

court decision from Abbott House (1987)

{ Rene Broom (APT 109)

{ Sen-resp problem

Trying to get other housing

Judge read report of John Stenberg (P.E.)

WR © Subp. # 205287

Rene Broom, court 7/27/87

Appeared before Judge Jane Vaughn

ruled in favor of col. management

"unable to show health hazard"

(all reports ---) were submitted

Mike C. + C. Shippe both testified

**HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
BUREAU OF INSPECTIONS, LICENSES & PERMITS
3430 COURT HOUSE DRIVE
ELLCOTT CITY, MARYLAND 21043
301-992-2455**

APPLICATION FOR:
INITIAL _____
TRANSFER _____
RENEWAL

INSTRUCTIONS:
PLEASE PRINT OR TYPE ALL INFORMATION;
IF NON-APPLICABLE ENTER N/A

RENTAL LICENSE APPLICATION

PROPERTY ADDRESS <u>5495 CEDAR LANE</u> <u>Columbia, MD 21044</u>	APARTMENT COMPLEX NAME (if applicable) _____ <u>Abbott House</u>
--	---

PROPERTY OWNER(S) <u>CEDAR LANE PARTNERSHIP</u> (NAME) <u>9050 RED BANACH ROAD</u> (ADDRESS) <u>Columbia, MD 21045</u> (CITY, STATE, ZIP CODE)	MANAGEMENT COMPANY/AGENT <u>Columbia Residential Management</u> (NAME) <u>30 Bay 816</u> (ADDRESS) <u>Columbia, MD 21045</u> (CITY, STATE, ZIP CODE)
--	--

OWNERS TELEPHONE NUMBER
(301) 995-1417
(BUSINESS)
()
(EMERGENCY)

MANAGEMENT COMPANY/AGENT TELEPHONE NUMBER
()
(HOME)
(301) 995-0999
(BUSINESS)

CORPORATIONS ENTER RESIDENT AGENT

(NAME)

(ADDRESS)

(CITY, STATE, ZIP CODE)

AGENT(S) NAME/RESPONSIBLE PARTY
Thomas R GARYER
(NAME)
30 Bay 816
(ADDRESS)
Columbia, MD 21045
(CITY, STATE, ZIP CODE)

NUMBER OF DWELLING UNITS 100 NUMBER OF STORIES 9
TYPE OF UNIT HIGH RISE APARTMENTS
(townhouse, garden apartment, condo, sf, etc.)
DATE OF CONSTRUCTION 1971
TYPE OF CONSTRUCTION CONCRETE
(masonry, wood frame, etc.)

PLEASE CHECK ALL THAT APPLY
SMOKE DETECTOR(S) INSTALLED YES NO TYPE _____
(battery, a/c wired)

UTILITIES SUPPLIED TO UNIT n/gas lp/gas electric oil
HEATING SYSTEM gas fired oil fired electric other
HOT WATER HEATER gas fired oil fired electric other
WATER SUPPLIED public private well none
SEWAGE DISPOSAL public private well none

A rental license application must be on file with the Bureau of Inspections, Licenses and Permits, all necessary fees paid, and inspection conducted before occupancy by tenants.

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Howard County Ordinances and State Laws will be complied with whether herein specified or not.

Date 10/4/86 Signature Thomas R Garyer Title Vice President
Make Checks Payable to Director of Finance Howard County

FOR OFFICE USE ONLY

PERMITS

Date Application Received 10/20/86 Date of Inspection _____
Receipt Number 13519 Inspector Name _____
Fee Paid 10750.00 Approved
Serial Number 5A-52280 Disapproved
District 5

GEORGE F. NEIMEYER
DIRECTOR
992 2400

Deaf TDD Number 992-2323



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 Zitnyar, 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

MEMORANDUM

MEMO TO: John Ingalls, Acting Director, Technical Services Program
Environmental Health

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

DATE: August 13, 1986

SUBJECT: ABBOTT HOUSE - Asbestos Complaint

Would you please send me a report of your asbestos findings in Unit No. 509, Abbott House, and recommend what remedial action will be required if any.

I may be contacted at (301) 792-2607.

CSS/bkh

WASTE-NOT



RECYCLE

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

BULK SAMPLES FOR ASBESTOS ANALYSIS

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

SAMPLER: JOHN INGALLS

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

DATE TAKEN: OCTOBER 2, 1986

SAMPLE NUMBER	LOCATION
ABTHS-903/10-2-86	APT. 903 (vacant) - 860608
ABTHS-HALL7/10-2-86	HALLWAY ON 7TH FLOOR - 860609
ABTHS-505/10-2-86	APT. 505 (vacant) - 860610
ABTHS-406/10-2-86	APT. 406 (vacant) - 860611
ABTHS-301/10-2-86	APT. 301 (vacant) - 860612
ABTHS-HALL3/10-2-86	HALLWAY ON 3RD FLOOR - 860613
ABTHSHALL6/10-2-86	HALLWAY ON GROUND FLOOR - 860614

JJK
10-9-86

STATE OF MARYLAND
DEPARTMENT OF HEALTH AND MENTAL HYGIENE
LABORATORIES AND RESEARCH ADMINISTRATION
AIR QUALITY LABORATORY

Place Collected ABO.T HOUSE Date Collected 10-2-86

Sample Data ABTHS-HALL 7 LAB # 860609

Remarks

Nature of Material CEILING MATERIAL

Analysis Desired ASBESTOS

Submitted by JOHN INGALLS - HOWARD COUNTY

Date Received 10-7-86

Chemist Sharon O. Rickard / Stacy M. Blumling

Date Completed 10-8-86

Analytical Method POLARIZED LIGHT MICROSCOPY & STEREO MICROSCOPY

SAMPLE CONTAINS:

CHRYSOPILE ASBESTOS — 10%
ORGANIC FIBERS — 1%
NON-FIBROUS PARTICULATE — 89%

(AVERAGE % REPORTED)

50X
10-8-86

STATE OF MARYLAND
DEPARTMENT OF HEALTH AND MENTAL HYGIENE
LABORATORIES AND RESEARCH ADMINISTRATION
AIR QUALITY LABORATORY

Place Collected ABBOT HOUSE Date Collected 10-2-86

Sample Data ABTHS-406 LAB. # 860611

Remarks

Nature of Material Ceiling Material

Analysis Desired ASBESTOS

Submitted by JOHN INGALLS Date Received 10-7-86

Chemist Blenn O. Richard / Gary M. Browning Date Completed 10-8-86

Analytical Method POLARIZED LIGHT MICROSCOPY & STAGE MICROSCOPY

SAMPLE CONTAINS:

CHRYSOTILE ASBESTOS ————— 10%
ORGANIC FIBERS ————— 2%
NON-FIBROUS PARTICULATE ————— 88%

(AVERAGE % REPORTED)

HR
10-8-86

STATE OF MARYLAND
DEPARTMENT OF HEALTH AND MENTAL HYGIENE
LABORATORIES AND RESEARCH ADMINISTRATION
AIR QUALITY LABORATORY

Place Collected ABBOT HOUSE Date Collected 10-2-86

Sample Data ABTHS-505 LAB # 960610

Remarks

Nature of Material CEILING MATERIAL

Analysis Desired ASBESTOS

Submitted by JOHN INGHAM - HOWARD COUNTY Date Received 10-7-86

Chemist Diana O. Richard / Gary M. Browning Date Completed 10-8-86

Analytical Method POLARIZED LIGHT MICROSCOPY & STEREO MICROSCOPY

SAMPLE CONTAINS:

CHRYSOTILE ASBESTOS: _____ 8%
ORGANIC FIBERS: _____ 2%
NON-FIBROUS PARTICULATE: _____ 90%

(ANGLE % REPORTED)

JM
10-3-86

STATE OF MARYLAND
DEPARTMENT OF HEALTH AND MENTAL HYGIENE
LABORATORIES AND RESEARCH ADMINISTRATION
AIR QUALITY LABORATORY

Place Collected ABBOT HOUSE Date Collected 10-2-86

Sample Data ASTHS-301 LAB. # 860612

Remarks

Nature of Material CEILING MATERIAL

Analysis Desired ASBESTOS

Submitted by JOHN INGALLS - HOWARD COUNTY Date Received 10-7-86

Chemist Phyllis O. Rickard / Gary M. Browning Date Completed 10-8-86

Analytical Method POLARIZED LIGHT MICROSCOPY & STEREO MICROSCOPY

SAMPLE CONTAINS:

CHRYSOPILE ASBESTOS ————— 7%
ORGANIC FIBERS ————— 2%
NON-FIBROUS PARTICULATE ————— 91%

(AVERAGE % REPORTED)

MPK
10-8-86

STATE OF MARYLAND
DEPARTMENT OF HEALTH AND MENTAL HYGIENE
LABORATORIES AND RESEARCH ADMINISTRATION
AIR QUALITY LABORATORY

Place Collected ABBOT HOUSE Date Collected 10-2-86

Sample Data ABTTS - HALL 3 LAB # 860613

Remarks

Nature of Material CEILING MATERIAL

Analysis Desired ASBESTOS

Submitted by JOHN INGALLS - HOWARD COUNTY Date Received 10-7-86

Chemist Blenn O. Rickard / Gary M. Beaumont Date Completed 10-8-86

Analytical Method POLARIZED LIGHT MICROSCOPY & STEREO MICROSCOPY

SAMPLE CONTAINS:

CHRYSOTILE ASBESTOS	_____	8%
ORGANIC FIBERS	_____	2%
NON-FIBROUS PARTICULATE	_____	90%

(AVERAGE % REPORTED)

9302
10-9-86

STATE OF MARYLAND
DEPARTMENT OF HEALTH AND MENTAL HYGIENE
LABORATORIES AND RESEARCH ADMINISTRATION
AIR QUALITY LABORATORY

Place Collected ABBT HOUSE Date Collected 10-2-86

Sample Data ABTHS HALL G LAS # 860614

Remarks

Nature of Material CEILING MATERIAL

Analysis Desired ASBESTOS

Submitted by JOHN INGHLS Date Received 10-7-86

Chemist Blum O. Richard / Gary M. Bealving Date Completed 10-8-86

Analytical Method POLARIZED LIGHT MICROSCOPY & STEREO MICROSCOPY

SAMPLE CONTAINS:

- CHRYSOPILE ASBESTOS _____ 8%
- ORGANIC FIBERS _____ 2%
- NON-FIBROUS PARTICULATE _____ 90%

JDK
10-8-86

STATE OF MARYLAND
DEPARTMENT OF HEALTH AND MENTAL HYGIENE
LABORATORIES AND RESEARCH ADMINISTRATION
AIR QUALITY LABORATORY

Place Collected Abbot House Date Collected 10/2/86

Sample Data ABTHS-903 Lab # 860608

Remarks

Nature of Material Ceiling Material

Analysis Desired Asbestos

Submitted by John Ingalls - Howard County Date Received 10-7-86

Chemist Blenn O. Richard / Gary M. Berman Date Completed 10-8-86

Analytical Method Polarized Light Microscopy + Stereo Microscopy

Sample Contains:

- Chrysotile asbestos ————— 15%
- Organic fibers ————— 2%
- Non-fibrous particulate ————— 83%

(Average % reported)



JOHN T. INGALLS
SANITARIAN, TECHNICAL SERVICES PROGRAM

NTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH

3525-H ELLICOTT MILLS DR.
ELLICOTT CITY, MD 21043

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

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%

GEORGE F. NEIMEYER
DIRECTOR
992-2400

Deaf TDD Number 992-2323



Bureau of Engineering
William E. Riley, Chief
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James M. Irvin, Chief
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Bureau of Inspections, Licenses, and Permits
M. Robert Gemmill, Chief
Bureau of Utilities
Robert M. Beringer, Chief

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

October 10, 1986

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

Attention: Mr. Tom Garver, Vice President

SUBJECT: Asbestos Analysis
Abbott House - 4595 Cedar Lane
Columbia, Maryland 21044

Dear Mr. Garver:

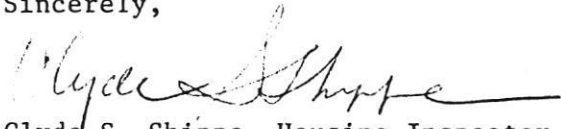
Within the next two weeks you will receive an asbestos analysis report from the Howard County Health Department, Bureau of Environmental Health, of their findings from random samplings taken from apartments and public areas of Abbott House.

Take corrective measures that they recommend within their specified time frame--Howard County Housing Code, Sections 41.02, 42.01, and 42.01(L).

Also enclosed is a list of Housing Code Violations found to exist at Abbott House during our annual rental license renewal inspection conducted on Thursday, October 9, 1986.

Your rental license will be held in obedience until compliance.

Sincerely,


Clyde S. Shippe, Housing Inspector
Inspections and Enforcement Division
(301) 792-2607

CSS/bkh
cc: Rita Benton, Abbott House Resident Manager
File (3)

CERTIFIED MAIL - 978 799
RETURN RECEIPT REQUESTED

WASTE-NOT



RECYCLE

HOUSING CODE VIOLATIONS

Abbott House - 4595 Cedar Lane

October 9, 1986

- OK ✓ 1. Remove mattress and box springs from first floor storage room isle - Howard County Housing Code (HCHC) Section 35.01.
- OK ✓ 2. First floor rear exit sign light is out. Repair by October 10, 1986 - HCHC, Section 35.01.
- OK ✓ 3. Emergency generator is not working. Repair by October 10, 1986 - HCHC, Section 35.01.
- OK ✓ 4. First floor enunciator panel, Number 1, is missing. Replace number by October 10, 1986 - HCHC, Section 35.01. (Larger numbers are recommended)
- OK ✓ 5. Hot water heater room has breaks in wall and missing access panel cover - HCHC, Section 42.02(b). Repair by October 15, 1986.
- OK ✓ 6. Sixth floor stand pipe valve handle is missing. Replace by October 10, 1986 - HCHC, Section 35.01.
- OK ✓ 7. Third floor trash chute door is in disrepair. Repair or replace by October 20, 1986 - HCHC, Section 34.01(g) and 35.01. *in order*
- OK ✓ 8. Relocate apartment fire extinguishers from closets to living room or kitchen wall for accessibility when needed - HCHC, Section 35.01. Relocate by October 25, 1986.
- OK ✓ 9. Apartment No. 801 has ceiling/wall water damage. Repair by October 25, 1986 - HCHC, Section 42.02(f).
- OK ✓ 10. Apartment No. 509 has water marks/ceiling wall in rear bedroom. Repair by October 25, 1986 - HCHC, Section 42.02(f).
- OK ✓ 11. Apartment No. 509's bathroom ventilation system is not working. Repair by October 25, 1986 - HCHC, Section 31.03(c).
- OK ✓ 12. Ten percent of the units have roach infestation due to tenants poor housekeeping. Continue with roach extermination program - HCHC 42.02.A.5.
- OK ✓ 13. Certification in writing will be required for our files that the fire suppression/sprinkler system, emergency generator, fire alarm pull stations, and all smoke detectors are working properly - Howard County Code, Section 35.01.

(ATTACHED IS A FIRE/SAFETY FORM CHECK OFF SHEET)

- () That all fire extinguishers are the proper size, type, tagged and updated (Howard County Housing Code, Section 35.01 and NFPA 10, Section 4-4.1).
- () That all pull stations are working properly and that fire instructional signs are visible (Howard County Housing Code, Section 35.01).
- () That all sprinkler systems are functioning properly (Howard County Housing Code, Section 35.01 and NFPA 13, Section 1-5.0).
- () That all smoke detectors are functioning properly (Howard County Housing Code, Section 17.113[G] and The Annotated Code of Maryland, Article 38A, Section 12A).
- () That all emergency lights are functioning properly (Howard County Housing Code, Section 35.01).



COLUMBIA RESIDENTIAL MANAGEMENT, INC.

Abbott House
5495 Cedar Lane
Columbia, Maryland 21044

November 14, 1986

Mr. Clyde Shippe
Dept of Public Works of Howard County
Bureau of Inspections and Permits
1126 Route 216
Laurel, Maryland 20707

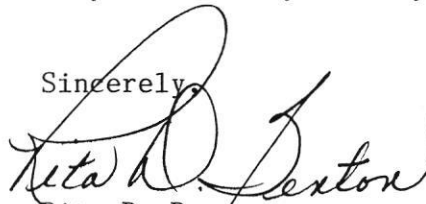
Dear Mr. Shippe,

Reference is made to the inspection at Abbott House conducted on October 9, 1986 and the violations cited in your letter of October 10, 1986. Please be advised of the following actions:

1. The first floor storage room isle has been cleared of all items
2. First floor rear exit sign light working properly
3. Emergency generator repaired by Onan and functioning properly
4. All floors clearly marked with larger numbers on the enunciator panel
5. Breaks in wall repaired and missing access panel replaced in hot water heater room
6. Sixth floor stand pipe valve handle replaced
7. Third floor trash chute door repaired
8. Fire extinguishers moved to front area of entrance closets for easier accessibility within each unit
9. Apt #801 ceiling/wall repaired and painted
10. Apt #509 ceiling wall in rear bedroom repaired and painted
11. Apt #509 bathroom ventilation system in bathroom now working after being cleaned and replaced
12. Cycle spray initiated at Abbott House to combat roach infestation problem. Each apartment sprayed at a minimum of four times a year
13. Certification attached concerning the fire suppression/sprinkler system, pull stations, sprinkler systems, smoke detectors and emergency lights

I hope this information is of assistance to you. Thank you for your support and consideration.

Sincerely,


Rita D. Benton
Resident Manager

Attachment

- (✓) That all fire extinguishers are the proper size, type, tagged and updated (Howard County Housing Code, Section 35.01 and NFPA 10, Section 4-4.1).
- (✓) That all pull stations are working properly and that fire instructional signs are visible (Howard County Housing Code, Section 35.01).
- (✓) That all sprinkler systems are functioning properly (Howard County Housing Code, Section 35.01 and NFPA 13, Section 1-5.0).
- (✓) That all smoke detectors are functioning properly (Howard County Housing Code, Section 17.113[G] and The Annotated Code of Maryland, Article 38A, Section 12A).
- (✓) That all emergency lights are functioning properly (Howard County Housing Code, Section 35.01).

Jim

2/19/87

~~Jim~~
wow!

get it
go 2/17/87

LTH DEPARTMENT

Spoke to Tom Garner
has received 3rd
estimate - Estimate
range from \$180,000 to
390,000 - Meeting to
be held next week
w/ HVD. Status letter
in route.

48

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

November 17, 1986

Abbott House
195 Cedar Lane, Columbia

Asbestos survey results from recent sampling performed by this Department at the above referenced property, and to advise you of corrective actions to be taken.

On October 2, 1986, in response to a request for assistance from the Inspections and Enforcement Division of the Howard County Department of Public Works, I conducted an inspection of the premises and took seven composite samples of ceiling materials from hallways and apartment units. The results show the chrysotile asbestos content varies from seven to fifteen percent. Copies of laboratory reports are enclosed.

During this and a follow-up inspection October 9, 1986, I noted damaged or deteriorating ceiling material in apartments 801, 509, 407; in the hallways near the elevators on the fourth and seventh floors, at the ends of the fourth floor hallways, and along some of the perimeter of the top (ninth) floor where there was old water damage from roof leakage.

The amount of sampling and physical inspection done is sufficient to characterize the condition and asbestos content of sprayed-on cementitious material in Abbott House, and it is thus reasonable to assume that all such ceiling material contains chrysotile asbestos in proportions large enough to warrant abatement action throughout the entire building.

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

November 17, 1986

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

Re: Abbott House
4595 Cedar Lane, Columbia

Dear Mr. Garver:

The following is to inform you of asbestos survey results from recent sampling performed by this Department at the above referenced property, and to advise you of corrective actions to be taken.

On October 2, 1986, in response to a request for assistance from the Inspections and Enforcement Division of the Howard County Department of Public Works, I conducted an inspection of the premises and took seven composite samples of ceiling materials from hallways and apartment units. The results show the chrysolite asbestos content varies from seven to fifteen percent. Copies of laboratory reports are enclosed.

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The amount of sampling and physical inspection done is sufficient to characterize the condition and asbestos content of sprayed-on cementitious material in Abbott House, and it is thus reasonable to assume that all such ceiling material contains chrysotile asbestos in proportions large enough to warrant abatement action throughout the entire building.

Jms
Wow!
10/19/86
2/17/87
3/17/87
4/17/87
4/16/87
4/30/87

November 17, 1986

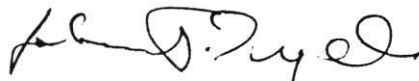
Friable asbestos-containing material (ACM) as I have noted, which may also be present in other units and areas of the building, poses a health hazard from its potential to release inhalable, disease-causing fibers.

There are two courses of action which may be taken:

- 1) complete removal of all sprayed-on ceiling material by a contractor of current licensure with the State of Maryland, Office of Environmental Programs, Air Management Administration;
- 2) inspection of all ceiling surfaces in the building for identification and subsequent removal of deteriorated asbestos-containing, to be followed by the institution of an operation and maintenance (O&M) program to seal, encapsulate, and maintain all remaining ceiling materials in accordance with guidelines set forth in the EPA publication "Guidance for Controlling Asbestos Containing Materials in Buildings", a copy of which is enclosed for your reference. As in (1), this work must be performed by a contractor of current licensure with the Air Management Administration.

Please advise me of your intentions within one month of your receipt of this letter. If you have any questions or if I may be of further assistance, please do not hesitate to contact me at 461-9955.

Sincerely,



John T. Ingalls, Director
Technical Services Program

JTI:hs

cc: Clyde Shippe, Inspections & Enforcement ✓
Dr. Joyce Boyd
Frank Whitehead, Air Management Administration
Rita Benton, Resident Manager, Abbott House
Robert W. Sheesley
file

Enclosures

GEORGE F. NEIMEYER
DIRECTOR
992-2400

Deaf TDD Number
992-2323



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

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)

WASTE-NOT



RECYCLE



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

RENTAL LICENSE

OWNER Cedar Lane Limited Partnership

OPERATOR c/o Columbia Residential Management

ADDRESS 9050 Red Branch Road
Columbia, MD 21044

LOCATION/ADDRESS ABBOTT HOUSE
OF RENTAL UNIT 5495 Cedar Lane

TYPE OF UNIT Apartments

NO. OF UNITS 100 Units

AUTHORIZED SIGNATURE _____

ISSUANCE DATE _____ EXP. DATE _____

SERIAL NO. 5A-50280

DATE October, 1986

FEE \$750.00

DISTRICT 5

RECEIPT NO. _____

OKAY TO ISSUE

HOLD FOR VIOLATIONS

____ INSPECTOR INITIALS

____ INSPECTION DATE

W - Owner
Y - Inspectors file
P - Permit office

(DISPLAY PUBLICLY ON PREMISES)

BUREAU OF INSPECTIONS, LICENSES & PERMITS
3430 COURT HOUSE DRIVE
ELLICOTT CITY, MARYLAND 21043
301-992-2455

APPLICATION FOR:
 INITIAL _____
 TRANSFER _____
 RENEWAL X

INSTRUCTIONS:
 PLEASE PRINT OR TYPE ALL INFORMATION;
 IF NON-APPLICABLE ENTER N/A

RENTAL LICENSE APPLICATION

PROPERTY ADDRESS <u>5495 Cedar Lane</u> <u>Columbia, MD 21044</u>	APARTMENT COMPLEX NAME (if applicable) _____ <u>Abbott House</u>
--	---

PROPERTY OWNER(S) <u>Columbia Cedars</u> <u>Limited Partnership</u> <small>(NAME)</small> <u>10005 Old Columbia Rd.</u> <small>(ADDRESS)</small> <u>Columbia, MD 21046</u> <small>(CITY, STATE, ZIP CODE)</small>	MANAGEMENT COMPANY/AGENT <u>Columbia Residential Management Inc.</u> <small>(NAME)</small> <u>10005 Old Columbia Rd.</u> <small>(ADDRESS)</small> <u>Columbia, MD 21046</u> <small>(CITY, STATE, ZIP CODE)</small>
---	--

OWNERS TELEPHONE NUMBER
 (301) 281-3360
(BUSINESS)
 (301) 730-3430
(EMERGENCY)

MANAGEMENT COMPANY/AGENT TELEPHONE NUMBER
 (301) 997-6948
(HOME)
 (301) 995-0999
(BUSINESS)

CORPORATIONS ENTER RESIDENT AGENT
Rita Benton
(NAME)
5495 Cedar Lane-90
(ADDRESS)
Columbia Md 21044
(CITY, STATE, ZIP CODE)

AGENT(S) NAME/RESPONSIBLE PARTY
Philip E. Glover
(NAME)
6033 Tree Swallow Ct.
(ADDRESS)
Columbia, MD 21044
(CITY, STATE, ZIP CODE)

NUMBER OF DWELLING UNITS 100 NUMBER OF STORIES 9
 TYPE OF UNIT Garden Highrise
(townhouse, garden apartment, condo, sfd, etc.)
 DATE OF CONSTRUCTION 1971
 TYPE OF CONSTRUCTION Masonry
(masonry, wood frame, etc.)

PLEASE CHECK ALL THAT APPLY

SMOKE DETECTOR(S) INSTALLED Yes No TYPE A/C wired
(battery, a/c wired)

UTILITIES SUPPLIED TO UNIT n/gas lp gas electric oil

HEATING SYSTEM gas fired oil fired electric other

HOT WATER HEATER gas fired oil fired electric other

WATER SUPPLIED public private well none

SEWAGE DISPOSAL public private well none

A rental license application must be on file with the Bureau of Inspections, Licenses and Permits, all necessary fees paid, and inspection conducted before occupancy by tenants.
 I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Howard County Ordinances and State Laws will be complied with whether herein specified or not.

Date October 8, 1987 Signature [Signature] Title Property Manager
 Make Checks Payable to Director of Finance Howard County

FOR OFFICE USE ONLY

PERMITS

Date Application Received 10-9-87 Date of Inspection _____
 Receipt Number 47671 Inspector Name _____
 Fee Paid \$750.00 Approved
 Serial Number 5A-50280 Disapproved
 District 5
 LP-11



COLUMBIA RESIDENTIAL MANAGEMENT, INC.

RECEIVED COLLECTIONS
AND ENFORCEMENT

'87 JAN 28 PM 2:02

January 20, 1987

Mr. Mike Coughlin
Howard County Health Dept.
3525 Ellicott Mills Drive
Ellicott City, Maryland 21043

Dear Mr. Coughlin:

This letter confirms our telephone conversation of Friday, January 9th, in which we reviewed action taken by Columbia Residential Management, Inc., on behalf of the owners of Abbott House regarding the problem with asbestos as detailed in John Ingell's letter of November 17, 1986.

As I indicated, we are in the processing of securing bids for the sealing and encapsulating of all asbestos contained in the Abbott House. Since the asbestos is located in all of the ceiling material, both in the apartments and hallways, there is approximately 80,000 square feet of area to seal. The first bid from Insul-Temp-Airco, was for a minimum of \$3.00 per square foot, to a maximum of \$4.00 per square foot, depending on the ability of moving tenants from their units. The cost of \$240,000-\$320,000 is beyond the means of the Abbott House, as this is a HUD financed property and does not have the means to raise the rents to cover that type of financial commitment.

We have contacted two other firms, Asbestos Environmental Services and ASI, and they are in the process of finalizing their bids, and should have them to us within the next fifteen days. Both companies have indicated that the price will be high due to the fact that we cannot vacate the entire building allowing them to work unimpeded.

We have contacted the Baltimore HUD office who has indicated that once we have obtained three proposals we should arrange for a meeting with representatives from the Washington office of HUD to discuss the policy in effect throughout the country for HUD insured properties regarding asbestos removal. We intend to discuss with HUD what type of financial arrangements can be made in order to resolve this problem.

We will be happy to provide you with Minutes of this Meeting, in order that you may maintain your files accurately.

In closing it is our intentions to resolve this problem as quickly and safely as possible for all of our tenants, and appreciate the understanding and support you have given us in this matter.

As always, if you have any questions, please do not hesitate to contact me, at 995-0999.

Sincerely,

Thomas R. Garver
Vice President
Rental Operations

TRG/dk

cc: R. Benton
C. Shippey



COLUMBIA RESIDENTIAL MANAGEMENT, INC.

'87 MAR 9 PM 2:04 March 4, 1987

Mr. Clyde Shippey
Howard County Department
of Housing Inspection
Public Works Annex
11226 Route 216
Laurel, Maryland 20707

Dear Clyde:

Per your request in our recent telephone conversation, I am writing this letter to you updating the status of the asbestos issue at the Abbott House, located in Columbia, Maryland.

As you know, the recent inspection by the Howard County Board of Health indicated a small amount of asbestos located in the ceilings on the second through eighth floors, both in the hallways and individual units. As requested in their letter, we solicited three bids for both sealing and encapsulating the asbestos and for total removal.

We have received three written proposals as requested by the Board of Health. The cost for sealing and encapsulating range from \$171,000.00, to \$250,000.00, while for total removal, from \$336,000.00, to \$450,000.00. We have forwarded a copy of the individual proposals to the Department of HUD for their review.

In addition, we have requested a meeting both with the local HUD office (Baltimore) and with the national office in Washington, to review this matter directly with them to obtain knowledge of their policy in dealing with asbestos at any of their insured properties. The major problem, as I discussed with you, is how the solution to this problem will be financed.

I will notify you regarding the content of the meeting and the course of action proposed by HUD.

As always, if you have any questions, please do not hesitate to contact me.

Sincerely,

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

Thomas R. Garver
Vice President
Rental Operations

TRG/dk



COLUMBIA RESIDENTIAL MANAGEMENT, INC.

March 23, 1987

Dear Abbott House Residents:

As you may already know, the Baltimore Morning and Evening Sun and TV channel 13, recently carried stories regarding asbestos in the ceiling material on floors one through nine, at Abbott House. The tests conducted by the Howard County Health Board have confirmed the presence of asbestos in the ceilings.

Please be aware, however, that the Health Department advised us that asbestos can be considered a problem only when its airborne. There were only a few spots where the ceiling material was flaking and had, therefore, a potential for releasing any asbestos into the air. These spots have been repaired and the Health Department has been satisfied with the correction.

We are currently pursuing several answers to determine the best solution that would avoid any reoccurrence of this problem. Our office is in constant communication with the local Health Department and building inspector to keep them informed of our progress. It is our intent to meet with all the tenants once we have completed our information gathering process and can advise you as to what course of action we will take.

Until that meeting, please discuss any questions you have with our manager, Rita Benton, in order that you may receive current and correct information.

Your cooperation in this matter is appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Thomas R. Garver".

Thomas R. Garver
Vice President
Rental Operations

TRG/dk



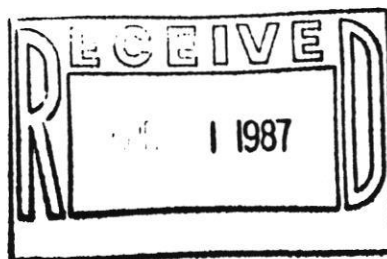
Energy Ventures Analysis, Inc.

1901 N. MOORE STREET, SUITE 1200 ARLINGTON, VIRGINIA 22209 (703) 276-8900

COALCAST

March 27, 1987

Mr. Rick M. Kalyniuk
Vice President, Finance
Columbia Residential Management, Inc.
Post Office Box 816
Columbia, Maryland 21045



Dear Mr. Kalyniuk,

I have made an inspection of the textured ceiling treatment and apartment dust in the Abbott House, 4593 Cedar Lane, Columbia, Maryland on March 25, 1987. Below are my findings:

1. The textured ceiling material sampled from vacant units 206, 207 and 812 contains about 10% chrysotile asbestos and therefore is defined by current Federal regulations as an asbestos containing material (ACM).
2. The asbestos was found to be totally mixed and encapsulated in the original textured ceiling material and subsequently painted. It is essentially a factory encapsulated asbestos with the paint serving as an additional encapsulation of the asbestos.
3. The textured ceiling material even when mechanically disturbed or crushed by external forces "chips" into smaller composite fragments and does not easily pulverize into its pre-mixed components which would release higher percentages of its asbestos content. Asbestos is only exposed at the edges of the chips.
4. The textured ceiling material observed in units 206, 207 and 812 was in excellent condition.
5. The dust obtained from the intake of the heating/cooling ventilation grate in units 206, 207 and 812 showed no detectable levels of asbestos. These samples were sent to an independent laboratory and again no detectable levels of asbestos were found.
6. I also inspected units 407, 509 and 801 which the Howard County Health Department found damage. I found the following:
 - o Unit 407 had a fine line crack where the dry wall tape used between the wall and the ceiling had shrunk and appeared to loose some of its adhesion to the concrete subsurface.

Mr. Rick M. Kalyniuk
March 27, 1987
Page 2

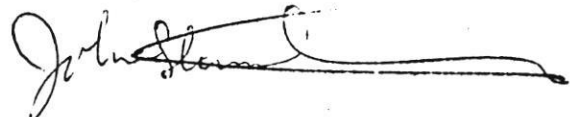
- o Unit 509 had similar damage to 407.
 - o Unit 801 had an area less than a square foot where the textured ceiling material appeared to have been water damaged and repaired.
7. The dust obtained from the intake of the heating/cooling ventilation grate in units 407 and 801 showed no detectable levels of asbestos. These samples were sent to an independent laboratory and again no detectable level of asbestos was found.
 8. There was insufficient dust on the intake of the heating and cooling ventilation grate in unit 509 to take a sample. However, the grate was removed and dust on the floor inside the unit was obtained. It contained a trace of chrysotile asbestos as well as granular cement and gypsum dust characteristic of the components of the textured ceiling material. The dust was very low in paper, textile, clay particles, etc. found in normal apartment dust but was composed of larger sized particles. This dust had the characteristics of dust left after new construction is done.

After inspecting the Abbott House, analyzing the samples and reviewing Howard County Health Department's November 17, 1986 letter. I offer the following suggestions:

1. Encapsulation should not be considered a desirable abatement approach. An encapsulation technique is a surface coating which will not improve areas where drywall tape is detaching or where water damage might occur. In fact additional encapsulant surface coating weight may tend to add to the problem.
2. An inspection, operation and maintenance program should be considered as a potential viable alternative to removal. The dust samples taken from the heating grates provide no evidence that there is an unacceptable level of airborne asbestos fibers.

If you have any questions concerning my findings please feel free to contact me.

Sincerely,



John Stamberg, P.E.

SAMUEL R. WILLIAMS, M.D.
PEDIATRICS AND ADOLESCENT MEDICINE
5411 OLD FREDERICK ROAD, SUITE 12
BALTIMORE, MARYLAND 21229
TELEPHONE (301) 788-2350

April 7, 1987

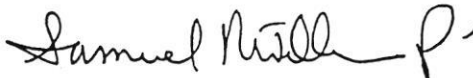
Thomas Garver
5494 Cedar Lane Apt. 109
Columbia, Maryland 21044

Dear Mr. Garver:

Re: Fredrico Broom

Frederico Broom has a severe respiratory condition. I feel the presence of absestos in his environment is detrimental to his health. I suggest different housing for Frederico.

Sincerely,



Samuel R. Williams, MD

pac

SAMUEL R. WILLIAMS, M.D.
PEDIATRICS AND ADOLESCENT MEDICINE
5411 OLD FREDERICK ROAD, SUITE 12
BALTIMORE, MARYLAND 21229
TELEPHONE (301) 788-2350

April 7, 1987

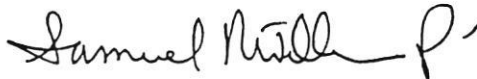
Thomas Garver
5494 Cedar Lane Apt. 109
Columbia, Maryland 21044

Dear Mr. Garver:

Re: Fredrico Broom

Frederico Broom has a severe respiratory condition. I feel the presence of absestos in his environment is detrimental to his health. I suggest different housing for Frederico.

Sincerely,

A handwritten signature in cursive script that reads "Samuel R. Williams". The signature is written in dark ink and includes a stylized flourish at the end.

Samuel R. Williams, MD

pac

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 Gemmill, 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

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 Gemmill, 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

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

DATE: April 9, 1987

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CSS/bkh

WASTE-NOT



RECYCLE

GEORGE F. NEIMEYER
DIRECTOR
992-2400

Deaf TDD Number
992-2323



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. Bringer, 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

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

DATE: April 9, 1987

SUBJECT: Asbestos Problems - Abbott House

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CSS/bkh

WASTE-NOT



RECYCLE

BUREAU OF INSPECTIONS, LICENSES, & PERMITS COMPLAINT REPORT

COMPLAINANT NAME: Rena Broom TYPE:

COMPLAINANT ADDRESS: 5495 #109 Cedar Ln. Columbia House

TELEPHONE: WORK: _____ HOME: 340-3375 DATE: 2/19/87

DESCRIPTION OF COMPLAINT: Ceiling Leak

DATE: 2/19/87 INVESTIGATION OF COMPLAINT: T/C - Complaint

not in Ciga message w/ her brother to call me if
problem not done. VC to Ken May Rita Director. Some
trouble w/T - Change Lock - refuse entry call me
if problem continue.

DATE: _____ ACTION TAKEN WITH COMPLIANCE DATE: _____

See Remark -

COMPLIANCE DATE: _____

EXTENDED COMPLIANCE DATE: _____

REMARKS (VIOLATIONS, CERTIFICATIONS, LEGAL ACTION, SATISFACTORY CONCLUSION, ETC.)

3/9/87 - Tenant called back. Ceiling leak, stopped
up drain. kitchen sink.

3/10/87 - met w/ R.M. of Tenant. Ceiling leak
repair - problem w/ plumbing line - however
sink stopped up only drain when garbage
disposal is turned on. Ken May now has key and
will have drain unstopped - water mark and
damage to be repaired now that leak has been
corrected.

Problem abated 3/17/87

REPORT PREPARED BY: [Signature] DATE: 3/10/87

REPORT REVIEWED BY: [Signature] DATE: 3/11/87



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

HOWARD COUNTY HEALTH DEPARTMENT

DIVISION OF INSPECTIONS
AND ENFORCEMENT

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

'87 APR 14 AM 7:19



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

April 10, 1987

Mr. Clyde S. Shippe
Bureau of Inspections, License, and Permits
Public Works Annex
11226 Route 216
Laurel, MD 20707

Dear Mr. Shippe:

On April 8, 1987, we conducted a joint inspection of Ms. Renee Broom's unit at Abbott House (#109). Ms. Broom was concerned about her son who has respiratory problems, being exposed to asbestos. This concern was heightened by the fact that the ceiling had incurred water damage to the ACM acoustical plaster.

At that time Ms. Broom presented us with a letter from her physician indicating that her son should be removed from the unit, at least until the asbestos problem is abated.

I discussed this matter with Bob Sheesely, the Bureau Director, and it was determined that Columbia Residential Management should procure the services of a certified asbestos contractor to address units where the asbestos may present an imminent health threat as diagnosed by a physician. This activity should not be contingent upon the loan to abate the entire building, but should be done as soon as possible in situations with mitigating circumstances such as Ms. Broom's sons' problem.

I will be contacting Mr. Garver with CRM to discuss this issue. Until that time I would endorse reasonable efforts to relocate Ms. Broom and her family until this problem can be remediated.

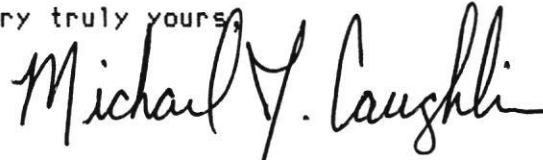
Mr. Clyde S. Shippe

-2

April 9, 1987

Please contact me with any comments or questions at 461-9955.

Very truly yours,

A handwritten signature in cursive script that reads "Michael J. Caughlin". The signature is written in black ink and is positioned above the typed name.

Michael J. Caughlin, Acting Director
Technical Services Program

MJC:vf

HOWARD COUNTY HEALTH DEPARTMENT

DIVISION OF INSPECTIONS
AND ENFORCEMENT

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

'87 MAY 13 AM 7:33



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

May 11, 1987

Mr. Clyde S. Shippe
Bureau of Inspections, License, and Permits
Public Works Annex
11226 Route 216
Laurel, MD 20707

Dear Mr. Shippe:

On April 8, 1987, we conducted a joint inspection of Ms. Renee Broom's unit at Abbott House (#109). Ms. Broom was concerned about her son who has respiratory problems, being exposed to asbestos. This concern was heightened by the fact that the ceiling had incurred water damage to the ACM acoustical plaster.

At that time Ms. Broom presented us with a letter from her physician indicating that her son should be removed from the unit, at least until the asbestos problem is abated.

I discussed this matter with Bob Sheesley, the Bureau Director, and it was determined that Columbia Residential Management should procure the services of a certified asbestos contractor to address units where the asbestos may present an imminent health threat. This determination will be based on a joint inspection between this Bureau and Mr. Clyde Shippe of the Bureau of Inspections, Licenses, and Permits.

This activity shall not be contingent upon securing the loan to abate the asbestos problem in the entire building, but shall be done as soon as possible in situations where an imminent health threat is found.

I will be contacting Mr. Garver with Columbia Residential Management to discuss this and other issues on April 16, 1987.

Please contact me with any comments or questions at 461-9955.

Very truly yours,

Michael J. Caughlin, Director
Technical Services Program

5/18/87

Mr. Shippe

I Request Copy of Mr.
Coughlin's LETTER DATED 5/11/87 -
CONCERNING MY Apt (109) ABBOTT HOUSE

Renee Broom 5/18/87

June 17, 1987

If Columbia Residential Management opts to choose an operation and maintenance program (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 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.

June 17, 1987

- (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

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

Clyde Shippe

HOWARD COUNTY HEALTH DEPARTMENT

DIVISION OF INSPECTIONS
AND ENFORCEMENT

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

OCT 13 AM 7:44



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

October 6, 1987

Mr. Thomas R. Garver
Vice President Condominium Operations
Columbia Residential Management Inc.
1011 Arborwood I
P.O Box B
Lindenwold, N.J. 08021

Dear Mr. Garver:

Our office has reviewed Mr. Stanberg's operations and maintenance program proposed for Abbott House. The proposal appears to be generally satisfactory, however, there are a number of issues we feel must be elaborated on before we grant complete approval of the program.

It is the recommendation of this Bureau that a professional industrial hygienist be present during operation and maintenance activities. We feel this requisite is important since industrial hygienists are trained in monitoring and evaluating the health effects of substances as the primary focus of their occupation. It is unclear in the proposal if this criteria will be fulfilled.

We also feel that the proposal should include a detailed description of sampling methodologies and analytical parameters. The credentials of the industrial hygienist overseeing the sampling regime, and the analytical laboratory conducting the analysis should be given in the program. The laboratory should also provide details on its quality control/quality assurance procedures for asbestos analysis.

There is also some concern as to the ability to adequately wet the painted acoustical plaster so as to achieve dust suppression during removal/maintenance operations. If any dust should be generated, will containment measures be sufficient to prevent releases to the ambient air in the building? The first time the system is used, extensive on site monitoring should be done to verify the adequacy of this method.

Most importantly, the proposal should include a detailed description of how residents will be handled during abatement activities including; 1) relocation plans, 2) decontamination procedures for personal property should containment be breached, 3) emergency abatement relocation plans.

Mr. Garver

-2-

October 6, 1987

While this Bureau awaits further elaboration on the aforementioned issues, we believe it would be appropriate to begin the initial comprehensive survey of Abbott House in order to expedite the implementation of the amended operation and maintenance program upon final approval.

Thank you for your cooperation in our joint effort to assure that the asbestos containing material in Abbott House is maintained in a manner which will preclude the possibility of any adverse health impact to the buildings occupants.

As always, feel free to contact me at 461-9955 with any questions or comments pertaining to this matter.

Sincerely yours,

A handwritten signature in cursive script that reads "Michael J. Caughlin". The signature is written in dark ink and is positioned above the typed name.

Michael J. Caughlin, Acting Director
Technical Services Program

MJC:vf

cc: John Stanberg, P.E. Energy Ventures Analysis, Inc.
Rick Kalynivk, Columbia Residential Management
Clyde Shippe, Bureau of Inspections, Licenses, and Permits
Charles Wilson, Department of Housing and Urban Development
Joyce M. Boyd M.D., Howard County Health Department

ELIZABETH BOBO
COUNTY EXECUTIVE

JAMES M. IRVIN
DIRECTOR
992-2400

Deaf TDD Number: 992-2323



11/28

Bureau of Engineering
William E. Riley, Chief
Bureau of Environmental Services
John O'Hara, Chief
Bureau of Facilities
Fred F. Willers, 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

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

November 3, 1987

Cedar Lane Limited
c/o Abbott House
5495 Cedar Lane
Columbia, Maryland 21044

ATTN: Rita Benton

SUBJECT: Abbott House
Rental License Renewal
Fire Safety Inspection

Dear Ms. Benton:

During the month of October, 1987, your rental license renewal/
fire safety inspection was conducted with good results.


Since you are following the approved guidelines set forth by
the Howard County Health Department on the asbestos problem your 1987 rental
license will be approved.

Enclosed is a Fire Safety Form with a list of checked off items.
You will be required to furnish our office certification in writing no later
than November 25, 1987, that the checked off items are functioning properly.

Please have corrective measures taken if needed.

If you have any questions regarding the enclosed form, please
contact me at (301) 792-2607 Monday thru Friday from 8:00 A.M. to 9:00 A.M.

Sincerely,


Clyde S. Shippe, Housing Inspector
Inspections and Enforcement Division

CSS/rh

Enclosure: Fire Safety Form

cc: Mike Coughlin, How Co. Health Dept.

GEORGE F. NEIMEYER
DIRECTOR
982-3400

Deaf TDD Number
982-2323



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

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

November 2, 1987

Cedar Lane Limited
c/o Abbott House
5495 Cedar Lane
Columbia, Maryland 21044

ATTN: Ms. Rita Benton

SUBJECT: Abbott House
Rental License Renewal
Fire Safety Inspection

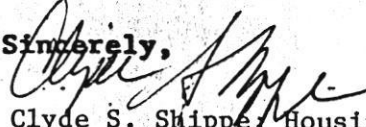
Dear Ms. Benton:

As a result of your rental license/fire safety code inspection at the above referenced property on 10/29/87, the following requirement(s) is/are to be met by filing a written certification relating to the following checked item(s) for our files by 11/25/87.

- (XX) That all fire extinguishers are the proper size, type, tagged and updated (Howard County Housing Code, Section 35.01 and NFPA 10, Section 4-4.1).
- (XX) That all pull stations are working properly and that fire instructional signs are visible (Howard County Housing Code, Section 35.01).
- (XX) That all sprinkler systems are functioning properly (Howard County Housing Code, Section 35.01 and NFPA 13, Section 1-5.0).
- (XX) That all smoke detectors are functioning properly (Howard County Housing Code, Section 17.113[G] and The Annotated Code of Maryland, Article 38A, Section 12A).
- (XX) That all emergency lights are functioning properly (Howard County Housing Code, Section 35.01).
- () That Smoke Removal System is functioning properly. (Howard County Code, Section 35.01)

If you have any questions regarding these requirements, you may contact me at (301) 792-2607 between 8:00 and 9:00 A.M.

Sincerely,


Clyde S. Shippe, Housing Inspector
Inspections and Enforcement Division

bkh

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RECYCLE