



INSPECTION REPORT

Facility Inspected Piedmont Office Realty Trust
400 Galleria Parkway
Atlanta, Georgia 30339

Inspection Date: February 15, 2024

Facility Programmatic ID 3601620176
LAT: 33.8858 LON: -84.4613

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

Inspectors Pamela Storm

Introduction

An inspection pursuant to Section 114 of the CAA was conducted on February 15, 2024, at Piedmont Office Realty Trust located at 400 Galleria Parkway in Atlanta, Georgia 30339 (the Facility). The unannounced inspection was conducted by Pamela Storm and Tony Spann who possess EPA inspector credentials to conduct CAA NESHAP asbestos inspections.

The facility is a realty management office in an office park. The inspectors discovered that renovations had occurred at the Facility by obtaining a copy of Permit #2023-009089 issued by Cobb County on September 20, 2023, for the re-roofing of the Facility. The renovations had been completed as of 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 at the Facility.

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; demolition and/or renovation/abatement notices sent to the State; and other relevant information concerning renovation/demolition activities at regulated facilities. This inspection was conducted based on the aforementioned permit for renovation activity at the Facility.

Facility Information

The facility is a realty management office.

Inspection

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Upon arrival at the Facility, the EPA inspectors presented their inspector credentials to Patrick McMichen, the security guard at the Facility. The inspectors explained that EPA was conducting the inspection of the aforementioned renovation activity for compliance with the Asbestos NESHAP. Patrick McMichen provided the

phone number of Dwyer Neal, Lisa Hattaway, and Andy Stitchberry with Tenant Services (770-859-1250) and stated that those contacts would be able to provide information regarding the renovation activity. Permit #2023-009089 specified Alternative Roofing Solutions, Inc. as the contractor that replaced the roof. In a subsequent telephone conversation with Dwyer Neal, the e-mail address for RAM Companies, LLC (Jeff Cacioppo), the roofing consulting company, was provided to EPA.

Conclusion

EPA will discuss the roofing renovation activity with Alternative Roofing Solutions, Inc. and RAM Companies, LLC to determine if the requirements of the Asbestos NESHAP were met when conducting the renovations.

Report Approval

This inspection report was written by:

PAMELA STORM

Pamela Storm, Lead Inspector

Digitally signed by PAMELA STORM
Date: 2024.04.11 09:53:39 -04'00'
Date

This inspection report was approved by:

TODD GROENDYKE

Todd Groendyke, Chief

South Air Enforcement Section

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Date: 2024.04.09 11:32:20 -04'00'
Date