



INSPECTION REPORT

Facility Inspected 784 and 786 Neese Road
Woodstock, Georgia 30188

Inspection Date: July 26, 2022

Facility Programmatic ID 3601457614
LAT: 34.0903 LON: -84.4933

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 784 and 786 Neese Road 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 three houses that have been demolished were previously located (two of the houses were located at 786 Neese Road). Demolition Permit #PDEMO-000015-2021 and demolition permit #PDEMO-000016-2021 were issued by the City of Woodstock on June 29, 2021, for the demolition activity at 784 Neese Road and 786 Neese Road, respectively. The demolitions 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 activities conducted pursuant to these permits.

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 permits for the demolition of this facility which is a regulated residential installation.

Facility Information

The facility was a residential installation consisting of three, separate houses located on two, side-by-side lots under the control of the same owners and operators.

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The demolition of the facility had been completed at the time of this inspection. All of the structures at both addresses had been demolished, and no demolition debris remained at the site. A mailbox remained at 786 Neese Road. EPA was conducting this routine oversight inspection of the permitted demolition activity to determine compliance with the Asbestos NESHAP.

The permit indicates that CLBD Real Estate Holdings, LLC (770-231-0455) owns the facility and is located at 3460 Moyer Trail in Duluth, Georgia, 30097. Both permits were applied for by the contractor, Ranger Tree Services, LLC located at 885 Woodstock Road in Roswell, Georgia, 30075. Both permits expired on June 29, 2022.

Abatement Contractors Unlimited performed thorough inspections for asbestos-containing materials of the houses prior to demolition as required by 40 C.F.R. Section 61.145(a) of the Asbestos NESHAP. EPA obtained copies of two reports dated June 4, 2021, for these inspections from the City of Woodstock. Both reports showed no asbestos-containing materials were found in any of the houses forming the regulated residential installation, the facility.

After this inspection, EPA obtained a copy of the demolition notifications for the demolition activities at 784 Neese Road and 786 Neese Road from the Georgia Environmental Protection Division (EPD). These notifications were both submitted by Ranger Tree Services, LLC on June 14, 2021. These notifications indicated that the structures at both addresses were inspected by an accredited asbestos inspector prior to the commencement of demolition activity and that no asbestos-containing materials were found. It further indicated that demolition was performed by Ranger Tree Services, LLC located at 885 Woodstock Road in Roswell, Georgia, 30075, from June 29, 2021, through July 5, 2021.

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: 2022.09.21 10:20:13 -04'00'

Date

This inspection report was approved by:

TODD GROENDYKE

Todd Groendyke, Chief
South Air Enforcement Section

Digitally signed by TODD GROENDYKE

Date: 2022.09.21 09:39:48 -04'00'

Date