



## **PRE-DEMOLITION ASBESTOS ASSESSMENT**

### **COMMERCIAL BUILDING**

**216 BROAD STREET**

**BENNETTSVILLE, SOUTH CAROLINA 29512**

Submitted to:

Marlboro County Government  
205 East Market Street  
Bennettsville, South Carolina 29512

Prepared by:

GEL Engineering, LLC  
Post Office Box 30712  
Charleston, South Carolina 29417  
Asbestos Building Inspector: Sarah Browning, E.I.T., C.I.E.C.  
Office Phone: 843-769-7378

Date Asbestos Building Assessment Performed: February 6, 2023

Date of Report: February 16, 2023



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### Signature Page

This document titled, “Pre-Demolition Asbestos Assessment,” has been prepared and reviewed by the undersigned at the request of and for the exclusive use of the Marlboro County Government (Marlboro County), which is located at 205 East Market Street in Bennettsville, South Carolina. It has been prepared in accordance with the United States Environmental Protection Agency (EPA) and the Occupational Safety and Health Administration (OSHA); and the South Carolina Department of Health and Environmental Control (DHEC) asbestos regulations.



Sarah Browning, E.I.T., C.I.E.C.  
Project Manager



Ronald S. Sharpe, C.I.H., R.S.  
Senior Scientist

### EXECUTIVE SUMMARY

The following executive summary is a summation of the overall project and should not be used as a stand-alone document. This executive summary does not contain all of the information that is found in the full report. The report should be read in its entirety to obtain a more complete understanding of the information provided and to aid in any decisions made and/or actions taken based on this information.

The pre-demolition asbestos assessment conducted on February 6, 2023, of the commercial building located at 216 Broad Street in Bennettsville, South Carolina, revealed the presence of an Asbestos-Containing Material (ACM) and Presumed Asbestos-Containing Materials (PACMs). The following table provides a summary of the ACM and PACMs that were identified during the pre-demolition asbestos assessment.

ACM and PACMs Description	Location <sup>(2)</sup>	Quantities <sup>(3)</sup>
ACM - 9" x 9" Floor Tiles <sup>(4)</sup>	Underneath Brown Carpet in Room Numbers 13 and 14 and in Stairwell Leading to Mezzanine (Attic)	13,500 SF
PACM - Fire Hose	Inside Building	1 Fire Hose
PACM – Fire Doors	If Present	Unknown

**Notes:**

1. SF - Square Feet
2. Please see the diagram in Appendix 4.2 for the Room Number Locations
3. These quantities are estimates. The asbestos contractor is responsible for verifying the quantities of the ACM and PACMs listed above.
4. Although the black and yellow mastics associated with these floor tiles did not test positive for the presence of asbestos, they cannot be separated; therefore, they must both be handled and disposed of as ACMs.

If the ACM and/or PACMs listed above will likely be disturbed during repair, renovation, and/or demolition activities, they should be handled in accordance with the applicable OSHA, DHEC, and EPA asbestos regulations. The OSHA, DHEC, and EPA asbestos regulations state that a licensed asbestos abatement contractor must properly handle and dispose of all disturbed ACMs and/or PACMs prior to repair, renovation, and/or demolition activities. As stated above, the asbestos contractor is responsible for verifying the quantities of the ACM and PACMs listed above.

Although reasonable effort was made to sample all suspect ACMs in the commercial building, there is a potential that some areas of suspect ACMs introduced into the aforementioned building by undocumented renovations, and/or repairs may not have been detected. Additionally, suspect ACMs may be located in inaccessible areas in the building, such as wall cavities and pipe chases. If additional suspect ACMs are identified during repair, renovation, and/or demolition activities, GEL should be notified, and all work should cease until the suspect ACM(s) is/are sampled by a licensed asbestos inspector and laboratory analysis results have been reviewed.

## **PRE-DEMOLITION ASBESTOS ASSESSMENT**

### **COMMERCIAL BUILDING 216 BROAD STREET BENNETTSVILLE, SOUTH CAROLINA 29512**

#### **1.0 Introduction**

Marlboro County requested that GEL perform a pre-demolition asbestos assessment of the commercial building, which is located at 216 Broad Street in Bennettsville, South Carolina.

GEL's Ms. Sarah Browning, E.I.T., C.I.E.C., and a licensed asbestos building inspector in the State of South Carolina, performed the pre-demolition asbestos assessment on February 6, 2023. Her asbestos license and training certificate are included in Appendix 4.4.

The commercial building is a one-story, steel- and wood-framed structure with either a flat asphalt shingle Built-Up Roof (BUR) system or a slightly pitched corrugated metal roof system, and exterior brick façade or corrugated metal siding. No caulking is present around the screws mechanically fastening the corrugated metal roof or siding to the structural steel framing. The asphalt shingle BUR system is homogeneous around the roof penetrations and parapet walls of the flat BUR roof system. No roof penetrations are present within the corrugated metal roof system.

A gray canvas material over fibrous glass insulation is located around the rectangular metal ductwork of the Heating, Ventilation and Air-Conditioning (HVAC) system on the exterior of the building. No mastic was presented along the seams of the aluminum foil-faced flexible HVAC ductwork on the interior of the building.

No exterior caulking/sealant material was observed around the windows or doors of the building.

The flooring systems inside the building are either carpet and associated mastic, carpet and associated mastic over floor tiles and associated mastic, or floor tiles and associated mastic. The flooring systems were all installed over a poured concrete floor slab. No flooring materials are present on the poured concrete floor slab in room numbers 9 and 10 (please see appendix 4.2 for the room number locations).

The wall systems inside the building are either a gypsum board system comprised of a drywall layer and a joint compound layer, wood paneling mechanically fastened to wood framing, uninsulated brick, uninsulated Concrete Masonry Units (CMU), or vinyl-faced fibrous glass insulation panels mechanically fastened to the steel framing. Fibrous glass batt insulation is located behind the gypsum board wall systems. Black vinyl toe boards and associated mastic are located along the periphery of the wall system in room numbers 13 and 14. Wood toe boards mechanically fastened to the wall systems with nails are located in the remaining administrative areas of the building.

The ceiling systems inside the building are either a gypsum board system comprised of a drywall layer and a joint compound layer, or vinyl-faced fibrous glass insulation panels mechanically fastened to the steel framing. Blown-in fibrous glass insulation was observed in the attic of the building.

## **2.0 Pre-Demolition Asbestos Assessment**

### **2.1 Asbestos Investigative Procedures**

The asbestos assessment was performed by observing and sampling suspect ACMs in the commercial building. Significant destructive testing was not utilized during GEL's pre-demolition asbestos assessment.

Although reasonable effort was made to sample all suspect ACMs in the commercial building, there is a potential that some areas of suspect ACMs introduced into the commercial building have not been detected. Additionally, suspect ACMs may be located in inaccessible areas in the commercial building, such as wall cavities and pipe chases. If additional suspect ACMs are identified during repair, renovation, and/or demolition activities, GEL should be notified, and all work should cease until the suspect ACM(s) is/are sampled by a licensed asbestos inspector and laboratory analysis results have been reviewed.

Representative samples were collected from a variety of suspect ACMs. These samples were recorded on a Chain-of-Custody record and submitted to Scientific Analytical Institute, Inc. (SAI) laboratory in Greensboro, North Carolina for analysis. SAI is accredited with the National Voluntary Laboratory Accreditation Program (NVLAP), which is administered by the National Institute of Standards and Technology (NIST).

The bulk samples of suspect material were analyzed utilizing Polarized Light Microscopy (PLM) coupled with dispersion staining and/or Transmission Electron Microscopy (TEM). The EPA recognizes a material as ACM if an asbestos content of greater than one percent by weight (> 1%) is detected in a representative sample.

## **2.2 Homogeneous Area Summary**

The suspect ACMs were grouped into homogeneous areas. A homogeneous area is an area that contains suspect ACM that is uniform in color, texture, and appears identical in every respect. Also, each sample was determined to be either friable or non-friable. A friable material is one that, when dry, can be crumbled, pulverized, or reduced to powder by the forces expected to act upon it in the course of renovation or demolition. Non-friable materials are not expected to be crumbled, pulverized, or reduced to powder by the forces expected during renovation or demolition. Additionally, non-friable materials are those materials in which fibers have been “locked in” by a bonding agent, coating, binder, or other material so that the asbestos is bound and will not readily release fibers during normal handling or use. However, non-friable materials may become friable if improperly used, handled, and/or become deteriorated or disturbed.

## **2.3 Asbestos, Pre-Demolition Assessment Results**

The location, description, and condition of each suspect ACM sampled are included in Appendix 4.1, Table 1 for the PLM and TEM analyses. The Chain-of-Custody record and the Certificates of Analyses are included in Appendix 4.3.

## **2.4 Conclusions and Recommendations**

Please see the executive summary.

If additional suspect ACM(s) are identified during future repair, renovation, and/or demolition activities, GEL should be notified, and all work should cease until the materials are sampled by a licensed asbestos inspector and laboratory results reviewed. Any ACM(s) identified should be handled in accordance with the applicable OSHA, SCDHEC, and EPA asbestos regulations.

## **3.0 Deviations or Limiting Conditions**

GEL took representative samples of suspect ACMs from randomly selected homogeneous areas of the ceiling, wall, roof, flooring, and other building and system components throughout the commercial building. Significant, complete destructive testing of the aforementioned systems/components throughout the commercial building was not performed to visually confirm similar, homogeneously identified layer(s) and/or to discover additional suspect ACMs and/or other hidden systems and/or system components in the referenced commercial building. Some areas of suspect ACMs may have been introduced into the commercial building by undocumented renovations, and/or repairs may not have been detected. As stated above, if additional, suspect ACM(s) are encountered during future repair, renovation and/or demolition activities, GEL should be notified and



construction work must cease until a licensed asbestos inspector inspects, samples, and tests these additional, suspect ACMs.

This report has been prepared for the exclusive use of Marlboro County solely for their use and reliance and is subject to the terms and conditions agreed upon between GEL and Marlboro County for this specific project. These services have been provided in accordance with generally accepted environmental practices. No other warranty, expressed or implied, is made. Reliance on this report cannot be transferred without the written permission of Marlboro County and GEL, and only if the other party agrees to the Standard Terms and Conditions agreed upon for this project.

## **APPENDIX 4.1**

### **TABLE 1: ASBESTOS RESULTS - PLM AND TEM ASBESTOS ANALYSES**

**APPENDIX 4.2**

**DIAGRAM OF ROOM NUMBER LOCATIONS**

**APPENDIX 4.3**

**CHAIN-OF-CUSTODY RECORD AND  
CERTIFICATES OF ANALYSES**

**APPENDIX 4.4**

**ASBESTOS INSPECTOR'S LICENSE AND TRAINING CERTIFICATE**