

Courtice/Grason

February 17, 2024

Michael Snearly  
City of Decatur  
#1 Gary Anderson Plaza  
Decatur, IL 62523

**JOB #:** CG #3291

**SENT VIA EMAIL:** msnearly@decaturil.gov

**SUBJECT:** National Emission Standards for Hazardous Air Pollutants Report

**LOCATION:** 1222 East Grand Avenue - Former Durfee School Building

Dear Mr. Snearly:

In accordance with the National Emission Standards for Hazardous Air Pollutants (NESHAP), the structure at *1222 East Grand Avenue in Decatur, Illinois* was visited on December 22, 2023. According to the NESHAP, which is administered by the Illinois Environmental Protection Agency (IEPA), a licensed asbestos inspector must complete an asbestos inspection prior to the renovation or demolition of a public or commercial building in Illinois. Renovation or Demolition is defined as the wrecking of load-supported structures or the systematic dismantling, changing, or the altering of any structural frame-work.

The Main Structure consists of the Original Building, a North Classroom Addition, and a West Classroom Addition. The City of Decatur has condemned the building and it will be demolished; it is unsafe because of failed roofing systems, exposures to animal wastes including rodent and bird droppings, and fall hazards exists throughout the building due to wet floors, torn floor coverings, holes in floors, and missing hand and guard rails. The Structural Engineer's Report in Attachment 5 presupposes a heightened risk to human health and safety upon entry into the building. As the Main Structure could not be inspected, all demolition debris is presumed to be asbestos-contaminated waste and demolition is recommended to proceed as outlined in Attachment 1.

The Power House Structure is a non-contiguous building that supplied the Main Structure with steam and heated water. The Power House was accessible and was inspected for friable and non-friable asbestos-containing materials (ACMs). *Based on CG's assessment, a determination was made that no Suspect-ACM was present in the Powerhouse Structure.*

Sincerely,

*C. F. Bowman*

Courtice F. Bowman, P.E.

*Illinois Licensed Professional Engineer, License No. 062-054109; Expires 11/30/25*

*Illinois Department of Public Health Licensed Professional, License No. 100-04103; Expires 05/15/25*

*Member, American Society of Safety Professionals, Practice Specialty: Engineering, Expiring 10/31/24*

*attachments*

**City of Decatur**

Asbestos NESHAP Report  
Former Durfee School Building  
1222 East Grand Avenue, Decatur, Illinois 62521



**ATTACHMENT 1: RECOMMENDED ACTION**

<u>Description of ACM</u>	<u>General Location of ACM</u>	<u>Designation</u>
Asbestos-Contaminated Demolition Debris	Original Structure	Presumed
Asbestos-Contaminated Demolition Debris	North Classroom Addition	Presumed
Asbestos-Contaminated Demolition Debris	West Classroom Addition	Presumed

**Asbestos Contaminated Demolition Debris in Main Structure (Presumed)** - The Main Structure consists of the Original Building, a North Classroom Addition, and a West Classroom Addition. The Powerhouse Building is a standalone, non-contiguous structure, that was inspected and a determination was made that no suspect asbestos-containing material was present. With respect to the Main Structure, the City of Decatur has condemned the building and it will be demolished; it is unsafe because of failed roofing systems, exposures to animal wastes including rodent and bird droppings, and fall hazards exists throughout the building due to wet floors, torn floor coverings, holes in floors, and missing hand and guard rails. The Structural Engineer's Report in Attachment 5 presupposes a heightened risk to human health and safety upon entry into the building. As the Main Structure could not be inspected, all demolition debris is presumed to be asbestos-contaminated waste and demolition must proceed per the recommendations below.

Recommended Action for Demolition

1. Submit the IEPA 14-Calendar Day Notification of Demolition.
2. Attach the City of Decatur Condemnation Letter and the Structural Engineer's Report to Notification.
3. Keep a copy of the Asbestos NESHAP Report on site during demolition.
4. Prepare a Site Safety Plan and a Plan on how to control water runoff and airborne emissions at the site.
5. The above Plan shall be prepared by the Demolition Contractor.
6. An Asbestos Abatement Contractor (AAC) Supervisor shall be present during demolition.
7. The AAC shall determine if a laborer and remediation equipment is needed on site for Response Action Work.
8. An Air Sampling Professional shall perform monitoring to check effectiveness of plan submitted in 4 above.
9. Perform all demolition work under wet methods and keep all debris covered while in transit to landfill.
10. Retain trip tickets, landfill disposal receipts, and manifests showing proper disposal of presume ACM debris.
11. Ensure exposure monitoring is performed on Equipment Operators and the Demolition Contractor's forces.
12. The exposure monitoring in 11 above may be suspended if a Negative Exposure Assessment is cited.
13. At completion of site work take a representative number of clearance soil samples to document site closure.
14. A final report documenting site activities and monitoring shall be prepared and be submitted to the City.
15. Include manifests and regulatory submittals in 14 above so it can be used in case of a FOIA Request.

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<b>PROJECT:</b>	Building Inspection 1222 East Grand, Decatur, Macon County, Illinois 62521	<b>PROJECT NO.</b>	418663
		<b>DATE OF INSPECTION:</b>	January 17, 2024
<b>CLIENT:</b>	City of Decatur #1 Gary K Anderson Plaza, Decatur, Illinois 62523	<b>REPORT NO.</b>	418663.01
<b>CC:</b>	Jon Kindseth	<b>PAGE NO.</b>	1 of 2

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**ITEMS INSPECTED:**

SKS was asked to perform an inspection of a building at 1222 East Grand, Decatur, Illinois. The building is identified in the attached aerial photograph.

**BACKGROUND INFORMATION:**

The building is three stories tall and comprised of masonry walls with floor and stair systems with various types of structural members. Photographs and inspection summaries conducted by the City of Decatur were provided. A copy of some of the photographs are attached for reference. It had been determined the building requires asbestos remediation and a contractor was asked to conduct a walkthrough. After the walkthrough, the contractor was concerned the building may be structurally unsafe in some areas. The purpose of this inspection is to assess the structural condition of the building.

**OBSERVATIONS:**

The building was examined thoroughly from the exterior at ground level and on the interior in a limited capacity. Access to the building's interior was limited because of the condition of the building and a lack of means to enter the building.

Degradation of the masonry walls was observed consistently around the exterior. Complete mortar degradation, cracking, and a collapsed wall near the boiler room were specifically observed. Major soil loss and undermining of the asphalt surface on the north side of the building has led to failure of the asphalt surface.

Structural damage on the interior was also observed in several areas and seemed to line up with the observations described by the City and contractor during their walkthroughs. Significant damage and



Building Inspection, 1222 East Grand,  
Decatur, Illinois

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SKS Report No. 418663.01

deterioration was observed. Specifically, observations included collapse of the roof/floor and stairwells in several areas throughout the building.

**CONCLUSIONS AND RECOMMENDATIONS:**

In our opinion, the building is currently in a poor structural condition and extensive repair efforts are needed to restore the building. These structural repairs are necessary in order to access all areas of the building. The reported presence of asbestos renders this even more complicated. Structural repairs would need to be completed prior to or in conjunction with asbestos removal. Given these conditions, we are concerned that attempting to repair the structure imposes a heightened risk. In lieu of repairing and remediating the building, it may be more practical to demolish it. Please be aware that our recommendations are solely from a structural perspective. We recommend consulting an environmental engineer regarding the asbestos remediation on this manner.

If you have any questions, please let us know.

Respectfully Submitted:  
SKS ENGINEERS, LLC

  
Jonathan M. Scherer, P.E., S.E.





February 2, 2024

Michael Snearly  
City of Decatur  
#1 Gary Anderson Plaza  
Decatur, IL 62523

**JOB #:** CG #3275  
**SENT VIA EMAIL:** msnearly@decaturil.gov  
**SUBJECT:** National Emission Standards for Hazardous Air Pollutants Report  
**LOCATION:** 1500 East Condit Street - Former Coppenbarger School Building

Dear Mr. Snearly:

In accordance with the National Emission Standards for Hazardous Air Pollutants (NESHAP), the structure at *1500 East Condit Street in Decatur, Illinois* was visited on November 8, 2023 and December 20, 2023. According to the NESHAP, which is administered by the Illinois Environmental Protection Agency (IEPA), a licensed asbestos inspector must complete an asbestos inspection prior to the renovation or demolition of a public or commercial building in Illinois. Renovation or Demolition is defined as the wrecking of load-supported structures or the systematic dismantling, changing, or the altering of any structural frame-work.

The Main Structure, visited on November 8, 2023, consists of the Original Building, a 2-Story Gymnasium Addition, and a 3-Story Classroom Addition. The City of Decatur has condemned the building and it will be demolished; it is unsafe because of failed roofing systems, exposures to animal wastes including rodent and bird droppings, and fall hazards exists throughout the building due to wet floors, torn floor coverings, holes in floors, and missing hand and guard rails. The Structural Engineer's Report in Attachment 5 presupposes a heightened risk to human health and safety upon entry into the building. As the Main Structure could not be inspected, all demolition debris is presumed to be asbestos-contaminated waste and demolition must proceed per the recommendations in Attachment 1.

The Power House Structure, visited on December 20, 2023, is a noncontiguous building that supplied the Main Structure with steam and heated water. The Power House was inspected for friable and nonfriable asbestos-containing materials (ACMs). *Based on the walk-through, the ACM that was identified was labeled and consisted of pipe insulation, cementitious insulated elbows and fittings, and thermal systems insulation on a vertical heat exchanger.* The Power House is accessible, but in light of Structural Engineer's Report the OSHA Competent Person (OCP) for the Abatement Contractor shall determine if areas are safe to work in; if deemed unsafe by the OCP, all demolition debris is presumed to be asbestos-contaminated waste and demolition must proceed per the recommendations in Attachment 1.

Sincerely,

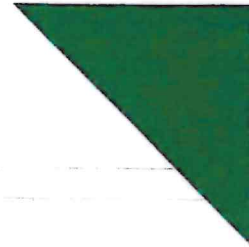
A handwritten signature in black ink that reads "Courtice F. Bowman".

Courtice F. Bowman, P.E.  
*Illinois Licensed Professional Engineer, License No. 062-054109; Expires 11/30/25*  
*Illinois Department of Public Health Licensed Professional, License No. 100-04103; Expires 05/15/25*  
*Member, American Society of Safety Professionals, Practice Specialty: Engineering, Expiring 10/31/24*

*attachments*

**City of Decatur**

Asbestos NESHAP Report  
Formal Opportunity to Comment  
1500 East Condit Street, Decatur, Illinois 62521



**ATTACHMENT 1: RECOMMENDED ACTION**

<u>Description of ACM</u>	<u>General Location of ACM</u>	<u>Designation</u>
Insulation on 12" Diameter Pipe Fittings	Power House {Coal Chute}	TJA
Insulation on 12" to 24" Elbows 24' AFF	Power House {Boiler Room}	TJA
Aircell Pipe Insulation 12' Above Finished Floor	Power House {Southwest Wall of Boiler Room}	TPA
Heat Exchanger Insulation on Vertical Tank	Power House {Middle of West Wall in Boiler Room}	TBA
Asbestos-Contaminated Demolition Debris	Gymnasium Addition	Presumed
Asbestos-Contaminated Demolition Debris	North 3-Story Classroom Addition	Presumed
Asbestos-Contaminated Demolition Debris	Original Structure	Presumed
Asbestos-Contaminated Demolition Debris	Power House if Deemed Unsafe by OCP	Confirmed

**TJA** (Pipe Fitting Insulation in Power House) - This is a *Thermal Insulating Material (TSI)* located on abandoned steam supply and return plumbing systems inside the Power House. The Power House is a noncontiguous building that supplied the Main Structure with steam and heated water. The Power House was inspected for friable and nonfriable asbestos-containing materials (ACMs). *Based on the walk-through, the fitting insulation that was identified was labeled and therefore is a confirmed ACM.* There are about four 12 inch elbows in the coal chute and about twentysix 12 to 24 inch elbows in the boiler room; however users of this report shall rely on their own measurements for actionable work. The fittings in the boiler room are elevated about 24 feet above the basement floor. The Power House is accessible, but in light of Structural Engineer's Report the OSHA Competent Person (OCP) for the Abatement Contractor shall determine if areas are safe to work in; if deemed unsafe by the OCP, all demolition debris is presumed to be asbestos-contaminated waste and demolition must proceed per the recommendations of this Attachment. If the OCP deems the Power House safe to work in then removal should be performed by Illinois Licensed Asbestos Workers in conformance with the training requirements of ASHARA and IDPH.

**TPA** (Pipe Insulation in Power House) - This material is aircell, a *Thermal Insulating Material (TSI)* located on abandoned steam supply and return plumbing systems inside the Power House. The Power House is a noncontiguous building that supplied the Main Structure with steam and heated water. The Power House was inspected for friable and nonfriable asbestos-containing materials (ACMs). *Based on the walk-through, the pipe insulation that was identified was labeled and therefore is a confirmed ACM.* About 60 feet of insulation was identified; however users of this report shall rely on their own measurements for actionable work. The aircell is on piping elevated about 12 feet above the basement floor. The Power House is accessible, but in light of Structural Engineer's Report the OSHA Competent Person (OCP) for the Abatement Contractor shall determine if areas are safe to work in; if deemed unsafe by the OCP, all demolition debris is presumed to be asbestos-contaminated waste and demolition must proceed per the recommendations of this Attachment. If the OCP deems the Power House safe to work in then removal should be performed by Illinois Licensed Asbestos Workers in conformance with the training requirements of ASHARA and IDPH.

## City of Decatur

Asbestos NESHAP Report  
Coppenbarger School Building  
1500 East Condit Street, Decatur, Illinois 62521

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### ATTACHMENT 1: RECOMMENDED ACTION

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**TBA (Heat Exchanger Tank Insulation)** - This material is mag-block on a wire mesh, a *Thermal Insulating Material (TSI)* located on a vertical heat exchanger on the west side of the boiler room in the Power House. The Power House is a noncontiguous building that supplied the Main Structure with steam and heated water. The Power House was inspected for friable and nonfriable asbestos-containing materials (ACMs). *Based on the walk-through, the tank insulation that was identified was labeled and therefore is a confirmed ACM.* About 125 square feet of insulation was identified; however users of this report shall rely on their own measurements for actionable work. The mag-block is on a vertical tank that reaches approximately 8 feet in height. The Power House is accessible, but in light of Structural Engineer's Report the OSHA Competent Person (OCP) for the Abatement Contractor shall determine if areas are safe to work in; if deemed unsafe by the OCP, all demolition debris is presumed to be asbestos-contaminated waste and demolition must proceed per the recommendations of this Attachment. If the OCP deems the Power House safe to work in then removal should be performed by Illinois Licensed Asbestos Workers in conformance with the training requirements of ASHARA and IDPH.

**Asbestos Contaminated Demolition Debris in Main Structure (Presumed)** - The Main Structure consists of the Original Building, a 2-Story Gymnasium Addition, and a 3-Story Classroom Addition. The City of Decatur has condemned the building and it will be demolished; it is unsafe because of failed roofing systems, exposures to animal wastes including rodent and bird droppings, and fall hazards exists throughout the building due to wet floors, torn floor coverings, holes in floors, and missing hand and guard rails. The Structural Engineer's Report in Attachment 5 presupposes a heightened risk to human health and safety upon entry into the building. As the Main Structure could not be inspected, all demolition debris is presumed to be asbestos-contaminated waste and demolition must proceed per the recommendations below. These recommendations extend to the Power House if the OCP deems that it is unsafe for asbestos abatement work.

#### Recommended Action for Demolition

1. Submit the IEPA 14-Calendar Day Notification of Demolition.
2. Attach the City of Decatur Condemnation Letter and the Structural Engineer's Report to Notification.
3. Keep a copy of the Asbestos NESHAP Report on site during demolition.
4. Prepare a Site Safety Plan and a Plan on how to control water runoff and airborne emissions at the site.
5. The above Plan shall be prepared by the Demolition Contractor.
6. An Asbestos Abatement Contractor (AAC) Supervisor shall be present during demolition.
7. The AAC shall also have a laborer and equipment on site for Response Action Work when needed.
8. An Air Sampling Professional shall perform monitoring to check effectiveness of plan submitted in 4 above.
9. Perform all demolition work under wet methods and keep all debris covered while in transit to landfill.
10. Retain trip tickets, landfill disposal receipts, and manifests showing proper disposal of presume ACM debris.
11. Ensure exposure monitoring is performed on Equipment Operators and the Demolition Contractor's forces.
12. The exposure monitoring in 11 above may be suspended if a Negative Exposure Assessment is cited.
13. At completion of site work take a representative number of clearance soil samples to document site closure.
14. A final report documenting site activities and monitoring shall be prepared and be submitted to the City.
15. Include manifests and regulatory submittals in 14 above so it can be used in case of a FOIA Request.

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<b>PROJECT:</b>	Building Inspection 1500 East Condit, Decatur, Macon County, Illinois 62521	<b>PROJECT NO.</b>	418664
		<b>DATE OF INSPECTION:</b>	January 17, 2024
<b>CLIENT:</b>	City of Decatur #1 Gary K Anderson Plaza, Decatur, Illinois 62523	<b>REPORT NO.</b>	418664.01
<b>CC:</b>	Jon Kindseth	<b>PAGE NO.</b>	1 of 2

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**ITEMS INSPECTED:**

SKS was asked to perform an inspection of a building at 1500 East Condit, Decatur, Illinois. The building is identified in the attached aerial photograph.

**BACKGROUND INFORMATION:**

The building is three stories tall and comprised of masonry walls with floor and stair systems with various types of structural members. Photographs and inspection summaries conducted by the City of Decatur were provided. A copy of some of the photographs are attached for reference. It had been determined the building requires asbestos remediation and a contractor was asked to conduct a walkthrough. After the walkthrough, the contractor was concerned the building may be structurally unsafe in some areas. The purpose of this inspection is to assess the structural condition of the building.

**OBSERVATIONS:**

The building was examined thoroughly from the exterior at ground level and on the interior in a limited capacity. Access to the building's interior was limited because of the condition of the building and a lack of means to enter the building.

Degradation of the masonry walls was observed consistently around the exterior. Complete mortar degradation, cracking, and a collapsed wall near the gymnasium were specifically observed.

Structural damage on the interior was also observed in several areas and seemed to line up with the observations described by the City and contractor during their walkthroughs. Significant damage and deterioration was observed. Specifically, observations included collapse of the roof/floor in the gymnasium and in several classrooms and hallways throughout the building. Structural failures in stairwells were also observed.



Building Inspection, 1500 East Condit,  
Decatur, Illinois


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SKS Report No. 418664.01

**CONCLUSIONS AND RECOMMENDATIONS:**

In our opinion, the building is currently in a poor structural condition and extensive repair efforts are needed to restore the building. These structural repairs are necessary in order to access all areas of the building. The reported presence of asbestos renders this even more complicated. Structural repairs would need to be completed prior to or in conjunction with asbestos removal. Given these conditions, we are concerned that attempting to repair the structure imposes a heightened risk. In lieu of repairing and remediating the building, it may be more practical to demolish it. Please be aware that our recommendations are solely from a structural perspective. We recommend consulting an environmental engineer regarding the asbestos remediation on this manner.

If you have any questions, please let us know.

Respectfully Submitted:  
SKS ENGINEERS, LLC

  
Jonathan M. Scherer, P.E., S.E.

