



INSPECTION REPORT

Facility Inspected 131 West Marietta Street
Canton, Georgia 30114

Inspection Date: December 14, 2022

Facility Programmatic ID AIR 0400000013057EPA26
LAT: 34.2323 LON: -84.4912

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

Inspector Pamela Storm

Introduction

An inspection pursuant to Section 114 of the CAA was conducted on December 14, 2022, at 131 West Marietta Street in Canton, Georgia 30114 (the facility). The unannounced inspection was conducted by Pamela Storm who possesses EPA inspector credentials to conduct CAA NESHAP asbestos inspections.

The facility is undergoing renovation to become an office/studio for Folia Group, LLC, the facility owner. The Folia Group purchased the facility, which was formerly a film studio, in 2021. Permit #D2201-026 was obtained from the City of Canton on February 2, 2022, for the interior gutting of the facility. 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 was formerly a film studio according to Londyn Beecham, the facility office manager on site during this inspection. The permit states that "land use" for this facility is "residential apartments." The facility is being converted into an office/studio for the Folia Group, LLC.

Inspection

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The EPA inspector met with Londyn Beecham, the facility office manager, upon arrival at the facility. The inspector presented her inspector credentials and explained that EPA was conducting the routine oversight inspection of the renovation activity for compliance with the Asbestos NESHAP.

Londyn Beecham explained that the facility was being renovated to become an office/studio for the Folia Group, LLC, the facility owner. Londyn Beecham stated that the facility was purchased approximately a year ago and that renovations began a few months prior to this inspection. According to Londyn Beecham, some walls were removed from the facility, and the fire suppression system was renovated. Carpet/mastic was removed for the installation of new flooring. In addition, ceiling tiles were removed. Londyn Beecham explained that the bathroom would be renovated, and the HVAC system would be fixed. Permit D2201-026 listed interior renovations to include "removal of majority of interior walls in existing structure and removal of 2 bathrooms. GC to bring sprinklers to code. Light fixtures to be replaced." Londyn Beecham provided Rob Beecham's (the facility owner) contact information. Londyn Beecham did not know if an asbestos inspection was conducted prior to the facility's renovations.

Renovation activity was ongoing, but not actively occurring, at the facility at the time of this inspection.

Conclusion

The EPA inspector will follow up with the owners/operators of the facility and the renovation activity, as deemed appropriate, to obtain information and necessary paperwork related to this renovation activity. This information will include, but not necessarily be limited to, copies of asbestos inspection reports, renovation notifications, and waste shipment records for the facility.

Report Approval

This inspection report was written by:

PAMELA STORM

Digitally signed by PAMELA STORM
Date: 2023.01.30 13:53:26 -05'00'

Pamela Storm, Lead Inspector

Date

This inspection report was approved by:

TODD GROENDYKE

Digitally signed by TODD GROENDYKE
Date: 2023.01.30 13:27:43 -05'00'

Todd Groendyke, Chief

South Air Enforcement Section

Date