

**New York City Department of Environmental Protection
Bureau of Environmental Compliance**

Asbestos Contractor – Cleaning Procedures

DRAFT

Background

A follow-up visit to 125 Cedar Street revealed debris and significant dust accumulation present on surfaces throughout the interior of the building. The interior cleaning is to be accomplished by a licensed asbestos abatement contractor.

Purpose

A New York State Department of Labor (NYSDOL) licensed asbestos contractor with NYCDEP and NYSDOL certified workers shall perform the clean-up of building interiors (12 stories and a penthouse-approximately 52,000 square feet in total).

Scope of Work

- (1) All work performed shall be in compliance with all applicable, relevant, and appropriate regulations, including but not limited to those of the United States Environmental Protection Agency (USEPA), the United States Department of Labor (NYS DOL), the New York State Department of Environmental Conservation (NYS DEC), the New York City Department of Sanitation (DOS), the New York City Department of Health (DOH), and the New York City Department of Environmental Protection. (DEP).
- (2) An ACP-7 form, asbestos project notification form shall be submitted as required by Title 15, Chapter 1 of the Rules of the City of New York (RCNY), directly to the NYC DEP Asbestos Control Program prior to the start of work. USEPA & NYSDOL notification shall be submitted.
- (3) A third party air monitoring firm shall perform air sampling and provide project oversight.
- (4) The asbestos contractor shall provide sufficient equipment and experienced personnel to complete work area preparation and cleaning activities of the building interiors within three (3) weeks. At least one asbestos supervisor shall be present per work area during the duration of the clean-up activities. Work shall be performed 24 hours per day, seven (7) days per week.
- (5) Personal protective equipment including disposable clothing, gloves, and respirators shall be worn during this clean-up activity.
- (6) Warning signs shall be posted at the approach to each work area.
- (7) A separate worker and waste decontamination enclosure system in compliance with Title 15, Chapter 1 of the RCNY shall be installed at the entrance to each work area. Each work area shall entail isolating three floors at 125 Cedar Street simultaneously. More than one work area may be established. Work shall proceed from the penthouse down to the first floor. The use of a remote decontamination enclosure system installed on the second floor for use at each work area (except first floor and basement) is acceptable. Prior

DRAFT

*Cleaning Procedures
For
125 Cedar Street*

approval must be received from the NYCDEP for decontamination enclosure system placement and phasing of clean-up activities.

- (8) Initially, the interior of the elevator shaft, including the top of the elevator car and the elevator pit, shall be HEPA vacuumed and wet wiped to allow for the use of the elevator during the clean up. Once the clean up throughout the building is complete, the elevator shaft, including the top of the elevator car and the elevator pit, shall be re-cleaned prior to clearance air monitoring.
- (9) Isolation barrier locations (i.e.: wall or ceiling penetrations, windows, vents, doors, etc.) shall be HEPA vacuumed and wet wiped prior to installing two-layers of 6-mil polyethylene sheeting and sealed with tape.
- (10) Negative pressure ventilation equipment shall be installed and operated continuously 24 hours per day during all clean-up activities. Equipment shall run continuously until clearance air monitoring. A minimum of one air change every 15 minutes shall be provided. When ducting to the outside is not possible, a second negative air unit compatible with the primary unit may be connected in series.
- (11) A staging area shall be established within each unit for cleaning the surfaces of moveable items.
- (12) All debris and/or dust shall be misted and double bagged. Accumulation of water is prohibited. Water misting shall be sufficient to wet the material without water accumulations. Caution shall be taken to avoid wetting items that may be damaged by wet methods. An encapsulating agent shall not be applied. Once all surfaces have been wet wiped and HEPA vacuumed a second cleaning shall be performed. Surfaces include but are not limited to walls, floors, ceilings, ledges, windowsills, trims, appliances, equipment, personal items, and furnishings.
- (13) Surfaces that may not be wet wiped shall be HEPA vacuumed three times or disposed as ACM waste. Disposal of material may not occur without prior authorization by the building owner and/or tenant, as applicable. Items identified by tenants for cleaning that cannot be cleaned shall be immediately brought to the attention of DEP.
- (14) Tenant and/or owner, as applicable, must identify items to be cleaned or disposed.
 - a) Certain items, including but not limited to, TV's, VCR's, microwave ovens, CD players, DVD players, toasters, fin radiators, upholstery, carpeting, etc., are to be cleaned via wet wiping and/or HEPA vacuuming techniques. Compressed dry air (low pressure) shall be used to blow debris/dust from openings/crevices in the equipment. HEPA vacuuming must be performed in conjunction with this procedure. Care must be taken not to damage the items. It may not be possible to thoroughly clean these items. Tenants and/or owner shall identify items for disposal or cleaning with clearly legible tags. Items identified for disposal shall be double-wrapped in 6-mil polyethylene sheeting and labeled as ACM waste or bagged in labeled ACM waste bags. The cleaning of items to be disposed is not required.
 - b) Built-in items; i.e. dressers, window boxes, perimeter ventilation unit covers, bookshelves, etc. shall be wet wiped and HEPA vacuumed. The contractor shall be responsible for moving built in items that may impede access to surfaces that require clean up. However, the cleaning contractor

DRAFT*Cleaning Procedures
For
125 Cedar Street*

is not responsible for the reinstallation of said items or any damage related to the removal of built-in items.

- c) Kitchen stoves shall be wet wiped and HEPA vacuumed. After the cleaning procedures, the project monitor shall evaluate the stoves to determine proper disposal methodology.
 - d) Kitchen refrigerators shall be cleaned and left in the units for disposal by the Owner.
- (15) The project monitor shall perform a thorough visual inspection to verify the absence of visual dust accumulations. Additional clean-up procedures shall be performed where visible dust is observed.
 - (16) Upon successful visual inspection, the work area shall be isolated from the remainder of the work site pending clearance air monitoring. Clearance air monitoring shall be performed after completion of all clean up activities at the work site.
 - (17) The Air Sampling Technician shall perform air sampling after the area is free of dust accumulations as determined by the Project Monitor. The apartment will be re-cleaned and retested if the clean-up criterion of 70 structures / square millimeter (70 s/mm^2 measured by TEM) is not achieved. This clean-up criterion may be reevaluated and revised, if determined necessary based on field conditions and analytical limitations.
 - (18) After successful clearance air monitoring, isolation barriers shall be removed in accordance with the applicable requirements of Title 15, Chapter 1 of the RCNY and New York State Industrial Code Rule 56.
 - (19) The cleaning contractor is not responsible for damage or loss caused by the acts of parties not involved with the cleanup. Tenant shall be responsible for the removal of any valuables. If such removal is not feasible, the tenant shall notify the Project Monitor in writing (including original receipt, formal appraisal, or estimated value) as to the location, description and value of said item.
 - (20) Disposal of all wastes generated during the cleaning shall be the responsibility of the contractor. All waste generated shall be treated as asbestos-containing material (ACM). Transportation and disposal of generated waste shall be in compliance with all applicable rules and regulations.
 - (21) All work shall be in compliance with all other applicable requirements of Title 15, Chapter 1 of the RCNY and New York State Industrial code Rule 56.
 - (22) Visual mold has been verified in apartment no. 6N, 5N, 4N, 3N and 2N. The cleaning contractor shall perform the necessary remediation with additional guidance from NYCDEP and NYCDOH. Staff experienced in mold remediation is required. The contractor may subcontract this portion of the work.
 - (23) Based on the site investigation, the following table represents unit specific recommendations for cleaning and/or disposal of items:

DRAFTCleaning Procedures
For
125 Cedar Street

Unit No.	Action Item / Notables
Penthouse	- Tenant requested soil removal from the flowerpots located on the terrace. - Built-in air conditioning unit to be evaluated by the project monitor to determine proper cleaning or disposal methods. - The Wood burning stove is to be cleaned; associated chimney to be cleaned to the exhaust point.
12N	Dispose of mattress.
12SE	- Dispose of mattress. - Clean wall-mounted carpeting (HEPA vacuum three times and follow with steam extraction).
11N	- Porous furniture to be disposed after tenant/owner authorization - Substrate beneath buckled floor to be exposed by contractor and cleaned (authorization from owner shall be obtained). The contractor shall not be responsible for replacement of the floor. - Exterior of camera to be cleaned using wet wiping and HEPA vacuuming techniques. Compressed dry air (low pressure) shall be used to blow debris/dust from openings/crevices. HEPA vacuuming must be preformed in conjunction with this procedure. Care must be taken not to damage the camera. However, the camera may still be unusable following cleaning. - Combination washer and dryer to be disposed.
11S	- Interior of chimney flue that goes to the roof to be cleaned. - Wall-to-wall carpeting to be disposed.
10N	Discard all contents and clean. (note: Refrigerator shall be cleaned and remain in the unit for disposal by the owner)
10S	Clean furniture and crawlspace located in the bathroom. If demolition is required to access this crawlspace, the contractor shall provide the demolition. The contractor is not responsible for floor replacement.
9N	Chairs and speakers to be cleaned.
9S	Exposed videotapes, bedroom contents and TV to be disposed.
8N	- Dispose of all laundry equipment, washing machine and drier, stove and refrigerator. - Strip faux pearls from walls and wet wipe/ or dispose as per tenant identification and authorization. The contractor is not responsible for reinstallation of pearls. - North column wall to be removed. - Flat filing cabinet to be cleaned and left for the tenant. - Stored moldings to be cleaned and saved. - Remove and dispose the carpeting.
8S	- Discard exposed videos and carpeting. - Porous items to be disposed after tenant/owner authorization.
7N	- Dispose items in cabinet. - Dispose of VCR. - Clean the Jukebox, drafting table and leave for tenant. . Compressed dry air (low pressure) shall be used to blow debris/dust from openings/crevices in these items. HEPA vacuuming must be preformed in conjunction with this procedure. Care must be taken not to damage the items. - No equipment was present in the darkroom.
7S	Tenant and/or owner must identify items to be evaluated for cleaning or disposal (i.e. carpet, clothes, mattress, TV, VCR, air conditioner and computer.
6N	Porous items to be disposed after tenant/owner authorization. Cost effective to dispose of exposed items on shelves located in the storage room.

DRAFT

*Cleaning Procedures
For
125 Cedar Street*

6S	Dispose of all items and clean.
5N	- Clean piano. Compressed dry air (low pressure) shall be used to blow debris/dust from openings/crevices. HEPA vacuuming must be performed in conjunction with this procedure. Care must be taken not to damage the piano. This procedure shall be repeated until the piano is appropriately clean as determined by the project monitor. - Dispose of TV, VCR, stereo, and porous furniture to be disposed after tenant/owner authorization.
5S	- Dispose of mattress, carpets and window mounted air conditioning unit. - Clean furniture and leave for tenant.
4N	- Carpeting to be disposed. - Remove all cabinets; clean and save. - Personal items remain in "U-haul" containers. Tenant to remove items prior to cleaning. - Substrate beneath buckled floor to be exposed and Contractor and cleaned. Contractor shall not be responsible to reinstall floor.
3N	- Clean the books, safe, cabinets and knitting machines. Yarn on the machine shall be disposed. Compressed dry air (low pressure) shall be used to blow debris/dust from openings/crevices. HEPA vacuuming must be performed in conjunction with this procedure. Care must be taken not to damage the machines. This procedure shall be repeated until the machines are appropriately clean as determined by the project monitor. - Dispose clothes, stove, air conditioning units, dryer, mattress and stored yarn.
3S	- Dispose stove, air conditioning unit and carpet. - Cover the painting and do not attempt to clean it. Responsibility of the tenant to remove valuables. - Clean the books.
2N	Substrate beneath buckled floor to be exposed by contractor and cleaned. If demolition is required, contractor shall perform the work. Contractor not responsible for floor replacement.
Lobby	Dispose of all contents and clean (Liberty Street commercial space).
Lobby (Restaurant)	- Suspended ceiling tiles and ductwork to be removed and disposed. - Stove exhaust duct to be cleaned and left in place - Remove all hung ceiling supports and tiles, and dispose - Demolish rigid ceilings and dispose - Demolish ceiling mounted air-handler(s) and dispose - Remove and demolish all associated sheet metal and flex-duct, including thermal insulation Two (2) kitchen exhaust hood systems were also present in the restaurant. A through cleaning of these systems would restore them to a useable condition. Traditional kitchen exhaust hood cleaning practices as prescribed by the International Kitchen Exhaust Cleaning Association (IKECA) could be used for this purpose.

- Omission of an apartment unit in the table above means that no specific recommendations are required over and above detail cleaning.

(24) Time sheets shall be submitted to DEP on a weekly basis.

(25) At the completion of work a final report shall be submitted to DEP. The final report shall include copies of the daily logs (activities and entry/exit logs), waste manifests, etc.