

Minutes of the Suffield Permanent Building Commission

Special Meeting Thursday, March 31, 2016

PBC Members Present

Joe Sangiovanni, Chairman
Bill Gozzo, member
Kevin Goff, member
Cathy Ellithorpe, member
Glen Neilson, member
Heather Van Deusen, member

Also Present

Ted Flanders, Building Official
Lester Smith, *The Observer*
Tom Frenaye, Resident
Kathy Dunai, Town Clerk
Bob Brooks, Library Commission

Call to order: The meeting was called to order at 7:29 p.m.

Kent Memorial Library Project

Chairman Sangiovanni specified that the purpose of this meeting is to decide on and authorize additional PCB removal and abatement at the library. The good news is that EPA approved the variance for the window installation as completed. Unfortunately, the airborne PCB test failed again in 4 out of 15 areas with the levels higher than the previous test. The EPA standard for region 1 is 200 Nano grams per cubic meter, ours is as high as 420 in some areas.

The only major source of PCB's that we know of are the two lower level bathrooms and office where brick remains on the floor. Chairman Sangiovanni said that sealer was used on these floors like on the ramps which were previously removed. There is uncertainty about the use of sealers on the concrete floor in the workroom. Mr. Goff asked when that work was done. It was suggested during the early 70's since 1978 was the cutoff for not using PCB based products.

The Chairman explained that a source can outgas for a long time. There is the possibility that some has been absorbed into more porous materials. Ms. Ellithorpe asked if we should test the areas first. Chairman Sangiovanni explained that we have to remove them anyway, so testing is not needed. Ms. Van Deusen asked why they are being removed. The Chairman answered it's because we know sealer was used on the brick ramps and they needed to be removed. For the ramp work we paid \$48,000 to have the bricks removed and replaced with concrete and carpet. We have a quote for \$18,000 for removal of the brick and its disposal only. The bath fixtures will be taken out and we will wait to refinish the bath. Mr. Brooks added that there was talk about turning one bath into a unisex bathroom and the other bathroom made into a study area. Mr. Flanders will look at occupant load for the number of fixtures that are needed before opening the library. Do we need to replace all the fixtures? We've only added 2 fixtures in the new addition, so that may not be enough per code.

Ms. Ellithorpe asked what the timeline for removal is. The Chairman responded as early as next week. Mr. Neilson discussed the issues around not having a baseline. There were no airborne level tests done before our tests. Chairman Sangiovanni stated that we will do the abatement work using the performance based procedure for EPA cleanup of small localized areas. We do not need to notify the EPA, it is treated like an asbestos cleanup. Mr. Neilson advised that since the HVAC system has to be shut down during this procedure, we should wait until the cold weather snap passes to avoid pipe freezing.

Chairman Sangiovanni made a **motion to approve** the removal of the pavers in the 2 lower level baths and office at a cost of \$18,172.

Mr. Goff asked for a discussion. He asked if there was enough left in the contingency to fix the bathrooms if we need them for the Certificate of Occupancy. There is a little less than \$100,000 left, minus the \$18,000 for the brick and approximately \$10,000 for the concrete. We have enough left to do this. Mr. Neilson seconded the motion. All in favor, motion passed unanimously.

Chairman Sangiovanni discussed possible testing of the concrete floor in the workroom. The brick flooring is the obvious place to start. TRC and Hazpros suggested PCB's could be in more porous materials like the ceiling tiles and wood. The air test needs to be run annually, so we have to get to the source. Mr. Goff asked if there was any chance it could be in the ductwork. It is not known.

When the library roof was done a few years ago, we paid to remove the glue daubs on the loose tiles which contained asbestos. It is not known if there are PCBs in those glue daubs. Tiles are porous enough to absorb PCB's, but they will also desorb over time. The Chairman explained that if we are correct that the brick is a major source, it will lower the concentration and then movement will come out of porous surfaces into lower concentration areas. The test results are actually higher in the upper areas and lowest by the office. It could also be affected by airflow. Mr. Goff is not in favor of more testing of the flooring in work room just yet.

The EPA standards are strict for this region of the country. An EPA bulletin dated 2-22-16 gave an oral reference dose that is safe for humans at 20 Nano grams of PCBs for per kilogram of body weight per 8 hour day. For children in schools the standard is based on 6 hours per day, 180 days per year, converted to airborne concentrations of 100 Nano grams. They are asking us to be below 200 Nano grams. We have the data to show the numbers of hours that our kids programs take place. The OSHA standard for safety is 1000 Nano grams per cubic meter. Is there any recourse to convince the EPA region 1 that they are too stringent?

Mr. Neilson asked Mr. Flanders how is the air balance report? It's possible to add some return air dampers. Chairman Sangiovanni stated that the total flow is within spec for supply return and ventilation. The balancing is off by 10% mainly because the registers are buried in bookcases. If total flows are correct, poor balancing comes with the design of the building. Some of those issues could be solved by removing bookshelves, sliding in ductwork and adding kick plates. Mr. Flanders will reach out to Mr. Tighe at the state for some guidance on this code. Ted has emailed him the report. Mr. Neilson will also contact him for a response on whether the state can give us some relief.

The PBC will meet at 6 p.m. next Thursday at Bridge Street School for an executive session. All the members need to sign a release. Mr. Flanders advised not to go into the crawlspace or boiler room. Chairman Sangiovanni would like to know if the ductwork in the ceiling is serviceable and the condition of the roof. If they can be refurbished we can save money.

Adjourn There was a motion made and seconded to adjourn at 8:14 p.m.

Next Meeting Date The next meeting of the PBC was set for April 7 at 6 p.m.

Submitted by
Linda Zaffetti