



May 16, 2017

Courtney Wilton  
Portland Public Schools  
501 North Dixon  
Portland, Oregon 97227

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment  
Kenton Elementary School  
7528 N Fenwick Avenue  
Portland, Oregon 97217  
PBS Project: 6500.721 Phase 0092

Dear Mr. Wilton:

On May 11, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Kenton Elementary School located at 7528 N Fenwick Avenue in Portland, Oregon.

PBS assessed painted and varnished interior and exterior hard surfaces as well as concrete, asphalt, soil, and windowsills adjacent or in close proximity to deteriorated painted or varnished surfaces.

Paint and varnish conditions were assessed using US Department of Housing and Urban Development (HUD) guidelines for the Evaluation and Control of Lead Based Paint Hazards in Housing (2012 Addition) Chapter 5: Risk Assessment and Reevaluation.

It is assumed that all paint and varnish at the school contain some concentration of lead. The purpose of this investigation is to identify those finishes in deteriorated condition.

## **FINDINGS**

Overall, the building's painted and varnished surfaces were found to be in intact condition with areas of fair and deteriorated conditions. A table listing the locations and quantity of surfaces in deteriorated condition is attached to this report.

The school has mostly newer, metal-slider windows with some wood-frame windows in stairwells, the kitchen, the auditorium, and the ends of hallways. Windows in the school's portables are wood pull-in. Paint abrasion and paint chips were noted on windows and in window troughs associated with the portables. Paint chips were also observed on the floor of the school's boiler room.

Painted playground and parking lot striping and curbing often contain lead and are generally in deteriorated condition due to weatherization and traffic. PBS did not assess this paint, but recommends restriping, as needed, to maintain in intact condition.

## **RECOMMENDATIONS**

PBS recommends that all painted or varnished surfaces in deteriorated condition noted on the attached table be stabilized. All paint chips noted in this report should be removed. Window assemblies associated with the portable classrooms should be cleaned and the paint chips removed.

Please feel free to contact me at 503.417.7691 or [clark@pbsenv.com](mailto:clark@pbsenv.com) with any questions or comments.

Sincerely,



Clark Nelson, CIH  
Senior Project Manager

Attachments: Condition Assessment of Deteriorated Paint/Varnish Table  
Field Drawing of Deteriorated Paint and Varnish Locations  
Lead-based Paint Risk Assessor Certification (Clark Nelson)  
Lead-based Paint Activities Firm Certification (PBS Engineering and Environmental)

CN:DM:bmp

**Kenton Elementary School**  
**Assessment of Paint/Varnish in Deteriorated Condition**

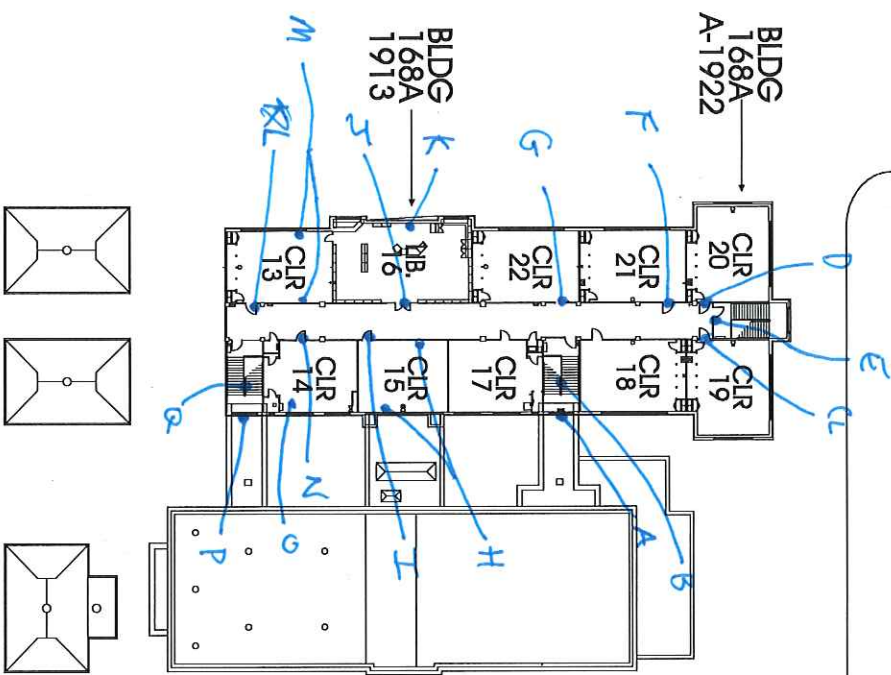
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
A	Interior	Middle, east-side stairwell, second floor landing	Window assemblies	Above and below	No	Wood	
B	Interior	Middle east side stairwell	Handrails	Below	No	Wood	200
C	Interior	Classroom 19	Door	Above and below	No	Wood	45
D	Interior	Classroom 20	Door	Above and below	No	Wood	45
E	Interior	North end of second floor hallway	Window and doorframes to stairwell	Above and below	No	Wood	30
F	Interior	Classroom 21	Door and frame	Above and below	No	Wood	60
G	Interior	Classroom 22	Door and frame	Above and below	No	Wood	60
H	Interior	Classroom 15	Baseboards on east and west walls	Below	No	Wood	50
I	Interior	Classroom 15	Door and frame	Above and below	No	Wood	60
J	Interior	Library 16	Door (x2)	Above and below	No	Wood	90
K	Interior	Library 16	Baseboards on west wall (chips)	Below	No	Wood	20
L	Interior	Classroom 13	Door	Above and below	No	Wood	60
M	Interior	Classroom 13	Baseboards on west and west walls	Below	No	Wood	50
N	Interior	Classroom 14	Door and frame	Above and below	No	Wood	60
O	Interior	Classroom 14	Window ledge	Below	No	Wood	10
P	Interior	Southeast stairwell, second floor landing	Window assemblies	Above and below	No	Wood	160
Q	Interior	Southeast stairwell	Handrails	Below	No	Wood	200
R	Interior	Office 1	Door	Above and below	No	Wood	45
S	Interior	Room 2	Door	Above and below	No	Wood	45
T	Interior	Main entrance	Handrails	Below	No	Metal	30
U	Interior	Main entrance	Double doorframe	Above and below	No	Wood	30
V	Interior	Classroom 7	Door	Above and below	No	Wood	45

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Interior	Classroom 8	Baseboards on east and west walls	Below	No	Wood	50
X	Interior	Classroom 11	Door and frame	Above and below	No	Wood	60
Y	Interior	Classroom 9	Door and frame	Above and below	No	Wood	60
Z	Interior	Classroom 9	Baseboards	Below	No	Wood	50
AA	Interior	Classroom 9	Walls under windows	Below	No	Plaster	25
AB	Interior	Classroom 10	Door and frame	Above and below	No	Wood	60
AC	Interior	Classroom 10	Baseboards on north wall	Below	No	Wood	25
AD	Interior	North end of hallway on first floor	Window and doorframes to stairs	Above and below	No	Wood	50
AE	Interior	Classroom A	Door and frame	Above and below	No	Wood	60
AF	Interior	Teachers' lounge C	Door and frame	Above and below	No	Wood	60
AG	Interior	Room K	Door and frame	Above and below	No	Wood	60
AH	Interior	Fan room G	North door frame	Above and below	No	Metal	15
AI	Interior	Fan room G	Ceiling (paint chips)	Above	No	Concrete	1200
AJ	Interior	Fan room G	Floor	Below	No	Concrete	1200
AK	Interior	Boiler room	Handrails	Below	No	Metal	40
AL	Interior	Boiler room	Walls (paint chips)	Above and below	No	Concrete	1000
AM	Interior	Fan room	Handrails	Below	No	Metal	50
AN	Interior	Courtyard south of boiler room	North auditorium window sill	Above	No	Wood	10
AO	Interior	Auditorium	West double doors	Above and below	No	Wood	90
AP	Interior	Auditorium	Handrails in southwest corner	Below	No	Metal	10
AQ	Interior	Auditorium lobby	Double doors to auditorium	Above and below	No	Wood	90
AR	Interior	21A	Walls	Above	No	Plaster	60
AS	Interior	21B	Ceiling (paint chips)	Above	No	Plaster	10

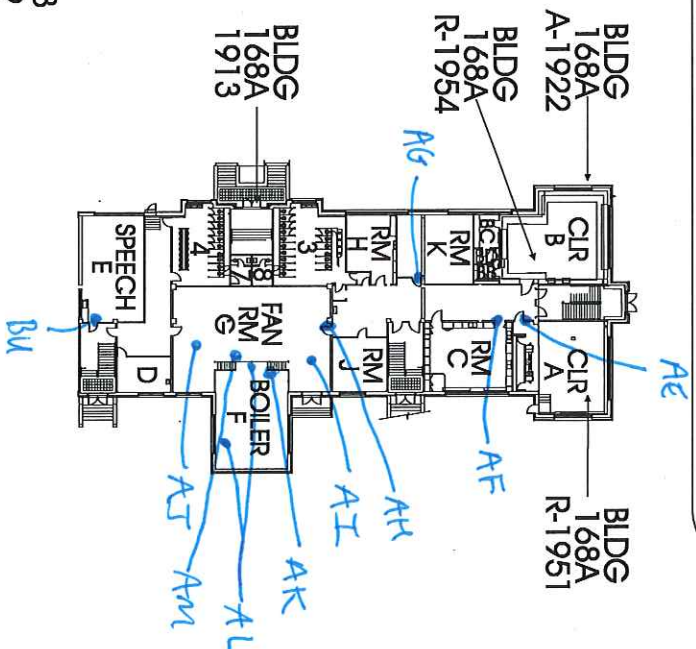
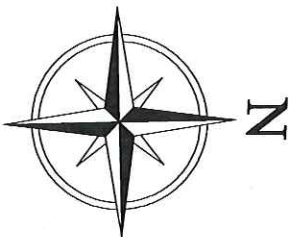
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Interior	Auditorium	East double doors	Above and below	No	Wood	90
AU	Interior	Auditorium	Baseboards	Below	No	Wood	150
AV	Interior	Stage	Floor	Below	No	Wood	600
AW	Interior	Stage	Ceiling on east side	Above	No	Plaster	60
AX	Interior	Stage storage	Floor	Below	No	Wood	200
AY	Interior	Stage storage	Walls and ceiling	Above	No	Plaster	100
AZ	Interior	Classroom 5	Door and frame	Above and below	No	Wood	60
BA	Interior	First floor hallway	Trim	Below	No	Wood	300
BB	Interior	Second floor hallway	Trim	Below	No	Wood	300
BC	Interior	North stairwell	Handrails	Below	No	Wood	200
BD	Exterior	Portable 3 exterior; south side	Window assemblies	Above and below	No	Wood	140
BE	Exterior	East exterior of portable 2	Window assemblies	Above	No	Wood	60
BF	Exterior	East exterior of portable 2	Wall	Below	No	Concrete	60
BG	Interior	Portable 2	Window assemblies	Above and below	No	Wood	60
BH	Interior	Portable 2	Edge of window ledge	Below	No	Wood	30
BI	Interior	Portable 2	Built-in cabinets under sink	Below	No	Wood	30
BJ	Interior	Portable 1	North door frame	Above and below	No	Wood	45
BK	Exterior	Exterior of portable 1	Handrails down stairs	Below	No	Metal	15
BL	Exterior	West exterior of portable 1	Window assemblies	Above and below	No	Wood	140
BM	Exterior	Outside main entrance	Flag pole	Above and below	No	Wood	100
BN	Exterior	North exterior of FAC 28	Window assembly	Above	No	Wood	30
BO	Exterior	East exterior of kitchen	Window assemblies	Above	No	Wood	20
BP	Exterior	East exterior of auditorium	Bottom of window assemblies	Above	No	Wood	30

<b>ID</b>	<b>Interior / Exterior</b>	<b>Location</b>	<b>Structure</b>	<b>Above / Below five feet</b>	<b>K-2nd Grade</b>	<b>Substrate</b>	<b>Square Feet</b>
BQ	Exterior	Southeast exterior of auditorium	Handrails	Below	No	Metal	25
BR	Exterior	South exterior of 21B	Window assembly	Above	No	Wood	10
BS	Exterior	South exterior of auditorium hallway	Window assemblies	Above and below	No	Wood	45
BT	Exterior	Southwest exterior of building	Metal posts	Below	No	Metal	20
BU	Interior	Speech E	East door	Above and below	No	Wood	45

# Kenton Elementary School 7528 N Fenwick 97217 Facility Plan

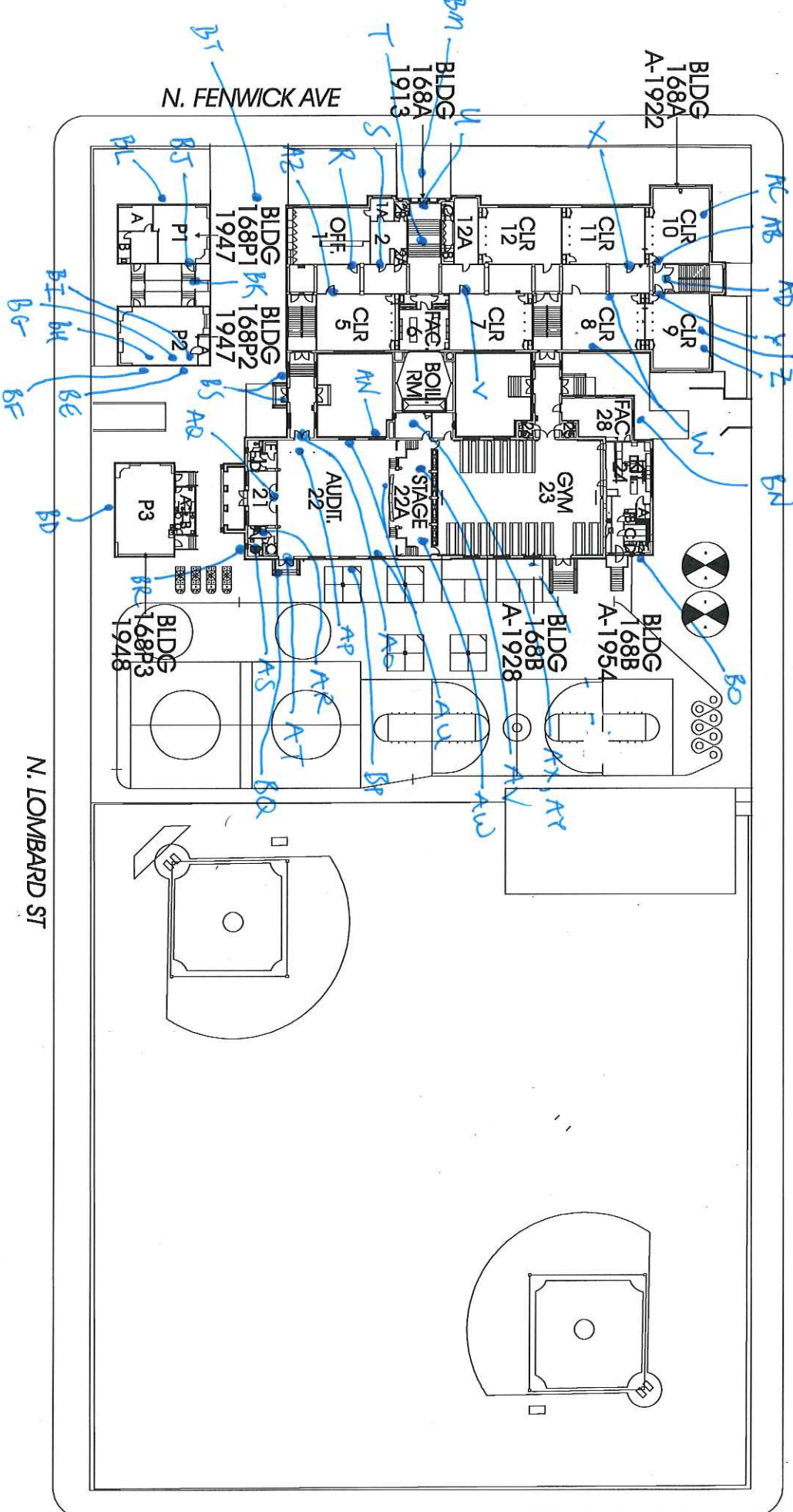


TOTAL SF 52,363  
ACRES 3.99  
1/4 SECT. 2228



SECOND FLOOR PLAN

BASEMENT FLOOR PLAN



GROUND FLOOR \ SITE PLAN



June 9, 2016

Clark R. Nelson  
PBS Engineering and Environmental Inc.  
4412 S.W. Corbett Ave  
Portland, OR 97239

800 NE Oregon Street, Suite 640  
Portland, OR 97232  
Phone: (971) 673-0440  
Fax: (971) 673-0457  
TTY Nonvoice: (971) 673-0372

RE: LEAD-BASED PAINT ACTIVITIES, INDIVIDUAL CERTIFICATION NO. 1806--Indv--R

This letter is your official notification that you have met the certification requirements under Oregon Administrative Rule (OAR) 333-069 to conduct lead-based paint activities in Oregon, in the following disciplines: Risk Assessor; Inspector

In addition to certification by the Oregon Health Authority, you are required to be licensed by the Construction Contractors Board (CCB) if you plan to conduct lead-based paint activities in Oregon. This license is different than, and in addition to, the standard contractor license issued by CCB. Both individuals and firms must obtain this license. For more information on CCB lead-based paint licensing, visit their web site at [www.oregon.gov/CCB](http://www.oregon.gov/CCB) or call 503-378-4621.

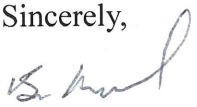
As a certified individual in Oregon, you must meet all the requirements of OAR 333-069, including work practice standards for conducting lead-based paint activities in target housing and child-occupied facilities. As a certified individual, you must perform work under a firm that is certified by the Authority for conducting lead-based paint activities.

You are required to wear the enclosed badge in plain view when conducting lead-based paint activities. Please note that the badge and certificate will expire on 6/30/2017. If you wish to maintain your certification after 6/30/2017, you must submit an application postmarked at least 60 days before expiration and document that your lead-based paint activities training is current.

As a public service the Authority publishes a list of individuals performing lead-based paint activities in Oregon. The list is distributed statewide to consumers interested in lead-based paint activities. Individuals that are certified by the state are eligible to be on this list.

If you have any questions concerning your certification or other aspects of the Lead-Based Paint Program, please contact program staff at 971-673-0440.

Sincerely,

  
Ben Maynard  
Lead-Based Paint Program  
Oregon Health Authority

Enclosures: 1) Badge; 2) Certificate



**Clark R. Nelson**

**Risk Assessor  
Inspector  
Lead-Based Paint  
Activities  
CERTIFICATION  
# 1806--Indv--R  
6/30/2017**

Expires

CERTIFIED



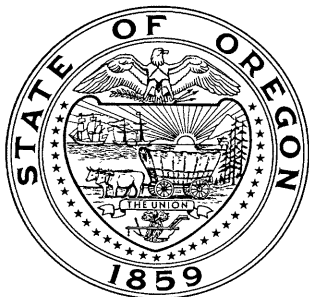
State of Oregon  
Oregon Health Authority

**Clark R. Nelson**

is certified by the Oregon Health Authority to conduct Lead-Based Paint Activities

**Risk Assessor**

Certification Number:	1806--Indv--R
Issuance Date:	6/9/2016
Expiration Date:	6/30/2017



Oregon  
**Health**  
Authority

CLARK RICHARD NELSON  
4412 SW CORBETT AVE  
PORTLAND, OR 97239

**CONSTRUCTION CONTRACTORS BOARD  
LEAD BASED PAINT  
RISK ASSESSOR LICENSE**

EXPIRATION DATE: 6/24/2017

This document certifies that

CLARK RICHARD NELSON  
4412 SW CORBETT AVE  
PORTLAND, OR 97239

is licensed in accordance with Oregon Law as  
a Lead Based Paint Risk Assessor.

**9151806-RA**

**STATE OF OREGON  
CONSTRUCTION CONTRACTORS BOARD  
LEAD BASED PAINT  
RISK ASSESSOR LICENSE**

**LICENSE NUMBER: 9151806-RA**

This document certifies that:

CLARK RICHARD NELSON  
4412 SW CORBETT AVE  
PORTLAND, OR 97239

is licensed in accordance with Oregon Law as a Lead Based Paint Risk Assessor.

**License Details:**

LICENSE NO.: 9151806-RA  
EXPIRATION DATE: 6/24/2017

May 17, 2016

PBS Engineering and Environmental Inc.  
4412 SW Corbett Ave  
Portland, OR 97239

800 NE Oregon Street, Suite 640  
Portland, OR 97232  
Phone: (971) 673-0440  
Fax: (971) 673-0457  
TTY Nonvoice: (971) 673-0372

Attention: Derek May

RE: LEAD-BASED PAINT ACTIVITIES, FIRM CERTIFICATION NO. 1038--LBP FIRM

This letter is your official notification that PBS Engineering and Environmental Inc. has met certification requirements under Oregon Administrative Rules (OAR) 333-069 to conduct lead-based paint activities in Oregon. Please note that the enclosed certificate will expire on 6/30/2017.

In addition to certification by the Oregon Health Authority (Authority), PBS Engineering and Environmental Inc. is required to be licensed by the Construction Contractors Board (CCB) prior to conducting lead-based paint activities in Oregon. This license is different than, and in addition to, the standard contractor license issued by CCB. Both individuals and firms must obtain this license. For more information on CCB lead paint licensing, visit their web site at [www.oregon.gov/CCB](http://www.oregon.gov/CCB) or call 503-378-4621.

As a firm certified to conduct lead-based paint inspection activities in Oregon, PBS Engineering and Environmental Inc. must meet all requirements set forth in OAR 333-069. It must comply with standards for conducting lead-based paint inspection and/or risk assessment activities in target housing and child-occupied facilities and employ only certified individuals to conduct regulated activities.

As a public service, the Authority publishes a list of firms performing lead-based paint activities in Oregon. The list is distributed statewide to consumers interested in lead-based paint services. Only those firms that are certified by the state are eligible to be on this list.

If you have any questions concerning this certification or other aspects of the Lead-Based Paint Program, please contact program staff at (971) 673-0440.

Sincerely,



Ben Maynard  
Lead-Based Paint Program  
Oregon Health Authority

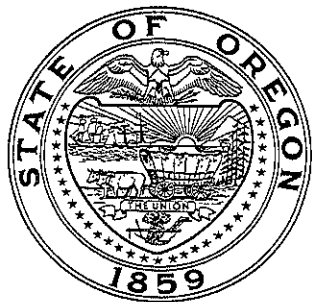
This document can be obtained in an alternate format by calling: (971) 673-0440.

State of Oregon  
Oregon Health Authority

**PBS Engineering and Environmental Inc.**

is certified by the Oregon Health Authority to conduct Lead-Based Paint Activities

Certification Number:	1038--LBP FIRM
Issuance Date:	5/16/2016
Date of Expiration:	6/30/2017



Oregon  
**Health**  
Authority



PBS ENGINEERING & ENVIRONMENTAL INC  
4412 SW CORBETT  
PORTLAND OR 97239

CONSTRUCTION CONTRACTORS BOARD  
LEAD INSPECTION CONTRACTORS LICENSE  
LICENSE No.: LBPI129143  
EXPIRATION DATE: 7/31/2017

This document certifies that

PBS ENGINEERING & ENVIRONMENTAL INC  
4412 SW CORBETT  
PORTLAND OR 97239

is licensed in accordance with Oregon Law as  
a Lead Inspection Contractor.

STATE OF OREGON  
CONSTRUCTION CONTRACTORS BOARD  
LEAD INSPECTION CONTRACTORS LICENSE

LICENSE NUMBER: LBPI129143

This document certifies that:

PBS ENGINEERING & ENVIRONMENTAL INC  
4412 SW CORBETT  
PORTLAND OR 97239

is licensed in accordance with Oregon Law as a Lead Inspection Contractor.

**License Details:**

LBPI LICENSE NO.: LBPI129143  
EXPIRATION DATE: 7/31/2017