

Project Name: 27-14 39th Avenue, Queens, NY
Project Number: 17TMP0565Q, 17EH-A214Q
Site Management Reporting Period: 2022-2023
Inspection Date: July 18, 2023
Inspector and Certifier: Patrick Recio
Report Submittal Date: July 26, 2023
Report Preparer: Brussee Environmental Corp on behalf of Charan Electrical Enterprises, Inc.

Site Inspection and Certification Letter Report

Charan Electrical Enterprises, Inc. hereby submits a Site Management Inspection and Certification Report for the property located at 27-14 39th Avenue in the Long Island City section of Queens, New York for the reporting period, 2022 to 2023, pursuant to the Site Management Plan (SMP) that was approved by OER in December of 2021 that was previously prepared by Environmental Business Consultants. The Site is identified as Block 397, Lot 17 on the New York City Tax Map.

1.0 ENGINEERING CONTROLS

Engineering Controls were employed in the Remedial Action to assure permanent protection of public health by eliminating human exposure to residual materials remaining at the site. The Site has three Engineering Controls:

- Composite Cover System;
- Waterproofing/Vapor Barrier System; and
- Active Sub-Slab Depressurization System

Composite Cover System

The composite cover system consists of the following:

1. Building Footprint – A 8-inch concrete slab underlain by a waterproofing membrane/vapor barrier (GCP Applied Technologies Preprufe® 300R) and a 6-inch-thick layer of ¾-inch bluestone; and
2. Rear Parking Lots: A 6-inch concrete slab.

Vapor Barrier System

Exposure to soil vapor is prevented by a Vapor Barrier System that has been built on the Site. Migration of soil vapor from potential off-Site sources is mitigated with a combination of the new portion of the building slab and vapor barrier. The vapor barrier below the cellar slab consists of the GCP Applied Technologies Preprufe® 300R Vapor Barrier installed, which is a 46-mil composite sheets comprised of a 1.2 mm thick HDPE film, pressure sensitive adhesive and weather resistant protective coating. GCP Applied Technologies Preprufe® 160R Vapor Barrier was installed behind all foundation sidewalls to grade, which is a 32-mil composite sheet comprising of a 0.88mm thick HDPE film, a pressure sensitive adhesive, a weather resister protective coating and an adhesive to adhesive seam overlap.

The Vapor Barrier System does not require any special operation or maintenance activities. If the system is breached during future construction activities, the system will be rebuilt by reconstructing the vapor barrier layers and sealing the newly constructed materials with equivalent barrier material in accordance with manufacturer specifications.

Active Sub-Slab Depressurization System

Exposure to soil vapor is prevented by an active sub-slab depressurization system (SSDS) that has been built on the Site. The active venting zone is constructed of one loop of 4-inch perforated HDPE corrugated pipe with filter sock and installed within a 6-inch layer of ¾-inch bluestone below the cellar slab.

The 4-inch loop is connected to a 6-inch cast iron riser pipe that extends through the cellar slab and extends to the roof. The riser termination and exhaust is located on the rear yards fence and is located a minimum of 10 feet from windows and ventilation inlets. A blower (Radonaway model No. RP265c) is fitted to the top of each of the riser pipes and has a rain cap. The blower is hardwired to an electric source. A Dwyer Magnehelic Series 200 0-2 inches of water manometer is attached to the 6-inch cast iron riser on the cellar level in the rear yards fence. The Checkpoint Ila Radon System alarms are installed within a plastic protective case located immediately next to the 6-inch SSDS cast iron riser that goes to the rear yards fence.

Following initial startup of the active SSDS, an initial vacuum gauge reading using a Magnahelic Manometer was collected. The system is designed to establish a vacuum of -0.02 inches of water or higher within the SSDS riser pipes. Exposed piping and the risers are labeled as “SSDS piping; do not tap”.

2.0 INSTITUTIONAL CONTROLS

- (1) Recorded an OER-approved Declaration of Covenant and Restrictions (DCR) with the deed with the Queens County Clerk. The DCR includes a description of all ECs and ICs summarizes the requirements of the Site Management Plan, and notes that the property owner and property owner’s successors and assigns are required to comply with the approved SMP;
- (2) The property will continue to be registered with an E-Designation with the NYC Department of Buildings. Property owner and property owner’s successors and assigns are required to comply with the approved SMP;
- (3) Compliance with an OER-approved Site Management Plan including procedures for appropriate operation, maintenance, inspection, and certification of performance of EC’s and IC’s. The property owner and property owner’s successors and assigns will inspect EC’s and IC’s and submit to OER a written certification that evaluates their performance in a manner and at a frequency to be determined by OER;
- (4) Engineering Controls (active SSDS) will not be discontinued without prior OER approval; and
- (5) OER has the right to enter the Site upon notice for the purpose of evaluating the performance of EC’s and IC’s.

3.0 INSPECTION NARRATIVE

The site inspection was performed by Patrick Recio of BEC on July 18, 2023.

Composite Cover System

Building Footprint: The floor coverings across the interior of the building were inspected. No significant cracks that required patching or filling were observed. No evidence of recent repairs/replacement was observed.

Rear Parking: The rear parking coverings across the areas were inspected. No significant cracks that required patching or filling were observed. No evidence of recent repairs/replacement was observed.

Vapor Barrier System

The vapor barrier installed below the building slab does not appear to have been disturbed as no evidence of slab disturbance was observed during the Site inspection.

Active Sub-Slab Depressurization System

The blower and alarm for the active SSD system were inspected on July 18, 2023. The alarm and blower were found to be operating without issue. The gauge recorded vacuum readings of 1.15” of water. The alarm was not sounding and the alarm light were green. A photo of the vacuum gauge and access panel for the Riser are attached.

4.0 DEVIATIONS IN PERFORMANCE OF ENGINEERING AND INSTITUTIONAL CONTROLS

Monthly inspection were not performed by the building superintendent. Patrick Recio of BEC had a conversation with the building manager during the Site Inspection conducted on July 18, 2023. Mr. Recio explained the monthly inspection requirement and to explain how the inspection form was to be completed. BEC left a bound copy of the Site Management Plan (SMP) with multiple copies of the monthly SSDS inspection forms with the superintendent.

5.0 NEXT INSPECTION

The next Site Management Inspection will be performed early 2024, and the Site Inspection and Certification Letter Report will be submitted by July 30, 2024.

6.0 CERTIFICATION

I, Patrick Recio, certify the following:

I am a Qualified Environmental Professional;

- I inspected the 27-14 39th Avenue site, site number 17EH-A214Q on July 18, 2023;
- I prepared this Site Inspection and Certification Letter Report;

- Engineering Controls or Institutional Controls employed at the Site continue to be in place and perform as designed and continue to be protective of human health and the environment;
- Site records are complete and up to date (with the exception of the monthly inspection sheets not being completed);
- Nothing has occurred on the Site that impairs the ability of Engineering Controls or Institutional Controls to protect public health and the environment;
- No changes are needed to the remedial systems or engineering controls;
- Compliance with the Site Management Plan has been maintained (with the exception of the monthly inspection sheets not being completed);
- Groundwater underlying the Site is not being utilized without treatment rendering it safe for the intended purpose has been prevented;
- The Site continues to be registered as an E-Designated property by the NYC Department of Buildings.

Please call if you have any questions or would like to discuss the project further.

Very truly yours,

Brussee Environmental Corp

A handwritten signature in cursive script, appearing to read "Patrick Recio".

Patrick Recio
Senior Project Manager

PHOTOS

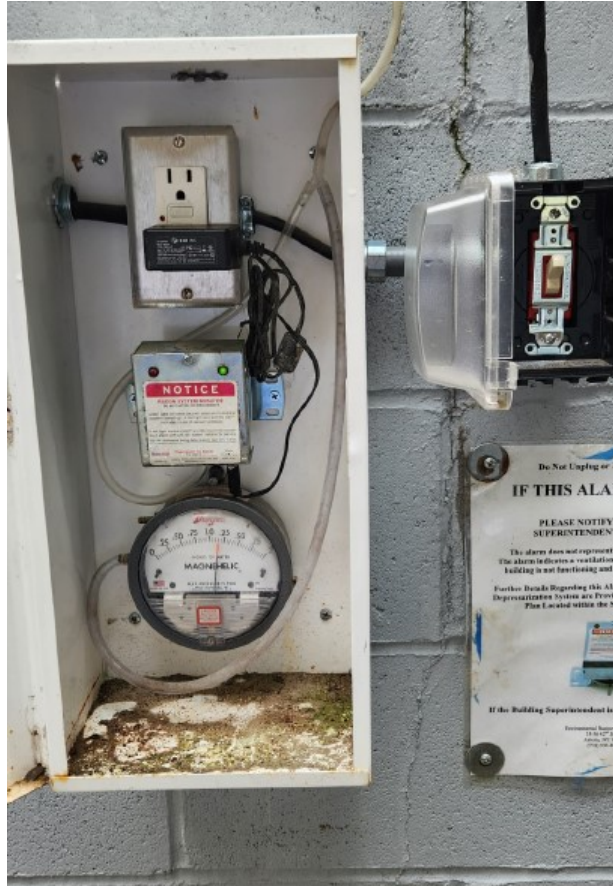


Photo 1: View of monometer and alarm for the SSDS.



Photo 2: View of the riser above the fan in the rear parking area of the Site.



Photo 3: View of the cellar slab.



Photo 4: Additional view of cellar slab in the laundry room.



Photo 5: Additional view of the cellar slab.



Photo 6: View of the front of the property along 39th Avenue.

INSPECTION FORMS

SITE INSPECTION CHECKLIST

Site Inspection Checklist
27-14 39th Avenue
Queens, NY

Date: 7/18/23 Time: 2pm

Inspector Name/Organization: Patrick Recio / BEC

Physical Inspection of Fan

Fan 1 :	yes	no	Fan Model No. Manufacturer:
Operational?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>RP-265c</u>
Observed Leaks at Seals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Air Flow at Exhaust Stack?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Comments / Observations
Vacuum Reading:	<u>1.15"</u>		

Repairs Needed and / or Maintenance at this time?

none

CONTACT LIST IF SSDS IS NOT OPERATING PROPERLY

QUALIFIED ENVIRONMENTAL PROF	Keith Butler	631-504-6000	kbutler@ebcincny.com
NYC OER PROJECT MANGER	Noel Anderson	212-788-7423	nanderson@dep.nyc.gov
MANAGEMENT COMPANY	Charan Electrical Enterprises, Inc.	718-706-9612 Ext. 206	electricdeed@msn.com

Signature: *Patrick Recio* Date: 7/18/2023
Name: Patrick Recio

Site Inspection Checklist - Cover System
27-14 39th Avenue
Queens, NY

Date: 3/18/23 Time: 2 PM

Inspector Name/Organization: Patrick Davis / BEI

Visual Inspection of Concrete Slabs

Inspect concrete slab for cracks, perforations and patching

Cellar Slab

Describe General Condition of Slab

Describe any Cracks or New Penetrations

Describe any Patching

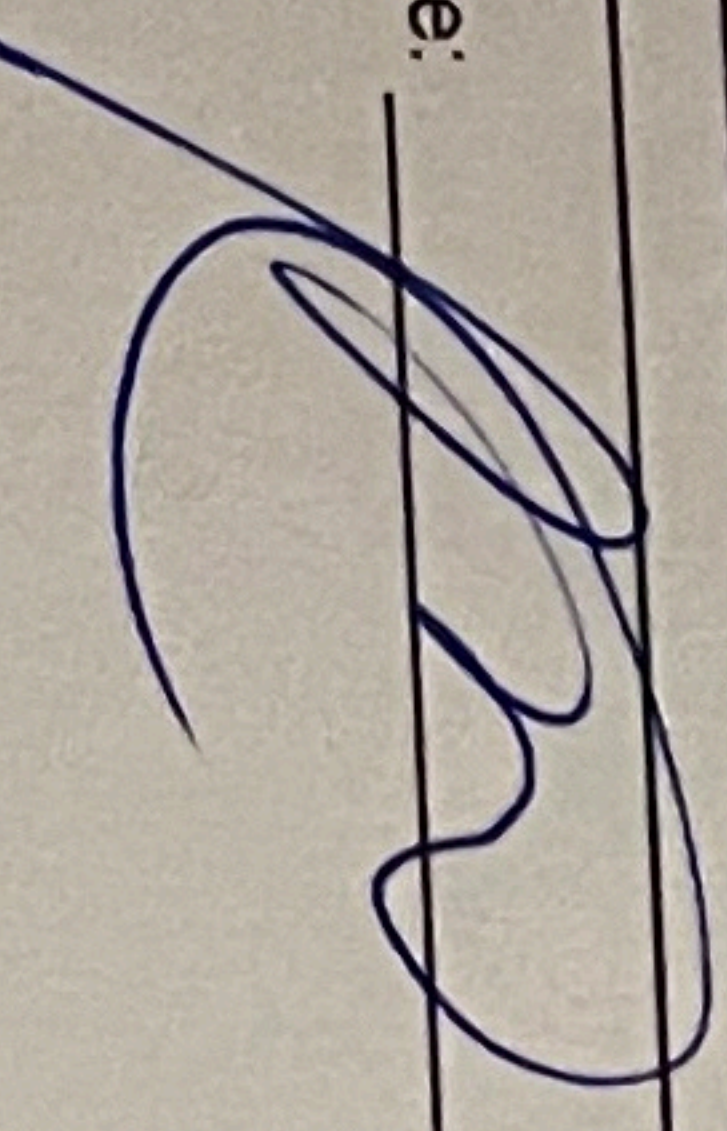
good.
none
none

CONTACT LIST

QUALIFIED ENVIRONMENTAL PROF	Keith Butler	631-504-6000	kbutler@ebcincny.com
NYC OER PROJECT MANGER	Noel Anderson	212-788-7423	nanderson@dep.nyc.gov
MANAGEMENT COMPANY	Charan Electrical Enterprises, Inc.	718-706-9612 Ext. 206	electricdeol@msn.com

Repairs Needed and / or Maintenance at this time?

none.

Signature:  Date: 3/18/23