

**ASBESTOS HAZARD EMERGENCY RESPONSE ACT  
(AHERA)  
ASBESTOS MANAGEMENT PLAN**

**THE WALDORF SCHOOL OF ATLANTA  
DECATUR, GEORGIA**

**Date(s) of Inspection:** February, 2016

**Inspector:** Todd Jamison, Inspector #15103 (Georgia)

**Building(s):** Education Building, Administrative Building and 821 Building

**Homogeneous Areas of Suspected Asbestos-Containing Building Materials (ACBM) sampled:**

- See list of sampled materials in the attached List of Buildings, List of Areas of Homogeneous Materials and Condition Assessment, pages 1 through 5

**Assumed Areas of ACBM:** No Areas of Assumed ACBM

**Bulk Sample Analysis Results:** See initial AHERA Inspection Report dated March 22, 2016

**Analytical Laboratory:** EMSL Analytical, Inc., Smyrna, Georgia

**Laboratory Accreditation:** National Voluntary Laboratory Accreditation Program (NVLAP)

**ACBM Assessment Results:** Damaged friable thermal system insulation (TSI) pipe and fitting insulation, and locally damaged, non-friable vinyl floor tiles and mastic

**Assessor Name and Certification Number:** Mr. Todd Jamison, 15103

**Local Education Agency (LEA) Representative:** Ms. Sara Walsh  
Administrator  
The Waldorf School of Atlanta  
827 Kirk Road  
Decatur, Georgia 30030

**Recommended Response Actions:** Interim in-place management; Eventual removal of non-friable vinyl floor tiles and mastic and friable TSI. Friable TSI materials to be removed as soon as allowed by budgets and planned renovation schedules.

**Response Actions Recommended by:** Todd Jamison  
Inspector/Management Planner #15103 (Georgia)  
Ringneck Consulting Services, Inc.  
3330 Cobb Parkway  
Suite 324-358  
Acworth, Georgia 30101  
Office 770-975-4630  
Mobile 770-842-3781

**Performance of Response Actions:** The Waldorf School of Atlanta will use accredited persons to develop response action designs, to implement response actions, and to determine the proper completion of response actions.

**Description of ACBM (Assumed):** No materials are assumed to be ACBM

**Re-inspection Schedule:** Three-year re-inspection to be performed in February of 2019. Periodic surveillance to be performed every 6 months, starting in August of 2016.

**Notifications:** Notifications to workers, occupants or legal guardians will be performed in accordance with the AHERA requirements and the internal notification policy of The Waldorf School of Atlanta.

**Availability to Review the Management Plan:**

The Waldorf School of Atlanta will keep a copy of the AHERA Management Plan at the administrative offices. The Management Plan shall be available, without cost or restriction, for inspection by representatives of EPA and the State, the public, including teachers, other school personnel and their representatives, and parents. The Waldorf School of Atlanta may charge a reasonable cost to make copies of AHERA Management Plans.

**Management Plan Prepared By:**



---

Todd Jamison  
Inspector/Management Planner  
15103 # (Georgia)



<b>GEORGIA DEPARTMENT OF EDUCATION AHERA INSPECTION FORM</b>			List of Buildings, Inventory of Homogeneous Areas of Suspected ACBM, Assessment of Materials		Functional Space		Amount		Homogeneous Area		1988		2016					
LEA: The Waldorf School of Atlanta School: The Waldorf School of Atlanta Building: Education Building Address: 827 Kirk Road, Decatur, Georgia 30030 Inspector's Name: Todd Jamison			Hazlewood Hall, 1 <sup>st</sup> Floor Men's Room, above ceiling in 3 <sup>rd</sup> Floor hall		West stairwell, 2 <sup>nd</sup> Floor		West stairwell, 2 <sup>nd</sup> Floor, east stairwell		2 <sup>nd</sup> Floor, bathroom, Room 307		2 <sup>nd</sup> Floor bathroom		3 <sup>rd</sup> Floor hall and Music Room					
<b>40CFR763.763(b) Assessment Categories</b>			(1) Damaged or significantly damaged thermal system insulation ACM. (2) Damaged friable surfacing ACM (3) Significantly damaged friable surfacing ACM. (4) Damaged or significantly damaged friable misc. ACM		(5) ACBM with potential for damage (6) ACBM with potential for significant damage (7) Any remaining friable ACBM or friable suspected ACBM (8) All other non-friable ACBM		Joint compound associated with wall		9" x 9" brown floor tile and mastic		9" x 9" black floor tile and mastic		12" x 12" green speckled floor tile and mastic		Plaster, wall		Gray cove base and mastic	
Signature: <i>T. Jamison</i> Date/Inspection: February, 2016			Accreditation: Inspector/Mgmt. Planner Accreditation # 15103		1988		2016		1988		2016		1988		2016			
<b>Check One</b>			1 TSI 2 Surfacing															
<b>Check One</b>			3 Miscellaneous 4 Assumed ACBM 5 Sample Tested		X X		X X		X X		X X		X X		X X			
<b>If Tested Check One</b>			6 Non ACBM 7 ACBM		X X		X X		X X		X X		X X		X X			
<b>Check One</b>			8 Non-Friable 9 Friable		X X		X X		X X		X X		X X		X X			
<b>RESPONSE ACTION IMPLEMENTED SINCE 1988</b>			10 No Damage 11 Damaged 12 Deterioration 13 Physical				X X											
<b>Check One</b>			14 Water 15 Other 16 Under 10% 17 Over 10% 18 Local 19 Distributed															
<b>Accessibility Check One</b>			20 Low 21 Medium 22 High				X X											
<b>Potential for Disturbance Check One</b>			23 Low 24 Medium 25 High				X X											
Mark#1,2,3,4,5,6,7,8. NA or leave blank. See instructions.			26 Assessment Category				8											



**Georgia Department of Education  
 AHERA Management Plan  
 Cover Sheet**

The Waldorf School of Atlanta  
 LEA (Name of School System)

The Waldorf School of Atlanta  
 Name of School

927 Kirk Road  
 Address

Dekalb  
 Name of County

Decatur, Georgia  
 City

30030  
 Zip Code

**Type of Submittal**

Reinspection of existing school building to update Management Plan. Due every three years. 40CFR763.85(b)

New Building or occupied as a school building after October 12, 1988 40CFR763.99(a)(7)

Building leased or acquired for use as a school after October 12, 1988. 40CFR763.85(a)(2)

**List of Documents Attached**

Form 0073-BH Reinspection

New management plan for building

Form 0073-CD Response Action

Exclusion statement

Dated copy of notification

Dated copy of notification

No ACBM. School buildings with no ACBM as documented in an approved 1988 Management Plan which has been updated to record one of the below conditions may be excluded from reinspection. The annual notification must note that no alterations or additions have occurred, or that the management plan has been updated to cover the alterations or additions according to 763.99

For new buildings more than one year old, the annual notification must note that no alterations or additions have occurred, or that the management plan has been updated to cover the alterations or additions according to 763.99.

No ACBM in the 1988 plan and no alteration or additions containing ACBM (attach certification by inspector or design professional).

The exclusion statement must be signed by a Georgia registered Architect who was responsible for the construction of the building or,

All 1988 suspected ACBM removed and cleared in accordance with 763.90(1). Any replacement material must be covered by an exclusion in compliance with 763.99.

by a Georgia registered professional Engineer who was responsible for the construction of the building or,

All 1988 Suspected ACBM proved to be non-ACBM through bulk sampling and analysis according to 763.86 and 87.

by an inspector who is accredited under a course which has EPA and Georgia approval for AHERA inspector training

All other buildings which required a 1988 Management Plan and which are still in use as a school building must be reinspected by an accredited inspector every three years and have a Management Plan in accordance with 40 CFR763.93. It is not necessary to submit the full management plan to the State, only revisions to the management plan, response actions and forms listed above and this cover sheet

Management plans for new buildings shall comply with all requirements under AHERA and the forms listed above and this cover sheet. Submit a copy of the above forms and this cover sheet to the state. It is not necessary to submit copies to the EPA.

**List of Documents Attached**

New management plan for building

Form 0073-BH Reinspection

Form 0073-CD Response Action

Dated copy of notification

For initial inspection, leave the 1988 column and the response actions line on form 0073-BH blank. All school buildings in this category must be inspected by an accredited inspector and have a management plan in compliance with 40CFR763.93 unless the building qualifies for an exclusion under 763.99.

It is not necessary to submit the full management plan to the State, only revisions to the management plan, response actions and forms listed above and this cover sheet


The LEA shall maintain in its administrative office a complete, updated copy of the management plan for each school under its administrative control or direction. Each school shall maintain in its administrative office a complete, updated copy of the management plan for that school. The plan shall be available for inspection to workers before any work begins in any area of a school. The plan shall also be available for inspection to representatives of the EPA, the state, the public (including parents), teachers

and other school personnel and their representatives within five working days after receiving a request for inspection. The notification to parents and employees regarding the availability and location of the plan must be reissued annually and is required whether or not ACBM is present. 40CFR763.93(g)(2)(3)(4)


**40CFR763.94 General local education agency responsibilities.**

Each local education agency shall:

- (a) Ensure that the activities of any persons who perform inspections, re-inspections, and periodic surveillance, develop and update management plans, and develop response and implement actions, including operations and maintenance, are carried out in accordance with subpart E of this part.
- (b) Ensure that all custodial and maintenance employees are properly trained as required by this subpart E and other applicable Federal and/or State regulations (e.g., the Occupational Safety and Health Administration asbestos standard for construction, the EPA worker protection rule, or applicable State regulations).
- (c) Ensure that workers and building occupants, or their legal guardians, are informed at least once each school year about inspectors, response actions, and post-response action activities, including periodic reinspection and surveillance activities that are planned or in progress.
- (d) Ensure that short-term workers (e.g., telephone repair workers, utility workers, or exterminators) who may come in contact with asbestos in a school are provided information regarding the locations of ACBM and suspected ACBM assumed to be ACM.
- (e) Ensure that warning labels are posted in accordance with § 763.95.
- (f) Ensure that management plans are available for inspection and notification of such availability has been provided as specified in the management plan under § 763.93(g).
- (g) (1) Designate a person to ensure that requirements under this section are properly implemented.  
(2) Ensure that the designated person receives adequate training to perform duties assigned under this section. Such training shall provide, as necessary, basic knowledge of:
  - (i) Health effects of asbestos.
  - (ii) Detection, identification, and assessment of ACM.
  - (iii) Options for controlling ACBM.
  - (iv) Asbestos management programs.
  - (v) Relevant Federal and State regulations concerning asbestos, including those in this subpart E and those of the Occupational Safety and Health Administration, U.S. Department of Labor, the U.S. Department of Transportation and the U.S. Environmental Protection Agency.
- (h) Consider whether any conflict of interest may arise from the interrelationship among accredited personnel and whether that should influence the selection of accredited personnel to perform activities under this subpart.

Signature  LEA Accredited Person  
Print or Type Name Jerry A. Artopoulos, Elder

Date: April 30 2016

Signature  LEA Superintendent/Owner  
Print or Type Name Sara Walsh

Date: April 29, 16

Phone: 404 377 1316 404 787794  
Alternate DE Form 0073-A February 1991