

SPECIFICATION SECTION 02 82 13

Asbestos Abatement

At the

Former Tompkins County Library

For the

Additions and Alterations for

Dewitt House

Prepared For:

Travis Hyde Properties

323 North Tioga Street

Ithaca, NY 14851

Prepared by:



860 Hooper Road

Endwell, NY 13760

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Delta Project No. 2015.321.002

William T. Johnson, Project Manager
NYS DOL Certified Asbestos Project Designer
Certificate No. 88-05722

Dated:

May 4, 2018

PART 1 GENERAL

1.01 SCOPE OF WORK

- A. This asbestos abatement Project will consist of the removal and disposal of non-asbestos materials, asbestos containing materials and asbestos contaminated materials throughout the renovation/demolition areas at the Former Tompkins County Library located at 310-314 North Cayuga Street in Ithaca, New York.
- B. Reference Drawing AR100 for asbestos abatement notes and Drawings AR-101, AR-102, AR-103 and AR-104 for abatement locations, quantities, and details. Reference specification section 028213.
- C. Asbestos containing materials to be removed shall include **spray-on fire proofing, spray-on fire proofing debris, pipe and pipe fitting insulation, insulation mastic, door slabs with interior asbestos packing, linoleum flooring, and roofing materials.**
1. Asbestos Spray-on Fire Proofing and Fire Proofing Debris: This work shall include the removal and disposal of asbestos containing spray-on fire proofing, fire proofing debris, and encapsulated fire proofing materials in the rooms/spaces as delineated on drawings AR-101, AR-102, and AR-103. Demolition of non-asbestos wall and ceiling systems necessary to access the fire proofing shall be performed by the abatement contractor as well. The incidental disturbance clean-up and removal of the fire proofing shall be performed per the provisions of the approved site specific variance # 18-0001 included in Attachment A of this Specification Section.
 2. Asbestos Containing Pipe/Pipe Fitting Insulation (TSI): This work shall include the removal and disposal of asbestos containing pipe and pipe fitting insulation (TSI) in the rooms/spaces as delineated on drawings AR-101, AR-102, and AR-103. Demolition of non-asbestos wall and ceiling systems necessary to access the TSI shall be performed by the abatement contractor as well. TSI abatement operations shall be performed per the provisions of the approved site specific variance # 18-0001 included in Attachment A of this Specification Section.
 3. Interior Door with Asbestos Containing Cores: This work shall include the removal and disposal of the interior door slabs with asbestos containing cores at locations as delineated on Drawings AR101, AR-102, and AR-103. Door removal operations shall be performed per the provisions of the approved site specific variance # 18-0001 included in Attachment A of this Specification Section.
 4. Asbestos Containing Linoleum Flooring: This work shall include the removal and disposal of asbestos containing linoleum flooring in the rooms/spaces as delineated on drawing AR-101, Linoleum abatement operations shall be performed as per the requirements of 12 NYCRR Part 56-11.7.
 5. Asbestos Containing Roofing Materials: This work shall include the removal and disposal of asbestos containing roofing materials in the locations delineated on drawing AR-104. Roofing material abatement operations shall be performed as per the requirements of 12 NYCRR Part 56-11.6
- D. The Contractor shall be aware of all conditions of the Project and is responsible for verifying quantities and locations of all Work to be performed. Failure to do so shall not relieve the Contractor of its obligation to furnish all labor and materials necessary to perform the Work.

180001



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State of New York - Department of Labor
Division of Safety and Health
Engineering Services Unit
State Office Building Campus
Building 12 – Room 154
Albany, NY 12240

December 26, 2017

Re: **Petition for Variance – 310-314 North Cayuga Street, Ithaca, NY
3-Story Vacant/Abandoned Structure (scheduled for demolition)
Entire Building TSI Incidental Disturbance Clean-up and Interior Pre-Demolition Asbestos
Abatement**

ATTACHMENT A

Work Area Description, ICR 56 Relief Sought & Hardship Description

BACKGROUND INFORMATION

Delta Engineers has been hired by the Travis Hyde Properties to prepare and submit a Petition for Variance associated with the interior incidental disturbance/pre-demolition asbestos abatement work to be performed at the vacant/unoccupied commercial structure located at 310-314 North Cayuga Street in Ithaca, NY. The interior pre-demolition abatement work would address the recently discovered asbestos containing spray-on fire proofing incidental disturbance as well as all other interior asbestos containing materials identified at the Structure. All exterior asbestos materials will be removed as per the requirements of the applicable 12 NYCRR Part 56 Section.

The affected 310-314 North Cayuga Street in Ithaca is an approximately 20,000 square feet 3-story (plus penthouse) commercial structure which has been vacant/abandoned for over 3 years. It originally functioned as the Tompkins County Public Library. The ground floor is approximately 20,000 SF (floor/ceiling space) in size and previously functioned as office spaces. The main floor is approximately 20,000 square feet (floor space) and 10,750 square feet (ceiling space) with an open center area extending to the roof level and functioned as the library area, offices and a conference room. The mezzanine level is approximately 10,750 square feet (floor space) and approximately 20,000 (ceiling space) and functioned as the library area.

The property has been purchased by Travis Hyde Properties with the intent to demolish the current structure and construct a new senior living center. Delta was contracted by Travis Hyde Properties to perform a Pre-Demolition Asbestos Survey at the Structure. Numerous Friable Materials, Non-Friable and Non-Friable Organically Bound Asbestos Containing Materials were identified in the Pre-Demolition Survey. The referenced Incidental Disturbance was discovered during the pre-demolition asbestos survey. Based on conversations with the Tompkins County Department of Public Works, an asbestos abatement project was conducted in the early 1980's and included the removal of spray-on the fire proofing that could be reached and encapsulation of the work area (see attached photos). During the pre-demolition asbestos survey, it was discovered that many locations were not fully removed and some areas were encapsulated in place, other areas above hard ceilings were removed as far as could be reached with the remaining fire proofing

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is still attached to the building surfaces. The areas where hard ceilings exist have fire proofing debris laying on top of these ceiling surfaces.

As stated above, the areas to be cleaned/decontaminated include the entire building interior, or approximately 20,000 square feet per floor. As the structure has been vacant/abandoned for over 3 years and is scheduled for demolition, there will not be any re-occupancy of the building. As such, the intent is to perform the incidental disturbance clean-up and the interior pre-demolition asbestos abatement work within the same/common negative pressure enclosure work areas established via the installation of critical barriers with attached decontamination units for access/egress to each negative pressure work area.

Based on existing site conditions, it is anticipated that the ground floor, main floor and mezzanine levels (approximately 20,000 SF each), will be combined into a single regulated negative pressure work area, with access through attached decontamination units located on the ground floor of the common stairwells servicing all floors (this would place the affected stairwells as a part of the abatement work areas).

The Owner will be contracting with a NYS Licensed Asbestos Contractor to perform the cleanup and with a 3rd party Independent Consultant to provide the necessary Project and Air Monitoring Services.

As per the New York State Department of Labor Code Rule 56 (herein referred to as 12 NYCRR Part 56), this work is classified as a Large Project Incidental Disturbance. The total amount of space that is contaminated by the above disturbance includes the majority of the building interior (approximately 20,000 sf per floor). The procedures, means and methods detailed for an incidental disturbance cleanup emergency asbestos project in 12 NYCRR Part 56-11.2 are limited for use on "minor" projects only (as per definition and clarification in the Guidance Document). Additionally, section 11.2, (f), (4) does not allow for removal during the incidental disturbance clean-up. Based on this and the information presented above, for the incidental disturbance and associated interior pre-demolition asbestos abatement work, specific relief is requested from the following sections of 12 NYCRR Part 56:

Section - Title	Reason / Proposed Plan for Protection w/o literal compliance
56-7.8 (a), (8) Air Changes	We are proposing to install negative pressure ventilation equipment (NPU's) to provide a minimum eight (8) air changes per hour within each regulated abatement work area.
56-7.10 (c) Pre-cleaning	For each interior work area, we are proposing to pre-clean wall, ceiling and floor locations as necessary to install critical barriers over any openings/penetrations within the given work area and treating the remaining wall/ceiling/floor surfaces as contaminated.
56-7.11 (e) Floor, Wall & Ceiling Plasticizing and Sealing	With the exception of the critical barriers, we are proposing to not plasticize the floors, walls, ceilings, or any fixed/movable objects to allow proper cleaning and decontamination of these surfaces/items.
56-9.1 (b), (c) and (d) Multiple Cleanings	We are proposing to perform a single Final Cleaning of all surfaces and components after all debris clean-up and abatement is complete.
56-11.2 (f)	We are proposing to utilize the conditions, procedures and methods as detailed/ outlined in "12 NYCRR Part 56 Subpart 11.2 – Emergency Project" for the large-project emergency incidental disturbance clean-up described above.
56-11.2 (f), (4)	Based on the fact that the structure is scheduled for demolition and will not be re-occupied following the incidental disturbance clean-up and pre-demolition abatement operations, we are proposing to remove ALL interior asbestos containing materials present as a part of the incidental disturbance clean-up within each negative pressure incidental disturbance work area.