

Abbott House Conference
3525 W. Ellicott Mills

4/16/87

CRM authorized to speak for property owner. Rick Kalyniak
Tom Garver

HVD willing to insure abatement costs. Cost will be passed on to tenants via rent.

State Dept of Economic Development. Will consider Abbott House for abatement loan.

John Stenberg P.E. Energy Ventures Analysis Inc.

No actual documentation of product used in AH
regards to manufacturer, product name etc.

O+M program

- 1) each unit inspected
- 2) diagram of each unit
 - a) damaged area
 - b) abatement work
 - c) comments

3) 6 mos - ^{Routine} 1 year, as need by request

(Each unit painted with latex paint)

703/276-8900



John B. Stamberg, P.E.
VICE PRESIDENT

1901 N. MOORE STREET, SUITE 1200, ARLINGTON, VIRGINIA 22209

HOWARD COUNTY HEALTH DEPARTMENT

JOYCE M. BOYD, M.D., M.P.H.
COUNTY HEALTH OFFICER



Bureau of Environmental Health
3525 Ellicott Mills Drive
Ellicott City, Maryland 21043

Director - 461-9956
Water & Sewerage, Permits - 461-9933
Community Environmental Health - 461-9944
Technical Services - 461-9955

June 17, 1987

Mr. Tom Garver, Vice President
Columbia Residential Management Inc.
P.O. Box 816
Columbia, MD 21044

RE: Abbott House
4593 Cedar Lane
Columbia, MD

Dear Mr. Garver:

Title 12 of the Howard County Code requires the County Health Department to take cognizance of all conditions dangerous to health and of all unhealthy nuisances within Howard County, institute investigation and remedy such conditions as prescribed in the Code.

In November of 1986, you were notified of the need to take action to abate potential health hazards associated with the cementitious acoustical plaster used on the ceilings in most areas of Abbott House. Samples of this material indicated that it contained between seven and fifteen percent chrysotile asbestos.

At that time you contacted this Bureau and stated Columbia Residential Management, Inc. intended to procure the services of a certified contractor to encapsulate all asbestos containing material in Abbott House.

Efforts along this line continued until March of 1987, when your organization contracted Energy Ventures Analysis Inc. to conduct a study on Abbott House. The study conducted by Mr. John Stamberg, P.E., recommended an operation and maintenance program as an alternative to encapsulation.

This Bureau agrees that a stringently regulated operation and maintenance program is a viable option to ameliorate any potential health threat from the asbestos containing acoustical plaster. However, it is this agencies position that the most cost effective long term abatement strategy would be the removal of the asbestos containing material (ACM) from the structure, reducing CRM liabilities and long term maintenance expenses.

If Columbia Residential Management opts to choose an operation and maintenance (O & M) program this Bureau would require that it include the following:

- (1) A complete and detailed survey of all areas containing ACM, performed under the auspices of a certified industrial hygienist.
- (2) Only trained and licensed personnel may engage in O & M activities.
- (3) Inspection of each unit and common area be conducted on a semi-annual basis by a certified industrial hygienist.
- (4) Air and dust monitoring be conducted semi-annually throughout the structure and whenever any maintenance activities pertaining to ACM are being performed. All air and dust monitoring regimes must be conducted by a certified industrial hygienist, and analysis performed by an appropriately certified analytical laboratory.
- (5) Removal of all deteriorated ACM, prior to the initiation of the O & M program.
- (6) Detailed and precise documentation of all observations and activities.
- (7) Detailed records of all air and dust monitoring activities, and analytical results.

The operation and maintenance program must continue to be in effect as long as any ACM remains in the building. The Howard County Health Department, and Bureau of License and Permits reserves the right to be present during any phase of the operation and maintenance activities, and to review any and all documents pertaining to the O & M program.

Based on the information currently known, and pursuant to Section 12.110 of the Howard County Code the presense of asbestos containing materials in Abbott House is considered an unhealthy nuisance due to its potential to release inhalable fibers associated with severa! disease processes.

June 17, 1987

Therefore, in accordance with the provisions of Section 12.111 of the Code, you are hereby ORDERED to take the following corrective action:

- (1) Notify this Bureau within 10 days of receipt of your plan for the proper removal and/or maintenance of all asbestos containing materials in Abbott House.
- (2) Within 30 days of receipt submit to this Bureau resumes, references, and proof of current licensure with the State of Maryland, Air Management Administration, for all consultants and contractors to be utilized in this abatement project.
- (3) Within 60 days of receipt commence implementation of an approved abatement plan.

You have the right to request a hearing before the Howard County Board of Health On this Order. A request for hearing must be made in writing to the Executive Secretary of the Board of Health at the letterhead address within fifteen (15) calendar days of receipt. If request for approval is not so made, this Order becomes final.

You may be represented by an attorney of your choosing at the hearing and produce evidence in answer to the charges. Prior to the hearing, you may examine and obtain copies of any departmental documents regarding the charges.

Failure to take corrective action required by this Order may result in legal sanctions against you. Each day during which a violation continues is a separate offense.

If you wish to discuss the basis for this Order or the required corrective action, please contact this office to arrange a mutually agreeable time and place.

Very truly yours,

Michael J. Caughlin, Acting Director
Technical Services Program

MJC:vf

Mr. Tom Garver

-4-

June 17, 1987

cc: Jim Lewis - DHMH
cc: Clyde Shippe - Bureau of Licenses and Permits
cc: Charles Wilson - Department of Housing and Urban Development

Mr. Tom Garver, Vice President
Columbia Residential Management Inc.
P.O. Box 816
Columbia Md. 21044

Re: Abbott House
4593 ~~██████~~ Cedar Lane, Columbia

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At that time you ~~was~~ contacted this Bureau and stated Columbia Residential Management, Inc. intended to procure the services of a certified contractor to encapsulate all asbestos containing material in Abbott House.

Efforts along this line ~~continued~~ continued until ~~April~~ March of 1987, when ~~and~~ your organization contracted Energy Ventures Analysis Inc. to conduct a study on Abbott House. The study conducted by Mr. John Stamberg, P.E., recommended

an operation and maintenance program as an alternative to encapsulation.

This Bureau agrees that ~~a~~ stringently regulated operation and maintenance program is a viable option to ameliorate any potential health threat from the asbestos containing acoustical plaster. However, it is this agency's position that the most cost effective long term abatement strategy would be the removal of the asbestos containing material (ACM) from the structure, reducing CRM liabilities and long term maintenance expenses.

If Columbia Residential Management opts to choose an operation and maintenance (O+M) program this Bureau would require that it include the following:

- 1) A complete and detailed survey of all areas containing ACM, performed under the auspices of an ^{certified} industrial hygienist.
- 2) Only trained and licensed personnel may engage in O+M activities.
- 3) Inspection of ~~each~~ ^{each} unit and common area be conducted on a semi-annual basis by ^{a certified} industrial hygienist.
- 4) Air and dust monitoring be conducted ~~in all~~ ~~areas where maintenance activities are being~~ ~~performed~~ semi-annually throughout the structure, and whenever any maintenance activities pertaining to ACM are being performed. All air and dust monitoring regimes must be conducted by a certified industrial hygienist, and analysis performed by an appropriately certified

analytical laboratory.

5) Removal of all deteriorated ACM, prior to the initiation of the O+M program

6) Detailed and precise documentation of all observations and activities conducted in each unit and common area, ~~updated at least~~ ~~semi annually.~~

7) Detailed records of all air and dust monitoring activities, and analytical results, ~~updated~~ ~~at least semi annually~~

The operation and maintenance program ~~will~~ ^{must} continue to be in effect as long as any ACM remains in the building. The Howard County Health Department and Bureau of License and Permits reserves the right to be present ^{activities} during any phase of the operation and maintenance, and to review any and all documents pertaining to the O+M program.

~~Based on the~~

Based on the ~~above~~ information currently known, and pursuant to Section 12.110 of the Howard County Code, the presence of asbestos containing materials in Abbott House is considered an unhealthy nuisance due to its potential to release inhalable fibers associated with several disease processes.

Therefore, in accordance with the provisions of Section 12.111 of the Code, you are hereby ORDERED to take the following corrective action:

1. Notify this Bureau within 10 days of receipt, of your plan for the proper removal and/or maintenance of all asbestos containing materials in Abbott House.

2. Within 30 days of receipt, submit to this Bureau ~~with~~ resumes, references, and proof of current licensure with the State of Maryland, Air Management Administration, for all consultants and contractors to be utilized ~~with~~ in this abatement project.

3. Within 60 days of receipt, commence implementation of an approved abatement plan.

Standard Closing.

GEORGE F. NEIMEYER
DIRECTOR
982-2400

Deaf TDD Number
982-2323



Bureau of Engineering
William E. Riley, Chief
Bureau of Environmental Services
James M. Irvin, Chief
Bureau of Facilities
John Zimyer, Chief
Bureau of Highways
Granville W. Wehland, Chief
Bureau of Inspections, Licenses, and Permits
M. Robert Gammill, Chief
Bureau of Utilities
Robert M. Beringer, Chief

DEPARTMENT of PUBLIC WORKS of HOWARD COUNTY
3430 COURT HOUSE DRIVE, ELLICOTT CITY, MARYLAND 21043

MEMORANDUM

MEMO TO: Michael Caughlin, Director of Technical Services Program
Office of Environmental Health

THROUGH: James W. Rawle, Housing and Sign Code Administrator
Inspections and Enforcement Division *gr*

FROM: Clyde S. Shippe, Housing Inspector
Inspections and Enforcement Division *CS*

DATE: April 9, 1987

SUBJECT: Asbestos Problems - Abbott House

Please send a copy of the memo of your findings at Abbott House, Apartment 109, occupied by Ms. Rene Broom on April 8, 1987. Send this to: Department of Housing and Urban Development, Loan Management Branch, Attention: Mr. Charles Wilson; 10 N. Clavert Street, Baltimore, Maryland 21202.

CSS/bkh

WASTE-NOT



RECYCLE

Contact Air Manager
and arrange as to the
bars for their removal.

What does he mean by
not having any authorization
to advise to release or whether
to encipher or remove ^{data}

CS



HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
BUREAU OF INSPECTIONS, LICENSES, & PERMITS
3430 COURT HOUSE DRIVE
ELLCOTT CITY, MARYLAND 21043

RENTAL LICENSE

Cedar Lane Limited Partnership

5A-50280

OWNER c/o Columbia Residential Management

SERIAL NO. October, 1987

OPERATOR 9050 Red Branch Road

DATE \$750.00

ADDRESS Columbia, MD 21044

FEE 5

DISTRICT _____

LOCATION/ADDRESS OF RENTAL UNIT ABBOTT HOUSE
5495 Cedar Lane

RECEIPT NO. _____

Apartment

TYPE OF UNIT 100 units

NO. OF UNITS _____

OKAY TO ISSUE

HOLD FOR VIOLATIONS

AUTHORIZED SIGNATURE _____

CS
INSPECTOR INITIALS

ISSUANCE DATE _____ EXP. DATE _____

10/31/87
INSPECTION DATE

W - Owner
Y - Inspectors file
P - Permit office

(DISPLAY PUBLICLY ON PREMISES)



COLUMBIA RESIDENTIAL MANAGEMENT, INC.

April 9, 1987

Mr. Michael Coughlin
Howard County Health Department
Bureau of Environmental Health
3525 Ellicott Mills Drive
Ellicott City, Maryland 21043

RE: Abbott House

Dear Mr. Coughlin:

As a follow-up to your request for action of November 17, 1986, we have been in communication with the Environmental Protection Agency, The Maryland Air Management Administrator, The Maryland Department of Health, and the Department of Housing and Urban Development. We have found no specific authoritative source to advise us whether to encapsulate or remove the asbestos in the property.

As a result, we retained the services of Energy Ventures Analysts, Inc., to perform tests and advise us for the proper cause of action. Their report dated March 27, 1987, is enclosed for your review. Their suggestions appear to warrant serious consideration and we wish to arrange a meeting at the earliest opportunity.

Please contact us to arrange a mutually agreeable time for this meeting.

Yours very truly,

A handwritten signature in cursive script that reads "Tom Garver".

Thomas R. Garver
Vice President
Rental Operations

TRG/dk

cc: E. Glover
R. Kalyniuk
J. Stanberg

GEORGE F. NEIMEYER
DIRECTOR
982-2400

Deaf TDD Number
982-2323



DEPARTMENT of PUBLIC WORKS of HOWARD COUNTY
3430 COURT HOUSE DRIVE, ELLICOTT CITY, MARYLAND 21043

Bureau of Engineering
William E. Riley, Chief
Bureau of Environmental Services
James M. Irvin, Chief
Bureau of Facilities
John Zitnyer, Chief
Bureau of Highways
Granville W. Wehland, Chief
Bureau of Inspections, Licenses, and Permits
M. Robert Gemmill, Chief
Bureau of Utilities
Robert M. Beringer, Chief

December 9, 1986

Columbia Residential Management, Inc.
P.O. Box 816
Columbia, Maryland 21044

Attention: Mr. Thomas Garver, Vice President

SUBJECT: Temporary Rental License
Abbott House
4595 Cedar Lane
Columbia, Maryland

Dear Mr. Garver:

By this letter, I am notifying you that until the asbestos problem is abated at Abbott House, this letter will serve as a Temporary Rental License.

If you have any questions regarding this notification, I may be contacted at 792-2607 between 7:30 and 9:15 A.M.

Sincerely,

Clyde S. Shippe, Housing Inspector
Inspections and Enforcement Division

CSS/bkh

cc: John Ingalls ✓
Rita Benton
Avis Corbin
File (3)

10/9/86 Abbott
House.

10/2/86

10:35 arrive at Abbott House

Mark Hush, Rita Benton, Claude Shippe.

801 water damaged ceiling - admission denied.
whole 8th floor H₂O damaged & ceilings at
edges

to follow up on this with letter

1971. Date of construction.

Inspect apt. 509 - small area of H₂O damage,
some areas of old repair (1-2 ft²)

801 - water damaged ongoing (kitchen room)

608 & 409 - in good repair -

seeds of hallway - falling at seams.

407 ceiling (leaking water at)

hallway window frame at end of wall a problem.
- separated.

803 - OK in living room

Letter to Tom ^{Cover} ~~Cover~~ UP.

of Columbia Residential.

copy of letter to Rita.

Time is next annual sample inspection

Enclosures: 1) asbestos removal license

2) IIR consultants

3) Guidance for Contractors, Asbestos Buildings

4) contract

~~5) form for~~

I do not assess the asbestos work overall as a high hazard to public health based on the condition of the ceiling materials. However, areas such as found in ~~room~~ the Wain room in apt 801/509 and the hallway outside the elevator ^{near window 407} on 4th floors ~~are~~ out for urgent to be addressed on a removed ~~given~~ priority.

Full, 4th floor hallway,



JOHN T. INGALLS
SANITARIAN, TECHNICAL SERVICES PROGRAM

NTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH DEPARTMENT 3525-H ELLICOTT MILLS DR.
BUREAU OF ENVIRONMENTAL HEALTH ELLICOTT CITY, MD 21043



Bureau of Environmental Health
3525 Ellicott Mills Drive
Ellicott City, Maryland 21043

Director - 461-9956
Water & Sewerage, Permits - 461-9933
Community Environmental Health - 461-9944
Technical Services - 461-9955

COUNTY HEALTH OFFICER

BULK SAMPLES FOR ASBESTOS ANALYSIS

REQUESTOR: HOWARD COUNTY HEALTH DEPARTMENT
P.O. BOX 476
ELLICOTT CITY, MARYLAND 21043
461-9955

SAMPLER: JOHN INGALLS

DRAFT

SOURCE: ABBOT HOUSE (ceiling material)
4595 CEDAR LANE
COLUMBIA, MARYLAND 21043

DATE TAKEN: OCTOBER 2, 1986

SAMPLE NUMBER	LOCATION	phone results 10/9
ABTHS-903/10-2-86	APT. 903 (vacant)	15% crysotile
ABTHS-HALL7/10-2-86	HALLWAY ON 7TH FLOOR	10%
ABTHS-505/10-2-86	APT. 505 (vacant)	8%
ABTHS-406/10-2-86	APT. 406 (vacant)	10%
ABTHS-301/10-2-86	APT. 301 (vacant)	7%
ABTHS-HALL3/10-2-86	HALLWAY ON 3RD FLOOR	8%
ABTHSHALLG/10-2-86	HALLWAY ON GROUND FLOOR	8%



CLYDE S. SHIPPE

HOUSING INSPECTOR

BUREAU OF INSPECTIONS, LICENSES, & PERMITS

(301) 792-2607

*PUBLIC WORKS ANNEX
11226 ROUTE 216
LAUREL, MD 20707*

301-730-3430



Abbott House

5495 CEDAR LANE

COLUMBIA, MARYLAND 21044

Rita D. Benton
Resident Manager

COLUMBIA RESIDENTIAL MANAGEMENT, INC.

COLUMBIA, MARYLAND 21045