

# *LeDroit Senior*

Construction & Asbestos Update

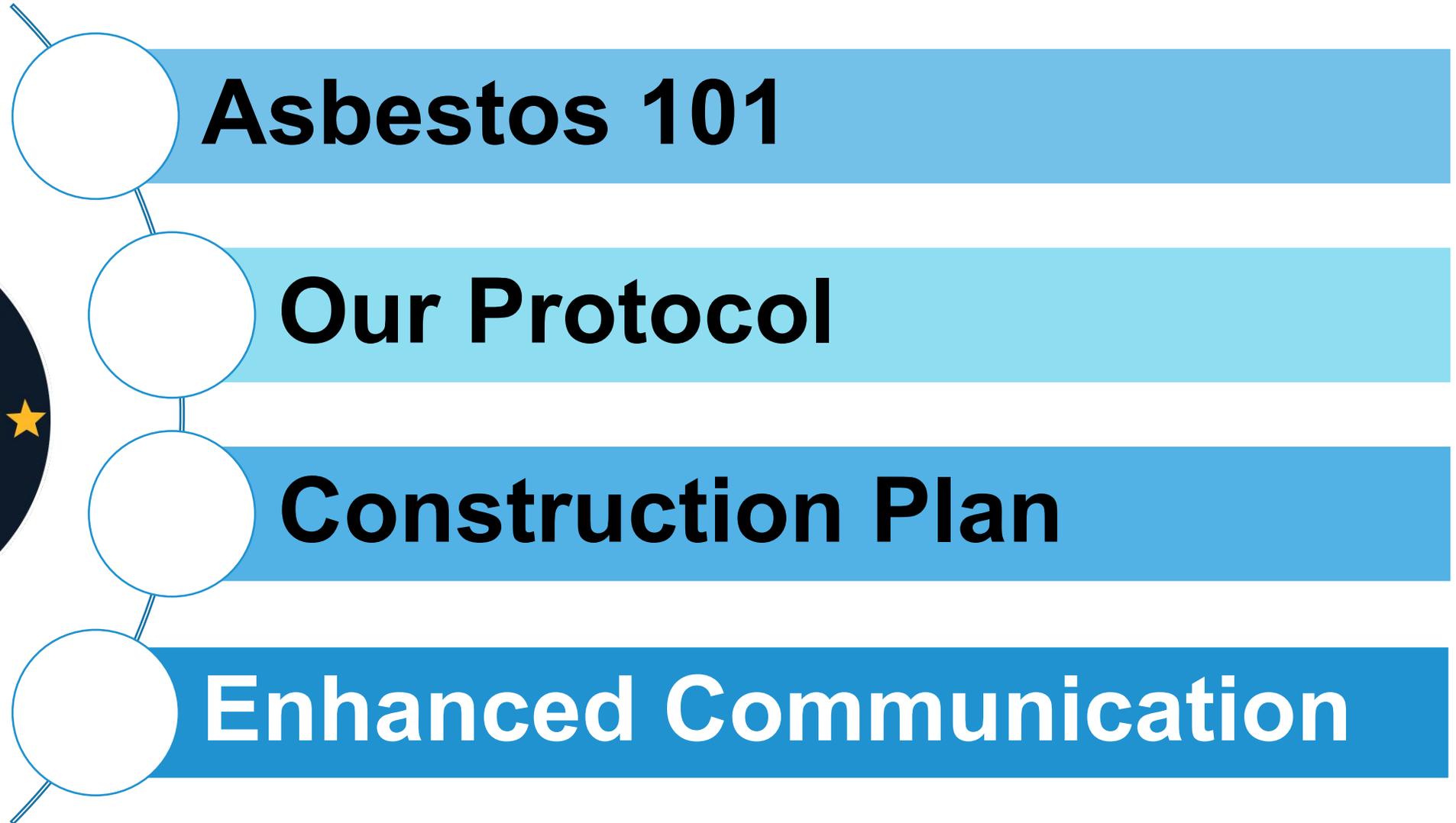
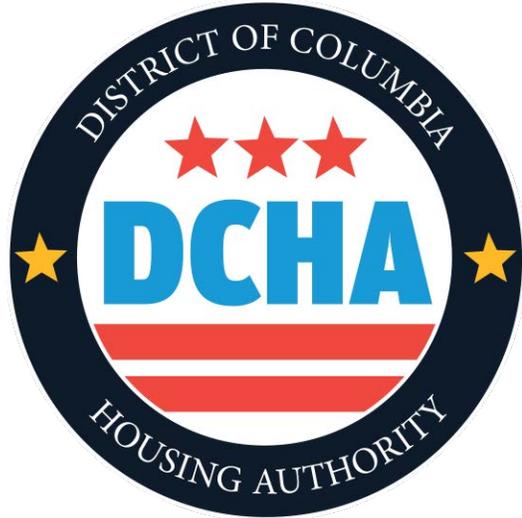


January 2021

# Asbestos Follow Up Meeting

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## Roadmap



# Asbestos 101

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What is it and what is it used for?

**Asbestos is a naturally occurring mineral fiber.**

- Because of its **fiber strength** and **heat resistance** asbestos has been **used in a variety of building construction materials** for insulation and as a fire retardant for centuries.
- Asbestos has **also been used in a wide range of manufactured goods**, mostly in building materials (roofing shingles, ceiling and floor tiles, paper products, and asbestos cement products), friction products (automobile clutch, brake, and transmission parts), heat-resistant fabrics, packaging, gaskets, and coatings.



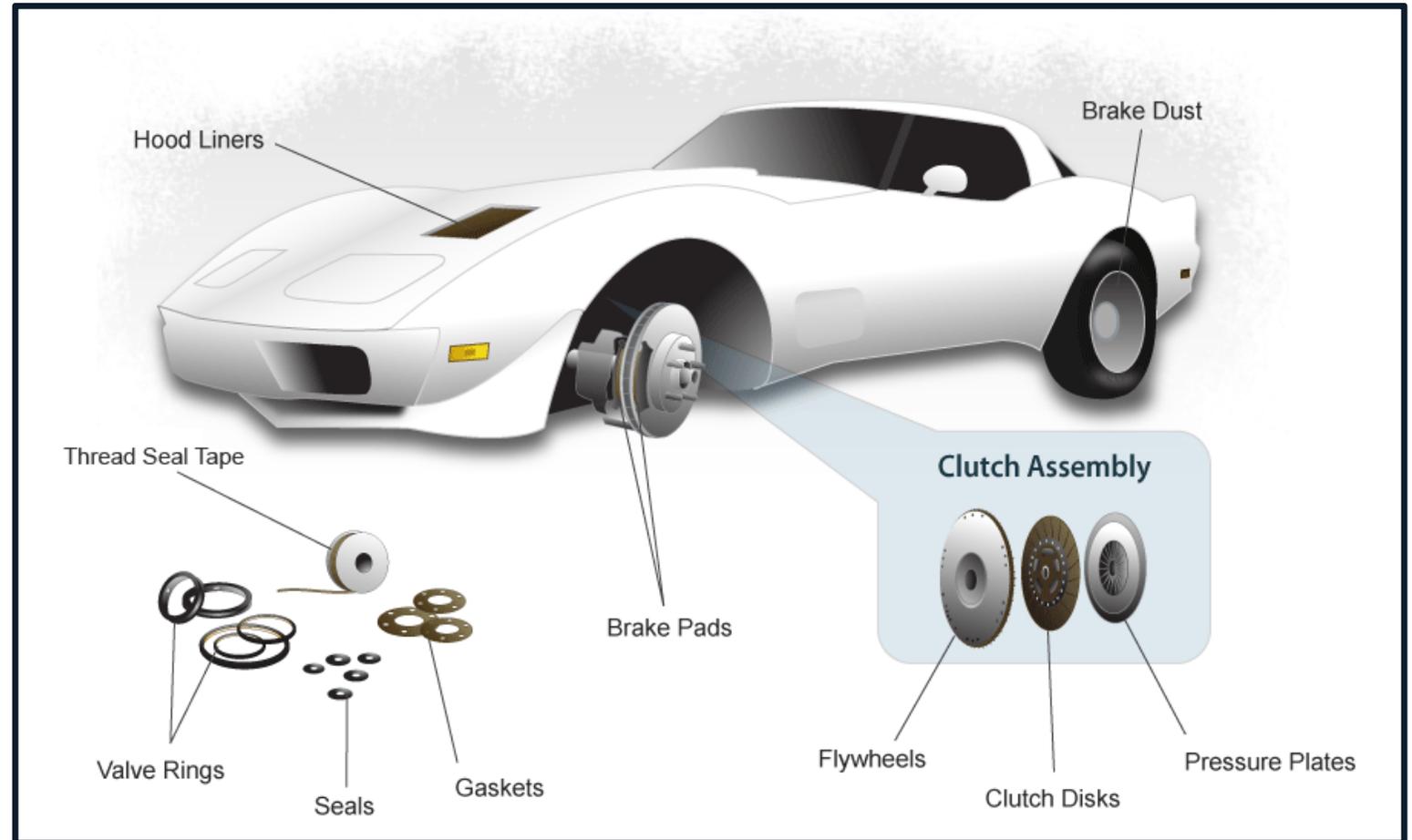
# Asbestos 101

## Asbestos was used in manufacturing cars

U.S. has not completely banned asbestos, but has banned many asbestos products.

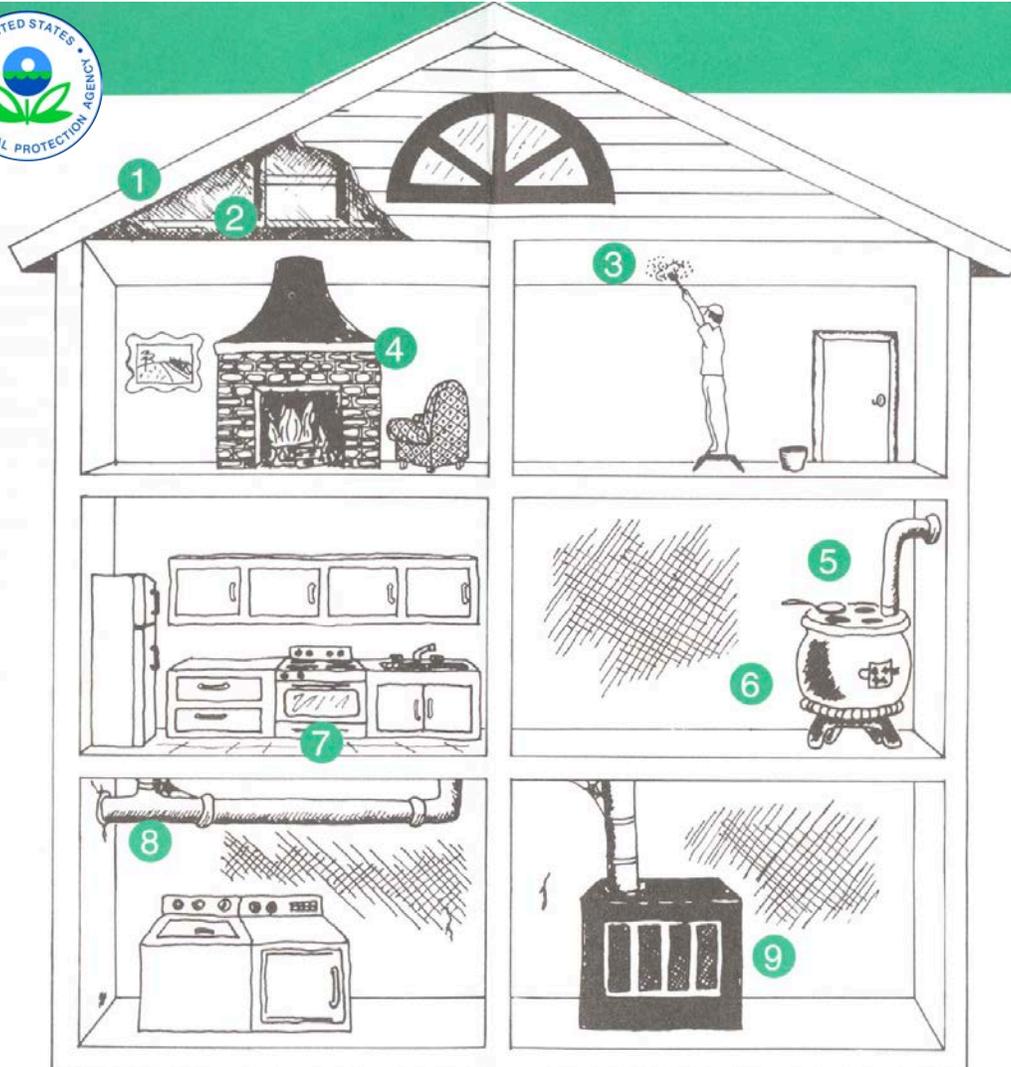
Regulations require products that can release asbestos fibers or have greater than 1% asbestos to be labeled.

Older car parts like brakes, gaskets, and clutches were made with up to 35% asbestos because of their unique ability to protect and insulate against high heat and friction.



# Asbestos 101:

## Where can it be found?



1. Some **roofing and siding** shingles are made of asbestos cements
2. Houses built between 1930 and 1950 may have asbestos **insulation**
3. Asbestos may be present in **textured paint** and in patching compounds used on wall and ceiling joints. Their use was banned in 1977
4. **Artificial ashes and embers** sold for use in gas-fired fireplaces may contain asbestos
5. Older products such as **stove top pads** may have asbestos compounds
6. **Walls and floors around woodburning stove** may be protected with asbestos paper, millboard, or cement sheets
7. Asbestos is found in some **vinyl floor tiles** and the backing on vinyl sheet flooring and adhesives
8. **Hot water and steam pipes** in older homes may be coated with an asbestos material or covered in asbestos blanket or tape
9. **Oil and coal furnaces** and door gaskets may have asbestos insulation

# Asbestos 101

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## How Can People Be Exposed?



Asbestos pipe wrap, partially removed

**Asbestos fibers may be released into the air by the disturbance** of asbestos-containing material during product use, demolition work, building or home maintenance, repair, and remodeling.

In general, **exposure may occur only when the asbestos-containing material is disturbed or damaged in some way to release particles and fibers into the air.**



# Asbestos 101:

## Options When It Is Found

Is the asbestos in good shape?  
Can you avoid disturbing it?



1

**Repair:** involves either sealing or covering

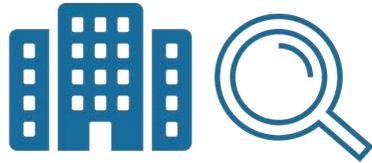
- **Sealing** (Encapsulation) involves treating with a sealant that binds the asbestos fibers together or coats the material so fibers are not released
- **Covering** (Enclosure) involves placing something over or around the material that contains asbestos to prevent release of fibers.

2

**Removal** must be performed in controlled conditions by licensed certified contractors.

# Our Protocol

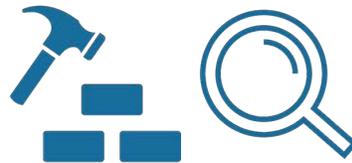
## Your Safety Is Our Priority



### Pre-Construction

**Environmental Assessment:**  
Thorough inspection of building for any and all dangers

- ✓ Clean environmental assessment required before anything else can happen on the property
- ✓ Assessment is required for a demolition permit



### Construction

**Constant Monitoring:** When demolition begins, contractors are vigilant for signs asbestos

- ✓ If asbestos is even suspected, work is immediately suspended
- ✓ Residents engaged
- ✓ D.C. Regulations require Dept. of Energy & Environment issue permit to engage in removal
- Specialized team hired to either remove or contain the asbestos



Steps taken to date at LeDroit Senior



### Post-Asbestos

**Air Quality Test:**

- After the specialty team removes the asbestos, an air quality test is completed. If the test meets EPA and local standards, construction continues.

# Construction Plan

## What You Can Expect Next

  
**Pre-Construction**



  
**Construction**



 Steps completed

**Phase 1:** Under construction  
**Phase 2:** Future Work  
**Phase 3:** Future Work  
**Phase 4:** Future Work

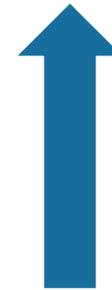
**Asbestos Suspected**



1. Community alerted & meeting occurs
2. Contractor puts up signs
3. DOEE to issue a permit
4. Specialized asbestos team hired

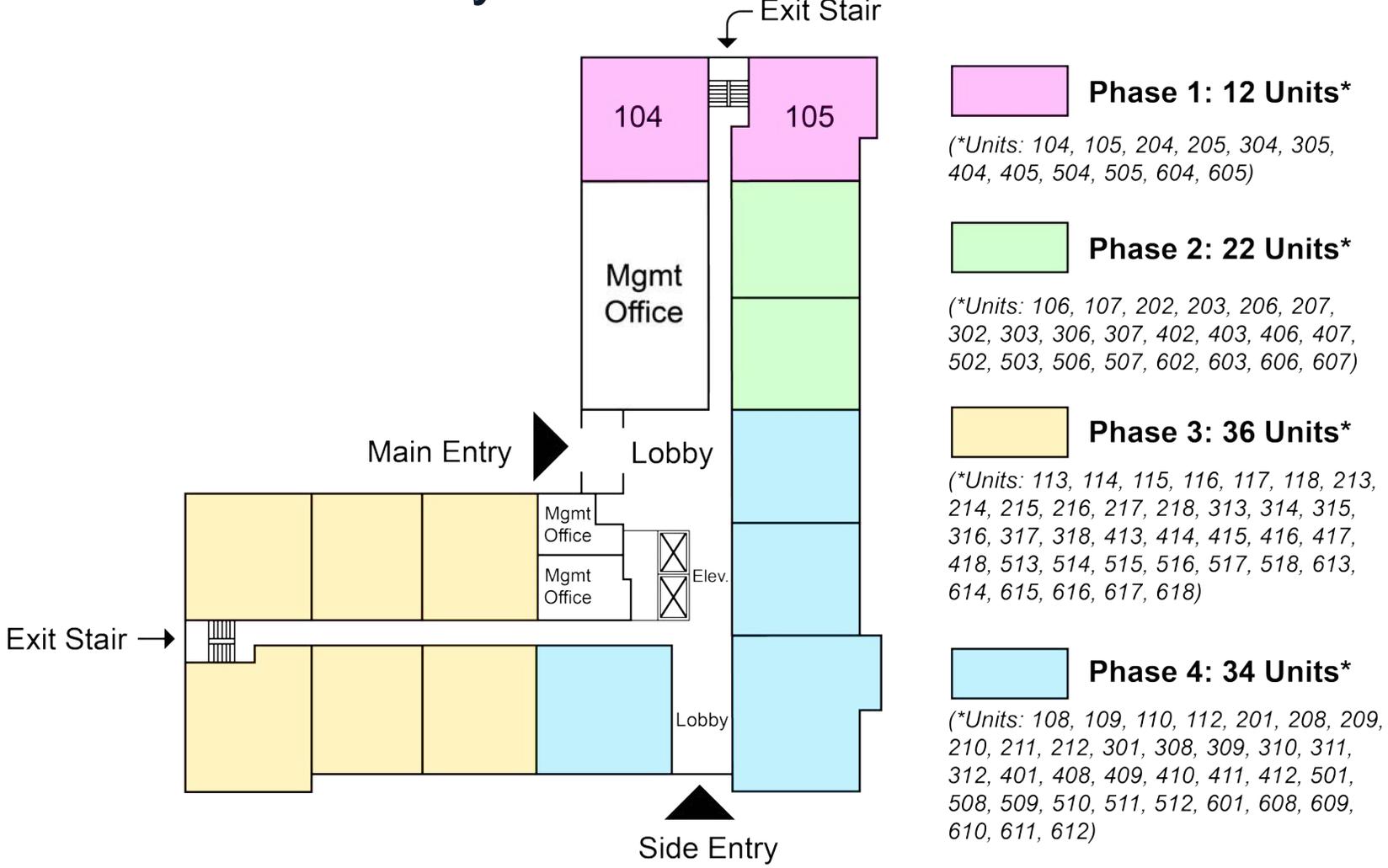


**Continue with  
Construction**



# Construction Plan

## Phase 1 Currently Under Construction

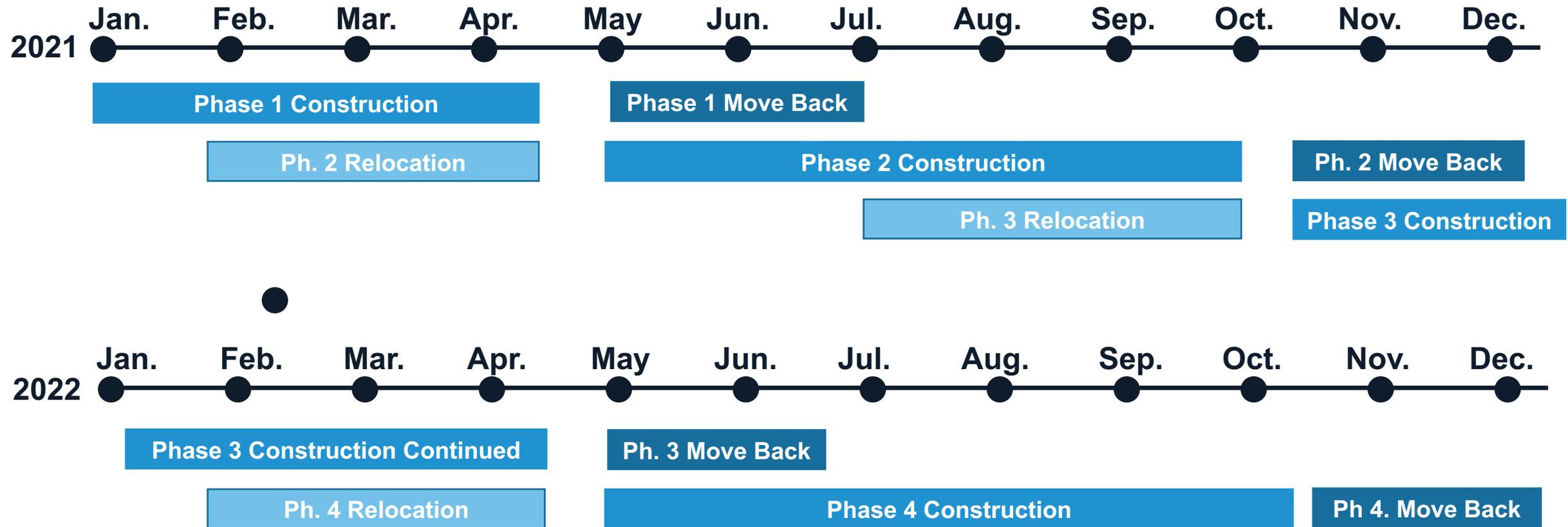


**Ground Floor Plan**

Note: Work must be done in vertical phases because the water and sewer lines run vertically in the building

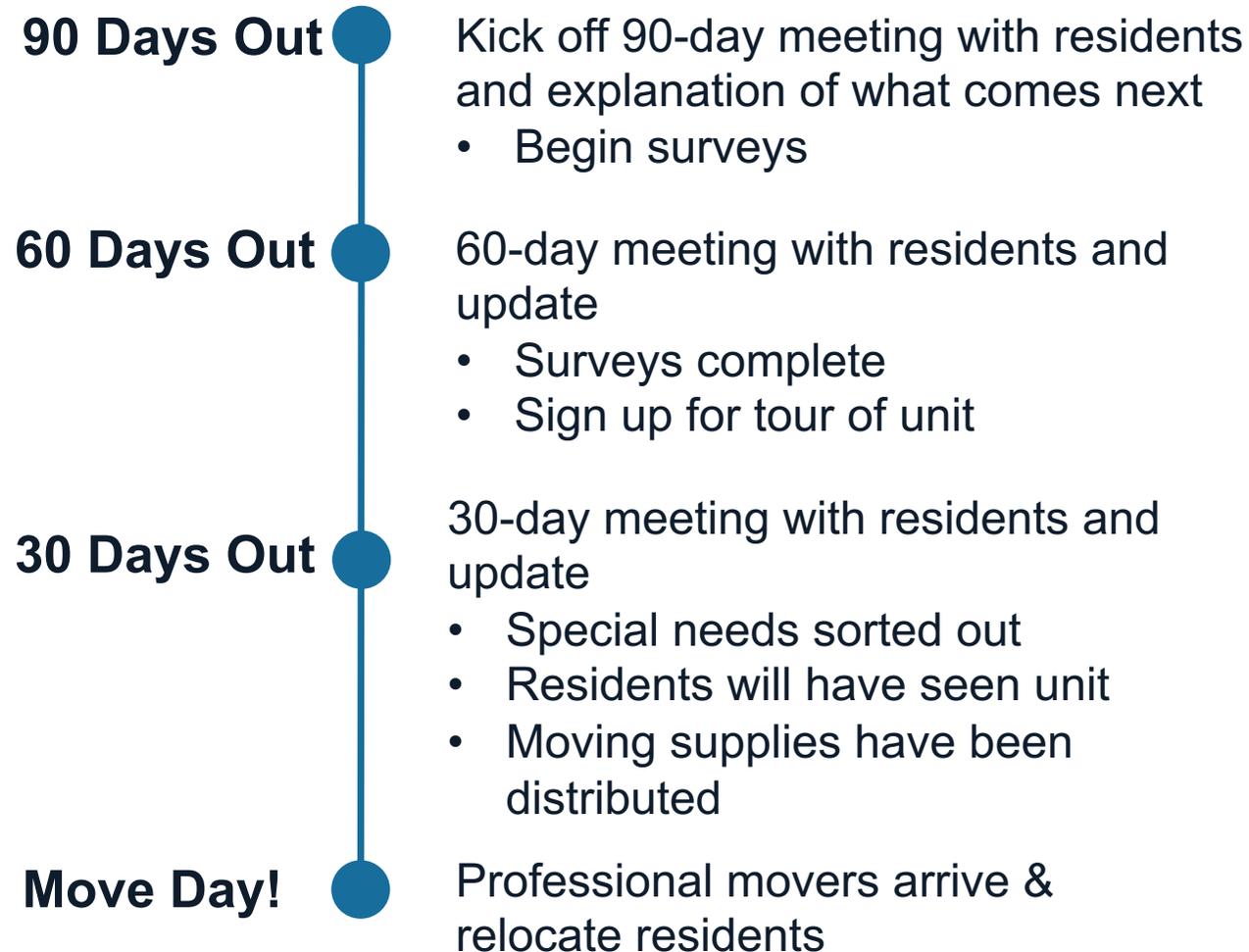
# Construction Plan

## Phased Construction & Relocation 2021-2022



# Construction Plan

## Relocation Process



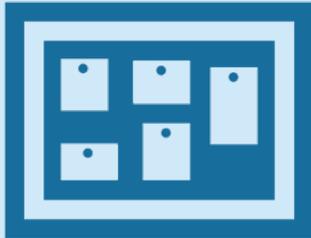
# Enhanced Communication Plan

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Our Commitment to Keep Community Appraised of Ongoing Construction



***Weekly Emails***

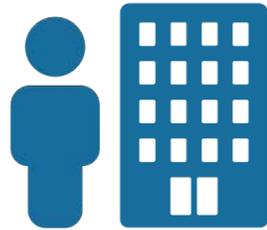


***Updates on Monitors***



***Accessible & Responsive***

# Contact Us



## Property Manager:

Ms. Cheromia Hightower

[Chightower@dchousing.org](mailto:Chightower@dchousing.org)

202-403-9326

## For more information on Asbestos:

[DOEE Website](https://doee.dc.gov/service/asbestos-laws-and-regulations): <https://doee.dc.gov/service/asbestos-laws-and-regulations>

[DOEE Brochure](#)

DOEE Office: 202-535-2600