



INSPECTION REPORT

Facility Inspected 9766 Highway 92
Woodstock, Georgia 30188

Inspection Date: July 26, 2022

Facility Programmatic ID 3601457591
LAT: 34.0857 LON: -84.5262

Inspection Type Clean Air Act (CAA)
National Emission Standards for Hazardous Air Pollutants (NESHAP) - Asbestos

Inspectors Pamela Storm (lead inspector)
Tony Spann (Inspector-in-Training)

Introduction

An inspection pursuant to Section 114 of the CAA was conducted on July 26, 2022, at 9766 Highway 92 in Woodstock, Georgia 30188 (the facility). The unannounced inspection was conducted by Pamela Storm who possesses EPA inspector credentials to conduct CAA NESHAP asbestos inspections and Tony Spann. Mr. Spann also possesses EPA inspector credentials and was participating in this inspection to meet training requirements to conduct CAA NESHAP asbestos inspections.

The facility is a demolition site where a two-story commercial building was demolished to build a new Whataburger restaurant. Demolition Permit #PDEMO-000005-2022 was issued by the City of Woodstock on April 25, 2022, for the demolition. The demolition had been completed at the time of this inspection. The purpose of the inspection was to determine compliance with the CAA NESHAP Asbestos Standard and the regulations promulgated at 40 CFR Part 61, Subpart M, for the demolition activity conducted pursuant to this permit.

The EPA Region 4 CAA NESHAP asbestos program targets facilities for inspection located in the State of Georgia based on tips/complaints; permits issued on a local level; and demolition and/or renovation/abatement notices sent to the State. This inspection was conducted based on the previously mentioned permit.

Facility Information

The facility was a two-story commercial building prior to it being demolished at the site to build a Whataburger restaurant.

Inspection

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The demolition of the facility had been completed at the time of this inspection. Inspectors observed a fenced (approximately 3-foot tall, black, plastic fence), empty lot with a dirt pile but no demolition debris. Upon arrival at the demolition site, inspectors spoke with Wilmer Alonzo who was the Supervisor at the site working with

Alonzo Plumbing. Inspectors presented their inspector credentials and explained that EPA was conducting the routine oversight inspection of the permitted demolition activity to determine compliance with the Asbestos NESHAP. Mr. Alonzo explained that his company was not responsible for the demolition of the facility. Inspectors did not observe any suspect, regulated asbestos-containing materials in the dirt pile at the site.

The permit indicates that Whataburger (713-664-7974) owns the facility. The City of Woodstock indicated that the owner's contact information is Mr. Neal Tjon-A-Joe, Whatabrands Real Estate, 300 Concord Plaza Drive, San Antonio, Texas, 78216. The permit indicates that Persons Construction Group located at 4474 Halls Mill Road in Mobile, Alabama, 36693 (251-660-0132) is the contractor who applied for the permit.

After this inspection, EPA obtained a copy of the demolition notification for this facility's demolition from the Georgia Environmental Protection Division (EPD). This notification indicated that the facility was inspected by an accredited asbestos inspector prior to its demolition and that no asbestos-containing materials were found. It further indicated that demolition was performed by Atlas Demolition located at 85 Spring Place Road in Cartersville, Georgia, 30121, from June 6, 2022, through June 18, 2022.

Conclusion

The thorough inspection requirement of the Asbestos NESHAP, contained in 40 C.F.R. Section 61.145(a), was met prior to the demolition of the facility. No asbestos-containing materials were discovered in the facility during this inspection. The notification requirement for the demolition of regulated facilities of the Asbestos NESHAP, contained in 40 C.F.R. Section 61.145(b), was also met prior to the demolition of the facility. Since no Asbestos NESHAP violations were discovered in this investigation, this case will be closed.

Report Approval

This inspection report was written by:

PAMELA STORM

Pamela Storm, Lead Inspector

Digitally signed by PAMELA STORM
Date: 2022.09.22 14:25:54 -04'00'

Date

This inspection report was approved by:

TODD GROENDYKE

Todd Groendyke, Chief
South Air Enforcement Section

Digitally signed by TODD GROENDYKE
Date: 2022.09.22 10:51:09 -04'00'

Date