, 2023



## EXECUTIVE SUMMARY

On November 15, 2023, ECS Midwest, LLC (ECS) performed an asbestos-containing materials (ACM) and lead based paint (LBP) survey of the Crest Hill City Hall building located 1610 Plainfield Road, Crest Hill, Illinois. The purpose of the survey was to identify ACMs and LBPs prior to proposed demolition activities.

### Asbestos

The results of our ACM sampling and analysis indicated that asbestos was detected within the following materials sampled:

- **Black Mastic (associated with 12"x12" Gray/White Mix Floor Tile)**
- **Black Mastic (associated with 12"x12" Brown/Cream Mix Floor Tile)**
- **Black Mastic (associated with 12"x12" Cream White/Brown Floor Tile)**
- **Brown Adhesive (associated with 4" Dark Gray Covebase)**
- **Yellow/Black Mastic (associated with 12"x12" Gray Floor Tile)**
- **9" x 9" Cream Brown-Streaked Floor Tile and Black Mastic**
- **Gray Vinyl Flooring and Yellow/Black Adhesive**
- **9" x 9" Beige Floor Tile**
- **Black Mastic (associated with 12"x12" Green Cream-streaked Floor Tile)**
- **Corrugated Pipe Insulation**
- **Pipe Elbow Insulation**
- **Gray/Black Parapet and Flashing**
- **Gray/Black Tar (associated with Gray Parapet Caulk)**
- **Black/Gray Parapet Flashing**
- **Black/Gray Intrusion Flashing (associated with boiler)**

If proposed demolition activities will disturb the identified ACMs, then the materials will need to be removed by an Illinois licensed asbestos contractor using methods in accordance with current applicable state and federal regulations. The work will also need to be monitored and confirmed complete by an asbestos professional.

If suspect asbestos-containing materials are uncovered during future demolition of the structure, which were not accessible during this survey or were outside of the survey area, it is recommended that these materials be sampled immediately upon discovery for asbestos content by a licensed asbestos inspector and submitted to an accredited laboratory for analytical interpretation or assumed to be asbestos containing.

*In addition, please note that identified ACMs may be located within other areas of the building. It is recommended that an abatement contractor determine the location and exact quantity of all identified and/or presumed ACMs prior to abatement activities. Our recommendations are based on the guidelines presented in USEPA, State of Illinois, and OSHA asbestos regulations.*

### Lead-Based Paint

Based on test results using a Direct Read X-Ray Fluorescence (XRF) Spectrometer, the following surfaces were identified to bear LBP or lead-containing glazing:

- **Exterior Building- Lintels, Corner Guards, Door Panels, Access Doors, Antennae**
- **Police Mezzanine- Pipe, Support Column, I-Beam**
- **2 South HVAC- I-Beam**
- **1 Police Garage- Overhead Door Guide, Overhead Door Panel**
- **Police Holdings- Locker (Yellow), Support Column**
- **Police W Storage- Support Column**
- **Police Locker (Yellow)**
- **Building Department Office- I-Beam**
- **East Locker- Door Panel, Door Jamb**
- **East Toilet- Divider, Door Panel, Door Jamb**
- **NW Auto Garage- I-Beam, Overhead Door Panel, Corner Guard, Floor Stripe**
- **Boiler Room- Access Door**

Please note that the both the Illinois EPA and IDPH do not presently have regulations specific to the removal of lead paint prior to demolition activities within non-regulated facilities. However, violations of the Illinois Environmental Protection Act (415 ILCS) may occur if the lead paint waste generated is not contained or disposed of properly. Section 9 of the Environmental Protection Act (Act) prohibits the discharge or emission of any contaminant into the environment so as to cause or tend to cause air pollution. Section 12 of the Act prohibits the discharge into water or deposit upon the land of any contaminant which may pollute waters of the State. In addition, Section 21 of the Act contains a general prohibition against open dumping of any waste.

According to the Illinois EPA, if demolition/construction debris containing LBP, which still adheres to the substrate, is generated during demolition activities, the waste may be handled as general refuse. However, if the lead-based paint is removed from the original substrate to which it was adhered, then the waste is considered a special waste and must be tested to determine if it is a hazardous waste.

Please note that the building owner must notify contractors that lead-based paint is present, while the individual contractors are responsible for notifying their employees of the presence of lead paint. Notification will be the demolition and renovation contractor's responsibility, per OSHA 29 CFR 1926.62, to ensure that their workers are notified and protected from exposure and to ensure that any waste is disposed of properly, per Illinois EPA regulations stated above. Positive and negative results are based on Illinois Department of Public Health guidelines. It is important to note that even if a component is negative, based on IDPH standards, it may still contain concentrations of lead in the paint, which when disturbed, may generate lead dust greater than the OSHA Permissible Exposure Limit (PEL) of 50 micrograms per cubic millimeter ( $\mu\text{g}/\text{m}^3$ ) as an 8-hour Time Weighted Average (TWA) established by the OSHA "Lead Exposure in Construction Rule (29 CFR 1926.62)."

The executive summary is an integral portion of this report, however, ECS recommends the report be read in its entirety.