



## **AHERA 3 YEAR REINSPECTION REPORT** **MANCHESTER ESSEX REGIONAL HIGH SCHOOL**

36 Lincoln Street  
Manchester Massachusetts 01944  
**ATLAS PROJECT #6000006958 PHASE # 03**

### **PREPARED FOR:**

Mr. Jason Waldron  
Facilities Manager  
Manchester-Essex Regional School District  
36 Lincoln Street  
Manchester-by-the-Sea, Massachusetts 01944

### **PREPARED BY:**

Atlas Technical Consultants LLC  
10 State Street, Suite 100  
Woburn, Massachusetts 01801

January 27, 2023



10 State Street, Suite 100  
Woburn, MA 01801  
| [oneatlas.com](http://oneatlas.com)

January 27, 2023

Dear Mr. Waldron,

Atlas Technical, LLC was contracted by Manchester-Essex Regional School District located at 36 Lincoln Street Manchester-by-the-Sea, Massachusetts 01944, to perform the asbestos AHERA 3-year re-inspection and provide this Management Plan for the Manchester Essex Regional High School located at 36 Lincoln Street Manchester Massachusetts.

This asbestos three-year re-inspection and management plan was performed in compliance with 454 CMR 28.00. Daniel Roy MADLS Lic # AI900970, a Commonwealth of Massachusetts Department of Labor Standards (DLS) certified Asbestos Inspector, on December 28, 2022. A copy of the appropriate licenses and certifications can be found in Appendix A.

The enclosed asbestos management plan was completed on January 26, 2023, by Michael Weydt, a Commonwealth of Massachusetts Department of Labor Standards (DLS) certified Asbestos Management Planner. The last 3-year inspection was completed on January 27, 2020, by Ricardo Nunes MADLS Lic # AI000091.

#### ATLAS TECHNICAL CONSULTANTS LLC

A handwritten signature in blue ink that reads "Michael Weydt".

Michael Weydt  
Management Planner/Senior Project Manager  
For Atlas Technical Consultants, LLC  
Office: 774-384-1252  
Email: [mike.weydt@oneatlas.com](mailto:mike.weydt@oneatlas.com)

A handwritten signature in blue ink that reads "Ricardo Nunes".

Ricardo Nunes  
Senior Management Planner  
For Atlas Technical Consultants, LLC  
Office: 781-404-1375  
Email: [ric.nunes@oneatlas.com](mailto:ric.nunes@oneatlas.com)

A handwritten signature in blue ink that reads "Bryan Thompson".

Bryan Thompson  
Division Manager, Group Services  
For Atlas Technical Consultants, LLC  
Office: 781-404-1375  
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## **1. INTRODUCTION**

### **1.1 AHERA (Asbestos Hazard Emergency Response Act) Background**

AHERA was enacted in 1986. The regulation requires LEAs (Local Education Agency) to identify the location of asbestos-containing materials, develop Management Plans to manage these materials properly, and take appropriate actions to control the release of asbestos fibers in their buildings. In addition to the original inspection, the regulation requires that LEAs conduct both 6-month periodic and 3-year annual re-inspections to reassess the condition of the asbestos-containing materials. Other requirements include providing asbestos awareness training to school staff, designating and training an individual (the Designated Person) to ensure that the LEA's AHERA requirements, including an Operations and Maintenance Plan (O&M), are appropriately implemented for each school.

An exclusion from some of the requirements of the AHERA regulation is as follows:

An architect or project engineer responsible for the construction of a new school building built after October 12, 1988, or an accredited inspector signs a statement that no ACM was specified as a building material in any construction document for the building, or, to the best of their knowledge, no ACM was used as a building material in the building. The local education agency shall submit a copy of the signed statement of the architect, project engineer, or accredited inspector to the EPA Regional Office and shall include the statement in the management plan for that school.

### **1.2 NESHAPS (National Emissions Standards for Hazardous Air Pollutants)**

40 CFR 61, Subparts A and M, issued by EPA, is NESHAP, which regulates the removal and disposal of asbestos materials. It becomes effective whenever any quantity of ACM is involved with major renovation or demolition. Another requirement of the NESHAPS regulation is that the building is to have an asbestos survey prior to renovations or demolition.

The statement from the architect or project engineer does not waive the NESHAPS requirement for an asbestos survey.



## 2. MANAGEMENT PLAN OBJECTIVES

- A. The **principal objective** of the asbestos management plan is to protect the health and safety of the building occupants in facilities **with** asbestos-containing building materials (ACBM). The management plan provides this protection by establishing procedures and guidelines to:
1. Identify asbestos-containing building materials within the educational facility.
  2. Maintain ACBM in good condition
  3. Ensure proper cleanup of asbestos fibers if released
  4. Prevent the release of asbestos fibers
  5. Monitor the condition of the identified ACBM
  6. Inform parents, guardians, staff, vendors, and contractors of the locations of ACBM
  7. Ensure properly trained and licensed personnel conduct asbestos related activities utilizing proper procedures
  8. Document and retain records of all asbestos related activities
  9. Comply with government regulations concerning asbestos



### 3. LEA (LOCAL EDUCATION AGENCY) AND DESIGNATED PERSON'S RESPONSIBILITIES

#### 3.1 LEA'S RESPONSIBILITY

Broadly stated, AHERA requires that each Local Education Agency (LEA) perform inspections to identify asbestos-containing materials in each of the public and private elementary and secondary schools under its authority; develop, implement and update asbestos management plans; take appropriate response actions; safely maintain asbestos-containing building materials (ACBM); and comply with AHERA's recordkeeping requirements.

The LEA's responsibility under the AHERA regulations is as follows:

- 1) Appoint a "designated person" to ensure proper implementation of the AHERA requirements.
- 2) Ensure that the designated person receives adequate training to perform the duties assigned.

AHERA requires that the Designated Person be **adequately** trained to carry out their responsibilities. Due to the differing needs of school districts based on the size of the district and the amount and condition of the ACBM, AHERA does not list a specific training course or the specific number of hours of training for the Designated Person. Further, AHERA does not require the Designated Person to be accredited. Specifically, the regulations note the training must include the following topics:

- health effects of asbestos;
- detection, identification, and assessment of asbestos-containing building materials (ACBM);
- options for controlling asbestos-containing building materials; and
- asbestos management programs.
- relevant Federal and State regulations concerning asbestos, including AHERA and its implementing regulations and the regulations of the Occupational Safety and Health Administration, the U.S. Department of Transportation, and the U.S. Environmental Protection Agency

The LEA is responsible for assigning and training the designated person and ensuring the duties and responsibilities of the designated person are performed.



#### 4. DESIGNATED PERSON'S RESPONSIBILITIES

**The AHERA Designated Person Information (Name, address, telephone number, and training documentation) is located in Appendix A.**

#### 5. ASBESTOS MANAGEMENT RESPONSIBILITIES

EPA requires public school districts and private non-profit schools to appoint an asbestos management coordinator, called the "AHERA Designated Person." This person is responsible for several asbestos-related activities, including implementing the plan for managing asbestos-containing building materials (ACBM) in school buildings and compliance with federal asbestos regulations.

The Designated Person's Duties and Responsibilities for a school that meets the exclusion requirements described in Section 1 are as follows:

- Ensure that workers, building occupants, or their legal guardians are notified annually about activities relating to ACBM.
- Ensure that management plans are available for inspection.

#### 6. ASBESTOS RECORDKEEPING RESPONSIBILITIES

As an asbestos program manager, the Designated Person must see to it that the following records are kept in the management plan:

- AHERA Consultant/Management Planner accreditation Information
  - Appendix A
- AHERA Designated Person information
  - Appendix B
- Retain the annual notification sent to the building occupants or their legal guardians of the availability of the AHERA Management Plan
  - Appendix C
- An architect or project engineer statement that no ACBM was specified as a building material in any construction document for the building, or, to the best of their knowledge, no ACBM was used as a building material in the building
  - Appendix D



## APPENDIX A

### CONSULTANT ACCREDITATION



## 7. CONSULTANT ACCREDITATION


**Atlas Technical, LLC**  
**Woburn, Massachusetts**

### 1. **Accredited Asbestos Inspector**

Name Daniel Roy

MA DLS Accreditation Number AI900970 (Exp. Date 03/08/23)

Date January 26, 2023


Signature 

### 2. **Accredited Asbestos Management Planner**

Name Michael Weydt

MA DLS Accreditation Number AP900474 (Exp. Date 08/08/23)

Date January 26, 2023


Signature 

### 3. **Accredited Senior Asbestos Management Planner**

Name Ricardo Nunes

MA DLS Accreditation Number AP900470 (Exp. Date 11/15/23)

Date January 26, 2023

Signature 



**APPENDIX B**  
**DESIGNATED PERSON STATEMENT**



## 8. DESIGNATED PERSON STATEMENT

I certify that as the person designated per 40 CFR 763.84(g) to ensure that the duties of the LEA as described in Section 3 of the AHERA Management Plan are conducted. As the designated person I received adequate training and understand the duties and recordkeeping requirements to maintain the AHERA Management Plan.

<b>LEA</b>	<u>Manchester-Essex Regional School District</u>
<b>School</b>	<u>Manchester Essex Regional High School</u>
<b>Address</b>	<u>36 Lincoln St Manchester, MA</u>
<b>Telephone</b>	<u>978-526-4412</u>
<b>Designated Person</b>	<u>Mr. Jason Waldron</u>
<b>Title</b>	<u>Facilities Manager</u>
<b>Address</b>	<u>36 Lincoln Street, Manchester, MA 01944</u>
<b>Telephone</b>	<u>Office: 978-526-2055 x 3115 and Cell 978-500-3163</u>
<b>Signature</b>	<u></u>
<b>Qualifications:</b>	
<b>Training</b>	<u>MIIA/DLS</u>
<b>Training Facility</b>	<u>College of the Holy Cross</u>
<b>Town, State</b>	<u>Worcester, MA</u>
<b>Certificate Number</b>	<u>N/A</u>
<b>Hours of Training</b>	<u>4 Hours</u>
<b>Date, of Course,</b>	<u>March 7, 2017</u>



**APPENDIX C**  
**ANNUAL NOTIFICATION LETTER**



Date

Dear Parents, Teachers, Building Occupants, and Employee Organizations:

In the past, asbestos was used extensively in building materials because of its insulating, sound-absorbing, and fire retarding capabilities. Virtually any building constructed before the late 1970s contained some asbestos. Intact and undisturbed asbestos materials generally do not pose a health risk. Asbestos materials, however, can become hazardous when, due to damage or deterioration over time, they release fibers. If the fibers are inhaled, they can lead to health problems, since as cancer and asbestosis.

The AHERA regulations required an asbestos management plan in all school facilities. However, the Manchester Essex Regional School District is excluded from most of the regulations since it was constructed after October 12, 1988, and a signed statement from the architect or project engineer has been retained stating that no ACBM was specified in the building's construction. The requirements of an excluded school are:

- Development of a Management Plan,
- Annual notification to parents, legal guardians, and staff of the availability of the AHERA Management Plan,
- Information on the Designated Person who coordinates asbestos activities in the school system.
- Retain the statement from the architect or project engineer stating that no ACBM was specified in the construction of the school.

Manchester Essex Regional School District intends to comply with all federal and state regulations controlling asbestos and to take whatever steps are necessary to ensure students and employees a healthy and safe environment in which to learn and work. You are welcome to review a copy of the asbestos management plan in the school district administrative office or during regular business hours. Jay Pagliarulo is our designed asbestos program coordinator, and all inquiries regarding the asbestos plan and asbestos-related issues should be directed to him at (978) 526-2055 x 3115.



**APPENDIX D**  
**STATEMENT FROM ARCHITECT OR PROJECT**

October 26, 2015

James Pagliarulo, Director of Facilities  
Manchester Essex Regional School District  
36 Lincoln Street  
Manchester By The Sea, MA. 01944

**RE:**

**MANCHESTER ESSEX MIDDLE HIGH  
SCHOOL, MANCHESTER, MA**

Dear Mr. Pagliarulo:

Manchester Essex Middle-High School was designed and built in 2007. No asbestos containing building material (ACBM) was specified as a building material To the best of our knowledge; the above referenced School does not contain any Asbestos Containing Building Materials (ACBM).

Should you require further clarification please feel free to contact me at my office.

Sincerely,  
Mount Vernon Group Architects, Inc.

William R. Peters  
Associate Principal