

**LEAD-BASED PAINT SURVEY
BERKELEY BUILDING
877 FULTON MALL
FRESNO, CALIFORNIA**

Project No. 014-13105

June 6, 2013

Prepared for:
Enrique Mendez
The Successor Agency to the Redevelopment
Agency of the City of Fresno
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Fresno, California 93721
(559) 621-7603

Prepared by:
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215 West Dakota Avenue
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Project No. 014-13105

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June 6, 2013

Project No. 014-13105

**LEAD-BASED PAINT SURVEY
BERKELEY BUILDING
877 FULTON MALL
FRESNO, CALIFORNIA**

1.0 INTRODUCTION

This report presents the results of our lead-based paint survey for the structure located at 877 Fulton Mall in Fresno, California. The lead-based paint survey was conducted under the conditions of Krazan & Associates, Inc.'s (Krazan's) Proposal No. P13-140, dated April 24, 2013. Enrique Mendez gave written authorization on April 25, 2013, for Krazan to proceed with the lead-based paint survey.

2.0 PURPOSE AND SCOPE OF WORK

The purpose of the lead-based paint survey was to identify and quantify the presence of potential lead-based paints (LBPs) at the on-site structure. The scope of work for the limited LBP survey included conducting a visual survey of the structure, conducting bulk sampling and analysis of materials suspected to contain lead.

3.0 BUILDING DESCRIPTION

The structure was a two-story structure with basement, stucco, brick, and ceramic tiled exterior walls, with mineral surface rolled roofing. Interior construction included gypsum board, acoustic ceiling tiles, plaster, and suspended ceilings with two-foot by four-foot ceiling panels; gypsum board, plaster, wood, brick, concrete block, open-framed, and ceramic tiled walls; and concrete floors overlain (in areas) by wall-to-wall carpeting, floor tiles, ceramic tiles, and terrazzo.

4.0 INVESTIGATIVE METHODS

4.1 Sampling Protocols

Thirty (30) samples of suspected LBPs were collected from the on-site structure. Representative samples were collected from painted surfaces that visually appeared to contain various types of paint. Every attempt was made to identify unique paint and/or surface types. However, a chance exists that: 1) different paints are not visually distinct, 2) hidden surfaces exist, or 3) areas that were painted with different and distinct paint types are now covered by a single overlay. Sample locations for this survey were determined by the inspector and were selected in a random fashion after homogeneous areas were identified.

Sample locations for this survey were chosen in a semi-random fashion with emphasis placed on minimizing damage to the sampled materials. The samples were collected by carefully removing a small amount of the suspect material, with every attempt to separate the paint from the substrate. If possible, samples were collected from existing damaged areas or loose pieces of materials. Each sample was placed in a separate sealed plastic bag, and labeled with the project number and sample number.

4.2 Laboratory Analytical Methods

Paint chip samples were analyzed by Environmental Hazards Services of Richmond, Virginia, to detect the presence of total lead in accordance with EPA Method 7420. Copies of the analytical results and Chain-of-Custody Record are included in Appendix A.

5.0 RESULTS OF INVESTIGATION

As stated previously, 30 samples of suspected LBPs were collected from throughout the structure. Analytical laboratory results and field observations of the materials sampled have been summarized on Table I, following the text of this report. Information presented within the table includes the sample number, the room equivalent, building component, substrate, testing location, lead content, the volume of LBP identified (typically expressed in square feet), and the condition of the material sampled. In addition, footnotes have been provided to convey pertinent information regarding the specific sample.

The following paints contained 0.5% or greater total lead by weight and are defined as lead-based paint:

Pink gypsum board wall – 2nd floor (Sample No. 4)

Pink wood trim – 2nd floor (Sample No. 5)

Off-white gypsum board wall – 2nd floor (Sample No. 11)

Pink wood partition wall – 1st floor (Sample No. 20)

The following paints contained greater than 0.06% total lead by weight and are defined as lead-containing paint:

Tan wood door frame – 2nd floor (Sample No. 3)

Red brick wall – 2nd floor (Sample No. 8)

Off-white gypsum board wall – 1st floor (Sample No. 15)

Tan plaster wall – basement (Sample No. 23)

Off-white plaster wall – basement (Sample No. 24)

Tan wood door frame – basement (Sample No. 26)

The paints on the exterior and interior of the building surveyed were generally in good condition.

6.0 CONCLUSIONS

Occupational exposure to lead is regulated by both the Federal Occupational Safety and Health Administration (OSHA) (29 CFR 1926.62) and California OSHA (Title 8, GISO 5198 and CSO 1532.1). Based on Federal and California OSHA, when disturbing paints which contain lead (any amount of detectable lead), the above-noted OSHA and California OSHA regulations should be followed. Furthermore, the United States Department of Housing and Urban Development (HUD) publication entitled "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing," dated 1995, outlines specific guidelines for disrupting paint with lead in excess of 5,000 mg/kg (lead-based paint). These guidelines have been developed primarily to address conditions within buildings utilized for residential purposes. In addition, industry accepted standards also suggest that building owners notify occupants regarding the presence, location, and extent of lead-based paints. Records of all notifications and reports must be maintained for the duration of ownership and must be transferred to successive owners.

All construction work where an employee may be occupationally exposed to lead containing paint, including building renovation and demolition, must comply with OSHA Regulation 29 CFR 1926.62 and California OSHA Title 8, CSO 1532.1. This regulation requires initial employee exposure monitoring to evaluate worker exposure during work that disturbs lead containing paint. Krazan suggests that engineering controls and air monitoring for airborne lead be conducted at the start of projects in which worker exposure to lead containing paint is likely.

Demolition of buildings containing lead-based paint is not specifically regulated by the San Joaquin Valley Air Pollution Control District (APCD). General requirements for building demolition, however, such as dust control, must be strictly followed. Also, building components which have been identified as being coated with LBPs must be handled and disposed of as a Hazardous Waste and cannot be discarded as general construction debris.

7.0 LIMITATIONS

This survey and review of the subject property has been limited in scope. This investigation is undertaken with the calculated risk that the presence, full nature, and extent of lead-containing paints would not be revealed by visual observation and sampling alone. Krazan & Associates, Inc. makes no representation as to the lead content of paints not sampled or that were inaccessible to our inspector.

The findings of this report were based upon the results of our site inspection, paint chip sampling, along with the interpretation of paint chip analysis results. Lead-paint testing was done by a laboratory certified by the State of California Department of Public Health (DPH) and accredited as an AIHA Environmental Lead Laboratory Accreditation Program (ELLAP) laboratory. Therefore, the data are accurate only to the degree implied by review of the data obtained and by professional interpretation, and the degree of care of ensuring the testing accuracy and the representative nature of the samples obtained. The findings presented herewith are based on professional interpretation using state of the art methods and equipment and a degree of conservatism deemed proper as of this report date. It is not warranted that such data cannot be superseded by future environmental or technical developments.

This lead-based paint survey is not intended to be the sole basis of lead paint removal bids. Confirmation of specific lead-based paint and volumes should be conducted by prospective removal contractors prior to accepting removal bids. This report is provided for the exclusive use of the client noted on the cover page and is subject to the terms and conditions in the applicable contract between the client and Krazan. The

client is the only party to whom Krazan has explained the risks involved and has been involved in the shaping of the scope of services needed to satisfactorily manage those risks, if any, from the client's point of view. Any third party use of this report, including use by Client's lender, prospective purchaser, or lessee will be subject to the terms and conditions governing the contractual work in the contract between the client and Krazan. The unauthorized use of, release of, or reliance on the information contained in this report, without the expressed written consent of Krazan & Associates, Inc., is strictly prohibited and will be without risk or liability to Krazan.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office at (559) 348-2200.

Respectfully submitted,
KRAZAN & ASSOCIATES, INC.



Jeffrey R. Noël
DPH Certified Lead Inspector/Assessor
No. 7028

JRN/atd

2c: herewith

TABLE I
LEAD-BASED PAINT SURVEY RESULTS
 Berkeley Building
 877 Fulton Mall
 Fresno, California
 May 9, 2013 Sampling

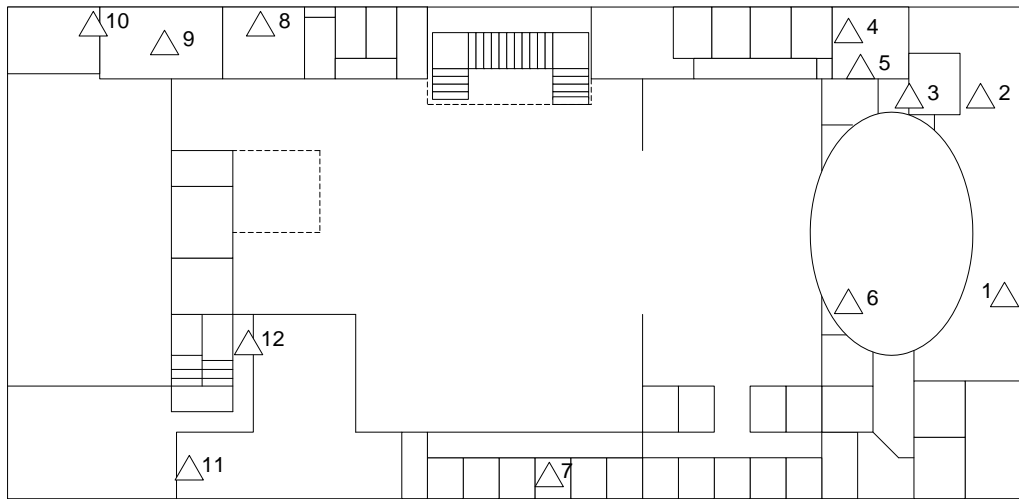
Sample No.	Sample Location	Paint Sampled	Lead content % by weight	Volume est. in sq. ft.	Condition	Notes/ Additional locations
1	2nd Floor	brick wall	0.053	NC	good	off-white
2	2nd Floor	gypsum board wall	0.0061	NC	good	off-white
3	2nd Floor	wood door frame	0.31	NC	good	tan
4	2nd Floor	gypsum board wall	1.0	400	good	pink
5	2nd Floor	wood trim	0.50	50	good	pink
6	2nd Floor	gypsum board wall	0.011	NC	good	tan
7	2nd Floor	wood partition wall	0.0087	NC	good	tan
8	2nd Floor	brick wall	0.25	NC	good	red
9	2nd Floor	gypsum board ceiling	0.0074	NC	poor	pink
10	2nd Floor	plaster wall	0.040	NC	poor	yellow
11	2nd Floor	gypsum board wall	0.56	3000	good	off-white
12	2nd Floor	gypsum board wall	0.019	NC	good	tan
13	1st Floor	plaster wall	0.0062	NC	good	tan
14	1st Floor	gypsum board ceiling	0.0054	NC	poor	tan
15	1st Floor	gypsum board wall	0.13	NC	good	off-white
16	1st Floor	gypsum board ceiling	0.0063	NC	good	pink
17	1st Floor	gypsum board wall	0.016	NC	good	green
18	1st Floor	wood door frame	<0.0040	NC	good	off-white
19	1st Floor	gypsum board wall	0.022	NC	good	off-white
20	1st Floor	wood partition wall	1.6	200	good	pink
21	1st Floor	gypsum board wall	0.016	NC	good	off-white
22	Basement	gypsum board wall	0.033	NC	good	tan
23	Basement	plaster wall	0.14	NC	good	tan
24	Basement	plaster wall	0.14	NC	poor	off-white
25	Basement	gypsum board wall	0.0066	NC	fair	tan
26	Basement	wood door frame	0.44	NC	good	tan
27	Basement	concrete wall	0.013	NC	good	tan
28	Basement	gypsum board ceiling	0.0084	NC	good	tan
29	Exterior	metal framing	0.0074	NC	good	green
30	Exterior	brick wall	<0.0042	NC	good	green

NOTE: Lead-based paint is defined as paint containing 0.5% or greater lead by weight. NC = Not calculated

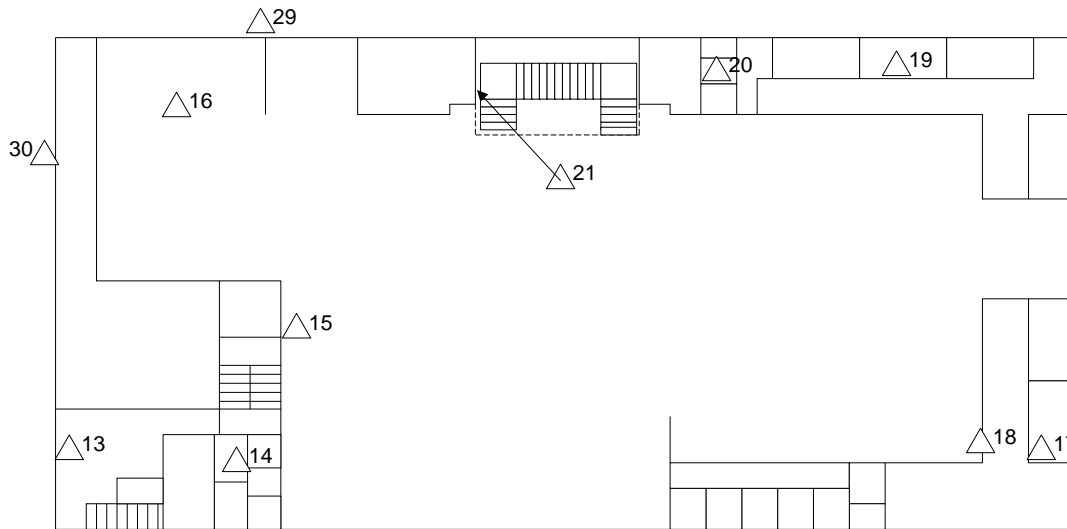
Lead containing paint is defined as paint containing greater than 0.06% lead by weight.

Bold text items are considered Lead-based paint

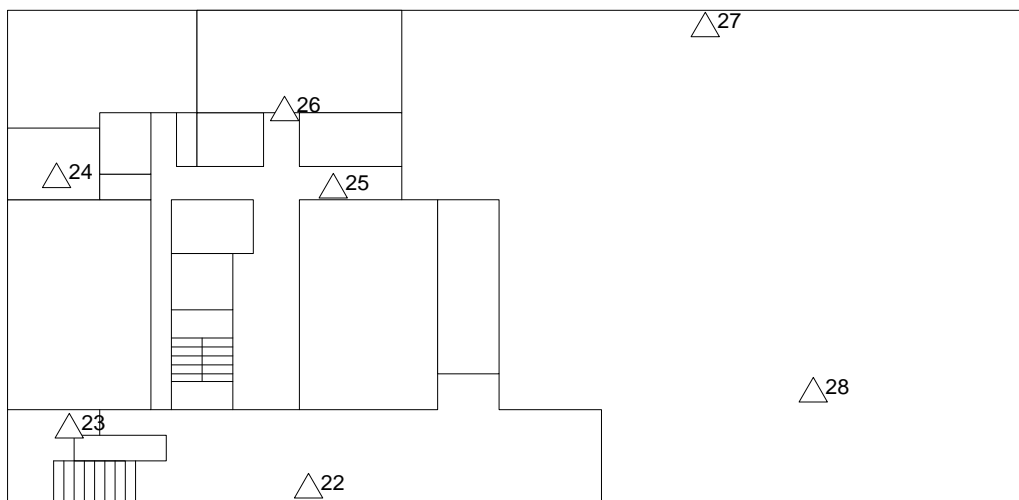
Italic text items are considered Lead-containing paint



Second Floor



First Floor



Basement Level

EXPLANATION

△ PAINT SAMPLE LOCATION

FLOOR PLAN WITH
PAINT SAMPLE LOCATIONS

BERKELEY BUILDING
877 FULTON MALL
FRESNO, CALIFORNIA

Scale:
NOT TO SCALE

Drawn by:
J. R. N.

Project No.
014-13105

Date:
6 / 13

Approved by:
J.R.N

Figure No.
1



Appendix A



Environmental Hazards Services, L.L.C.
 7469 Whitepine Rd
 Richmond, VA 23237
 Telephone: 800.347.4010

Lead Paint Chip Analysis Report

Report Number: 13-05-01446

Client: Krazan & Associates Inc.
 215 West Dakota Ave
 Clovis, CA 93612

Received Date: 05/10/2013
Analyzed Date: 05/14/2013
Reported Date: 05/15/2013

Project/Test Address: Berkeley Building; 01413105; 877 Fulton Mall
Collection Date: 05/09/2013

Client Number:
 05-5650

Laboratory Results

Fax Number:
 559-348-2201

Lab Sample Number	Client Sample Number	Collection Location	Pb (ug/g) ppm	% Pb by Wt.	Narrative ID
13-05-01446-001	1		530	0.053	
13-05-01446-002	2		61	0.0061	
13-05-01446-003	3		3100	0.31	
13-05-01446-004	4		10000	1.0	
13-05-01446-005	5		5000	0.50	
13-05-01446-006	6		110	0.011	
13-05-01446-007	7		87	0.0087	
13-05-01446-008	8		2500	0.25	
13-05-01446-009	9		74	0.0074	
13-05-01446-010	10		400	0.040	
13-05-01446-011	11		5600	0.56	

Environmental Hazards Services, L.L.C

Client Number: 05-5650

Report Number: 13-05-01446

Project/Test Address: Berkeley Building; 01413105; 877 Fulton Mall

Lab Sample Number	Client Sample Number	Collection Location	Pb (ug/g) ppm	% Pb by Wt.	Narrative ID
13-05-01446-012	12		190	0.019	
13-05-01446-013	13		62	0.0062	
13-05-01446-014	14		54	0.0054	
13-05-01446-015	15		1300	0.13	
13-05-01446-016	16		63	0.0063	
13-05-01446-017	17		160	0.016	
13-05-01446-018	18		<40	<0.0040	
13-05-01446-019	19		220	0.022	
13-05-01446-020	20		16000	1.6	L04
13-05-01446-021	21		160	0.016	
13-05-01446-022	22		330	0.033	
13-05-01446-023	23		1400	0.14	
13-05-01446-024	24		1400	0.14	
13-05-01446-025	25		66	0.0066	
13-05-01446-026	26		4400	0.44	
13-05-01446-027	27		130	0.013	
13-05-01446-028	28		84	0.0084	
13-05-01446-029	29		74	0.0074	

Environmental Hazards Services, L.L.C

Client Number: 05-5650

Report Number: 13-05-01446

Project/Test Address: Berkeley Building; 01413105; 877 Fulton Mall

Lab Sample Number	Client Sample Number	Collection Location	Pb (ug/g) ppm	% Pb by Wt.	Narrative ID
13-05-01446-030	30		<42	<0.0042	

Sample Narratives:

L04: Sample contains substantial amounts of substrate which may affect the calculated results with units of ppm and % by weight.

Method: EPA SW846 7000B

Reviewed By Authorized Signatory:



Deborah Britt
QA/QC Clerk

The HUD lead guidelines for lead paint chips are 0.50% by Weight, 5000 ppm, or 1.0 mg/cm². The Reporting Limit (RL) is 10.0 ug Total Pb. Paint chip area and results are calculated based on area measurements determined by the client. All internal quality control requirements associated with this batch were met, unless otherwise noted.

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Results represent the analysis of samples submitted by the client. Sample location, description, area, etc., was provided by the client. Results reported above in mg/cm³ are calculated based on area supplied by client. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714.

LEGEND	Pb= lead	ug = microgram	ppm = parts per million
	ug/g = micrograms per gram	Wt. = weight	

1682 *[Signature]*

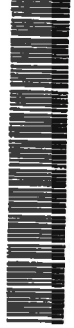
ENVIRONMENTAL HAZARD SERVICES, L.L.C.
 7469 WHITE PINE ROAD - RICHMOND, VA 23237 PHONE (804) 275-4788 FAX (804) 275-4907
CHAIN OF CUSTODY FORM

Company Name: Krazan & Associates, Inc.
 Address: 215 West Dakota Avenue
 City, State, Zip: Clovis, CA 93612
 EHS Client Account #: 5-5650 D
 Phone #: (559) 348-2200 FAX: (559) 348-2201
 P.O. #: _____

Date: 5/9/13
 Contact Name: Jeff Noel
 Sampler Name: Jeff Noel
 Project #: Berkley Building
01413105
877 Fulton road

Sample Number	Sample Date & Time	Asbestos					Lead					Other Metals (Specify metals below)				Particulate:	Total Nuisance (NIOSH 0500) <input type="checkbox"/> Respirable (NIOSH 0600) <input type="checkbox"/>	Comments	
		Bulk ID by PLM	(PCM) Fiber Count	PLM Point Count	PLM Gravimetric	TEM AHERA (Air)	TEM Chatfield (Bulk)	Air	Paint (%)	Paint (PPM)	Paint (mg/cm ²)	Soil	Wipe* (See Note)	TCLP (Pb)	Waste Water				TCLP RCRA 8
1	5/9/13																		
2																			
3																			
4																			
5																			
6																			
7																			
8																			
9																			
10																			
11																			
12																			
13																			
14																			
15																			

13-05-01446



Due Date: 05/15/2013 (Wednesday) EL

HPM

* Do wipe samples submitted meet ASTM E1792 requirements? Yes No

Released By: *Jeff Noel* Signature: _____ Date/Time: 5/9/13 16:00
 Received By: *M Blessing* Signature: _____ Date/Time: 5/10/13
 Released By: _____ Signature: _____ Date/Time: _____
 Received By: _____ Signature: _____ Date/Time: _____

1446

CHAIN OF CUSTODY FORM

Company Name: Krazan & Associates, Inc.
Address: 215 West Dakota Avenue
City, State, Zip: Clovis, CA 93612
EHS Client Account #: 5-5650 D
Phone #: (559) 348-2200 **FAX:** (559) 348-2201
P.O. #: _____

Date: 5/9/13
Contact Name: Jeff Noell
Sampler Name: Jeff Noell
Project #: Berkeley Blvd
 0413105
 877 Fulton Wash

Sample Number	Sample Date & Time	Asbestos					Lead					Other Metals (Specify metals below)			Particulate:	Total Nuisance (NIOSH 0500) Respirable (NIOSH 0600)		Comments																			
		Bulk ID by PLM	(PCM) Fiber Count	PLM Point Count	PLM Gravimetric	TEM AHERA (Air)	TEM Chatfield (Bulk)	Air	Paint (%)	Paint (PPM)	Paint (mg/cm ²)	Soil	Wipe * (See Note)	TCLP (Pb)		Waste Water	TCLP RCRA 8		Welding Fume	Toxic Metal Profile	Air Volume (L) OR Area (ft ²) OR Scrape Area (cm ²)																
16	5/9/13																																				
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29																																					
30																																					

Do wipe samples submitted meet ASTM E1792 requirements? Yes No

Released By: Jeff Noell
 Received By: M Blessing
 Released By: M Blessing
 Received By: _____

Signature: _____ Date/Time: 5/9/13 16:00
 Signature: _____ Date/Time: 5/10/13
 Signature: _____ Date/Time: _____
 Signature: _____ Date/Time: _____

Appendix B

State of California Department of Public Health

Lead-Related
Construction
Certificate

Certificate
Type

Expiration
Date



Inspector/Assessor	01/04/2014
Supervisor	01/04/2014
Project Designer	01/04/2014



Jeffrey Noel

ID #: 7028