



## INSPECTION REPORT

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**Facility Inspected** Parkside Nursing and Rehabilitation  
1362 South Main Street  
Ellijay, Georgia 30540

**Inspection Date:** July 19, 2022

**Facility Programmatic ID** 3601449655  
LAT: 34.6787 LON: -84.4935

**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)

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### Introduction

An inspection pursuant to Section 114 of the CAA was conducted on July 19, 2022, at Parkside Nursing and Rehabilitation located at 1362 South Main Street in Ellijay, Georgia 30540 (the facility). The facility is owned by Parkside Center for Nursing and Rehabilitation at Ellijay located at 26 Firemen's Memorial Drive in Pomona, New York 10970. The facility is managed by Parkside Lessor Holding Company, LLC located at 270 Madison Avenue, 17<sup>th</sup> Floor, New York, New York 10016. 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 medical and long-term, nursing care facility. Permit #675 was obtained from the City of Ellijay on November 19, 2020, for the alteration (renovation) of 7,074 square feet of the facility. Renovations 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 renovation 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 is a medical and long-term, nursing care facility.

## Inspection

### Inspection

Inspectors met with Kimnie Bennett ([kbennett@parksideellijay.com](mailto:kbennett@parksideellijay.com)), Administrator, and Robert Feist ([robert@feistconsulting.com](mailto:robert@feistconsulting.com)), Facility Director, upon arrival at the facility. Inspectors presented their inspector credentials and explained that EPA was conducting the routine oversight inspection of the permitted renovation activity for compliance with the Asbestos NESHAP.

Mr. Feist explained that the permitted alteration of the facility involved the approximately two-year gutting and reconstruction of an existing hospital wing to convert the wing for long-term care. A septic line was replaced, and new plumbing was installed. Prior to the renovations, an asbestos inspection conducted revealed that adhesive found in the flooring in the North Wing resident rooms contained asbestos. Battlefield Abatement Contractors, LLC located at 3079 Lakeview Drive in Rossville, Georgia 30741 removed this Category I material in a nonfriable manner. Therefore, other Asbestos NESHAP requirements (other than the thorough inspection requirement) were not applicable to this renovation. Holden Creek Contracting, Inc. ([pburnett@ellijay.com](mailto:pburnett@ellijay.com)) located at 675 South Main Street in Ellijay, Georgia 30540 was the contractor performing the reconstruction following this abatement.

Renovation activity was not occurring at the facility at the time of this inspection. Permitted renovations had been completed.

## Conclusion

This renovation included the abatement of asbestos-containing adhesive which was present in the facility's flooring materials. The thorough inspection requirement of the Asbestos NESHAP, contained in 40 C.F.R. Section 61.145(a), was met prior to the renovation of the facility. This Category I nonfriable material removal is not subject to the remaining Asbestos NESHAP requirements for regulated asbestos-containing material (RACM). This investigation will be closed since no violations of the Asbestos NESHAP requirements were discovered.

## Report Approval

This inspection report was written by:

**PAMELA STORM**

Pamela Storm, Lead Inspector

Digitally signed by PAMELA STORM

Date: 2022.09.23 00:46:58 -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 14:42:58 -04'00'

Date