Appendix A - Port of Tacoma SWPPP Short Form

CONSTRUCTION SWPPP SHORT FORM

The threshold for using the Port of Tacoma's (Port) short form is a project that proposes to clear or disturb less than one acre of land. Projects falling within this threshold may use this short form instead of preparing a professionally designed Construction Stormwater Pollution Prevention Plan (SWPPP). If project disturbance quantities exceed this threshold, you must prepare of formal Construction SWPPP as part of your submittal package. If your project is within the threshold and includes—or may affect—a critical area, please contact the Port to determine if the SWPPP short form may be used.

CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN SHORT FORM

Project Name:

Address:

Contact/Owner: Phone:

Erosion Control Supervisor:

Phone: Cell: Pager:

Emergency (After hours) Contact: Phone:

Permit No.:

Parcel No.:

Required Submittals

A Construction SWPPP consists of both a project narrative and a site plan. The project narrative describes existing conditions on the site, the proposed conditions, and how construction site runoff will be managed until final site stabilization is achieved. Any additional relevant information should be included in the project narrative. All Best Management Practices (BMPs) that will be utilized onsite must be included as part of the project narrative and provided (electronically or hard copy) as part of the submittal package. If additional BMPs beyond those included in the Washington Department of Ecology's (Ecology) Western Washington Stormwater Management Manual (Ecology SWMM) or the City of Tacoma's (City) Stormwater Management Manual (City SWMM) are proposed to be used, a narrative and appropriate details describing the BMP (its function, installation method, and maintenance activities) will be required.

The site plan is a drawing which shows the location of the proposed BMPs to control erosion and sedimentation during and after construction activities.

PROJECT NARRATIVE

The Construction SWPPP Short Form narrative must be completed at part of the submittal package. Any information described, as part of the narrative, should also be shown on the site plan.

Note: From October 1 through April 30, clearing, grading, and other soil disturbing activities shall only be permitted by special authorization from the Port.

A. Project Description (Check all that apply)

☐ New Structure ☐ Building Addition ☐ Grading/Excavation
☐ Paving ☐ Utilities ☐ Other:

1. Total project area (square feet)
2. Total proposed impervious area (square feet)
3. Total existing impervious area (square feet)
4. Total proposed area to be disturbed (square feet)
5. Total volume of cut/fill (cubic yards)

Additional Project Information:

B. Existing Site Conditions (Check all that apply)

1. Describe the existing vegetation on the site. (Check all that apply)
   ☐ Forest ☐ Pasture/field grass ☐ Pavement ☐ Landscaping ☐ Brush
   ☐ Trees ☐ Other:
2. Describe how surface water (stormwater) drainage flows across/from the site. (Check all that apply)
   ☐ Sheet Flow ☐ Gutter ☐ Catch Basin ☐ Ditch/Swale ☐ Storm Sewer
   ☐ Stream ☐ Other:
3. Describe any unusual site condition(s) or other features of note.
   ☐ Steep Grades ☐ Large depression ☐ Underground tanks ☐ Springs
   ☐ Easements ☐ Existing structures ☐ Existing utilities ☐ Other:

C. Adjacent Areas (Check all that apply)

1. Check any/all adjacent areas that may be affected by site disturbance and fully describe below in item 2:

☐ Streams* ☐ Lakes* ☐ Wetlands* ☐ Steep slopes*

☐ Residential Areas ☐ Roads ☐ Ditches, pipes, culverts ☐ Other:

** If the site is on or adjacent to a critical area (e.g., waterbody), the Port may require additional information, engineering, and other permits to be submitted with this short form.*

2. Describe how and where surface water enters the site from properties located upstream:

3. Describe the downstream drainage path from the site to the receiving body of water (minimum distance of 0.25 mile [1320 feet]). (E.g., water flows from the site into a curb-line, then to a catch basin at the intersection of X and Y streets. A 10-inch pipe system conveys water another 1000 feet to a wetland.) Include information on the condition of the drainage structures.

D. Soils (Check all that apply)

The intent of this section is to identify when additional soils information may be required for applicants using this short form. There are other site-specific issues that may necessitate a soils investigation or more extensive erosion control practices. The Port will determine these situations on a case-by-case basis as part of their review.

1. Does the project propose infiltration? Infiltration systems require prior Port approval.

☐ Yes ☐ No

2. Does the project propose construction on or near steep slopes (15% or greater)?

☐ Yes ☐ No

If infiltration is proposed for the site or steep slopes (15% or greater) have been identified, the Port will require soils information as part of project design. The applicant must contact a soil professional or civil engineer that specializes in soil analysis and perform an in-depth soils investigation. If the Yes box is checked for either question, the Port may not permit the use of this short form.

E. Construction Sequencing/Phasing

1. Construction sequence: the standard construction sequence is as follows:
   - Mark clearing/grading limits.
   - Install initial erosion control Best Management Practices (BMPs) (e.g., construction entrance, silt fence, catch basin inserts, etc.).
   - Clear, grade, and fill project site as outlined in the site plan while implementing and maintaining proper temporary erosion and sediment control BMPs simultaneously.
   - Install permanent erosion protection as described in the specifications (e.g., impervious surfaces, landscaping, etc.).
   - Remove temporary erosion control methods as permitted. Do not remove temporary erosion control until permanent erosion protection is fully established.

   List any changes from the standard construction sequence outlined above:

2. Construction phasing: if construction is going to occur in separate phases, please describe:

F. Construction Schedule

1. Provide a proposed construction schedule (dates construction starts and ends, and dates for any construction phasing.)

   Start Date: **End Date:**

   Interim Phasing Dates:

   Wet Season Construction Activities: Wet season occurs from October 1 to April 30. Please describe construction activities that will occur during this time period.

Note: Additional erosion control methods may be required during periods of increased surface water runoff.

2. **Site plan** (see Figure 1, page 6)

A site plan, to scale, must be included with this checklist that shows the following items:

- ☐ a. Address, Parcel Number, Permit Number, and Street Names
- ☐ b. North Arrow
- ☐ c. Indicate boundaries of existing vegetation (e.g., tree lines, grassy areas, pasture areas, fields, etc.)
- ☐ d. Identify any onsite or adjacent critical areas and associated buffers (e.g., wetlands, steep slopes, streams, etc.).
- ☐ e. Identify any FEMA base flood boundaries and Shoreline Management boundaries.
- ☐ f. Show existing and proposed contours.
- ☐ g. Delineate areas that are to be cleared and/or graded.
- ☐ h. Show all cut and fill slopes, indicating top and bottom of slope catch lines.
- ☐ i. Show locations where upstream run-on enters the site and locations where runoff leaves the site.
- ☐ j. Indicate existing surface water flow direction(s).
- ☐ k. Label final grade contour and indicate proposed surface water flow direction and surface water conveyance systems (e.g., pipes, catch basins, ditches, etc.).
- ☐ l. Show grades, dimensions, and direction of flow in all (existing and proposed) ditches, swales, culverts, and pipes.
- ☐ m. Indicate locations and outlets of any dewatering systems (usually to sediment trap).
- ☐ n. Identify and locate all erosion control methods to be used during and after construction.

ONSITE FIELD VERIFICATION OF ACTUAL CONDITIONS IS REQUIRED.

Figure 1. (to be worked out with Engineering Dept.)

GUIDELINES FOR EROSION CONTROL ELEMENTS

This SWPPP must contain the 12 required elements, as required by Ecology. Check off each element as it is addressed in the SWPPP short form and/or on your site plan.

- ☐ 1. Mark Clearing Limits
- ☐ 2. Establish Construction Access
- ☐ 3. Control Flow Rates
- ☐ 4. Install Sediment Controls
- ☐ 5. Stabilize Soils
- ☐ 6. Protect Slopes
- ☐ 7. Protect Drain Inlets
- ☐ 8. Stabilize Channels and Outlets
- ☐ 9. Control Pollutants
- ☐ 10. Control Dewatering
- ☐ 11. Maintain BMPs
- ☐ 12. Manage the Project

The following is a brief description of each of the 12 required elements of a SWPPP. If an element does not apply to the proposed project site, please describe why the element does not apply. Applicable BMPs are listed with each element and in Table 1. Please note that this list is not a comprehensive list of BMPs available for small construction projects, but erosion and sediment control techniques most pertinent to small construction sites are included here. More detailed information on construction BMPs can be found in Ecology's SWMM Volume II and the City's SWMM Volume II (Ecology 2005; City of Tacoma 2012). Please provide hard copies of the BMPs that will be used for the project and include as part of this Construction SWPPP. BMPs that may be used if needed can be noted as being contingent in the event additional erosion control is needed. Describe any additional BMPs that will be utilized onsite and add them to the SWPPP short form.

For phased construction projects, clearly indicate erosion control methods to be used for each phase of construction.

Element #1 – Mark Clearing Limits

All construction projects must clearly mark any clearing limits, sensitive areas and their buffers prior to beginning any land disturbing activities, including clearing and grading. Clearly mark the limits both in the field and on the site plans. Limits shall be marked in such a way that any trees or vegetation that is to remain will not be harmed.

Applicable BMPs include:

- BMP C101: Preserving Natural Vegetation
- BMP C102: Buffer Zones
- BMP C103: High Visibility Plastic or Metal Fence
- BMP C104: Stake and Wire Fence

☐ The BMP(s) being proposed to meet this element are:

_____

_____

OR

☐ This element is not required for this project because:

_____

_____

_____

_____

Element #2 – Establish Construction Access

All construction projects subject to vehicular traffic shall provide a means of preventing vehicle "tracking" soil from the site onto streets or neighboring properties. Limit vehicle traffic on- and off-site to one route if possible. All access points shall be stabilized with a rock pad construction entrance or other Port-approved BMP. The applicant should consider placing the entrance in the area for future driveway(s), as it may be possible to use the rock as a driveway base material. The entrance(s) must be inspected weekly, at a minimum, to ensure no excess sediment buildup or missing rock.

Applicable BMPs include:

- BMP C105: Stabilized Construction Entrance
- BMP C106: Wheel Wash
- BMP C107: Construction Road/Parking Area Stabilization

☐ The BMP(s) being proposed to meet this element are:

OR

☐ This element is not required for this project because:

Element #3 – Control Flow Rates

Protect properties and waterways downstream of the project site from erosion due to increases in volume, velocity, and peak flow of stormwater runoff from the project site.

Permanent infiltration facilities shall not be used for flow control during construction unless specifically approved by the Environmental Department. Sediment traps can provide flow control for small sites by allowing water to pool and allowing sediment to settle out of the water.

Applicable BMPs include:

- BMP C207: Check Dams
- BMP C240: Sediment Trap

☐ The BMP(s) being proposed to meet this element are:

OR

☐ This element is not required for this project because:

Element 4 – Install Sediment Controls

Surface water runoff from disturbed areas must pass through an appropriate sediment removal device prior to leaving a construction site or discharging into a waterbody. Sediment barriers are typically used to slow stormwater sheet flow and allow the sediment to settle out behind the barrier.

Sediment controls must be installed/constructed prior to site grading.

Applicable BMPs include:

- BMP C208: Triangular Silt Dike
- BMP C232: Gravel Filter Berm
- BMP C233: Silt Fence
- BMP C235: Straw Wattles

☐ The BMP(s) being proposed to meet this element are:

_____

_____

OR

☐ This element is not required for this project because:

_____

_____

_____

_____

Element #5 – Stabilize Soils

Stabilize exposed and unworked soils by applying BMPs that protect the soils from raindrop impact, flowing water, and wind.

From October 1 through April 30, no soils shall remain exposed or unworked for more than 2 days. From May 1 to September 30, no soils shall remain exposed or unworked for more than 7 days. This applies to all soils whether at final grade or not.

Applicable BMPs include:

- BMP C120: Temporary and Permanent Seeding
- BMP C121: Mulching
- BMP C122: Nets and Blankets
- BMP C123: Plastic Covering
- BMP C140: Dust Control

☐ The BMP(s) being proposed to meet this element are:

OR

☐ This element is not required for this project because:

Element #6 – Protect Slopes

Protect slopes by diverting water at the top of the slope. Reduce slope velocities by minimizing the continuous length of the slope.

Applicable BMPs include:

- BMP C200: Interceptor Dike and Swale
- BMP C204: Pipe Slope Drains
- BMP C207: Check Dams

☐ The BMP(s) being proposed to meet this element are:

OR

☐ This element is not required for this project because:

Element #7 – Protect Drain Inlets

All operable storm drain inlets must be protected during construction so that stormwater runoff does not enter the conveyance system without first being filtered or treated to remove sediment. Install catch basin protection on all catch basins within 500 feet downstream of the project.

Applicable BMPs include:

- BMP C220: Storm Drain Inlet Protection

☐ The BMP(s) being proposed to meet this element are:

OR

☐ This element is not required for this project because:

Element #8 – Stabilize Channels and Outlets

Stabilize all temporary onsite conveyance channels. Provide stabilization to prevent erosion of outlets, adjacent stream banks, slopes, and downstream reaches at the conveyance system outlets.

Applicable BMPs include:

- BMP C202: Channel Lining
- BMP C209: Outlet Protection

☐ The BMP(s) being proposed to meet this element are:

OR

☐ This element is not required for this project because:

Element #9 – Control Pollutants

Handle and dispose of all pollutants, including demolition debris and other solid wastes in a manner that does not cause stormwater contamination. Provide cover and containment for all chemicals, liquid products (including paint), petroleum products, and other materials. Handle all concrete and concrete waste appropriately.

Applicable BMPs include:

- BMP C150: Materials on Hand
- BMP C151: Concrete Handling
- BMP C152: Sawcutting and Surface Pollution Prevention
- BMP C153: Material Delivery, Storage and Containment

☐ The BMP(s) being proposed to meet this element are:

OR

☐ This element is not required for this project because:

Element #10 – Control Dewatering

Clean, non-turbid dewatering water, such as groundwater, can be discharged to the stormwater system provided the dewatering flow does not cause erosion or flooding of receiving waters.

Applicable BMPs include:

- BMP C150: Materials on Hand

☐ The BMP(s) being proposed to meet this element are:

OR

☐ This element is not required for this project because:

Element #11 – Maintain BMPs

Maintain and repair temporary erosion and sediment control BMPs as needed. Inspect all BMPs at least weekly and after every storm event.

Remove all temporary erosion and sediment control BMPs within 30 days after final site stabilization or if the BMP is no longer needed. Any sediment trapped during construction activities should be removed or stabilized onsite. No sediment shall be discharged into the stormwater drainage system or any natural conveyance system (e.g., streams).

Applicable BMPs include:

- BMP C160: Certified Erosion and Sediment Control Lead

☐ The BMP(s) being proposed to meet this element are:

OR

☐ This element is not required for this project because:

Element #12 – Manage the Project

Phase development projects to prevent soil erosion and the transport of sediment from the project site during construction. Coordinate all work prior initial construction with subcontractors and other utilities to ensure no areas are worked prematurely.\

A designated erosion and sediment control person is required for all construction projects. This person is responsible for ensuring that the project's erosion and sediment control BMPs are appropriate for the site and are functioning properly. They are also responsible for updating the SWPPP as necessary as site conditions warrant. They must be available 24 hours a day to ensure compliance.

Applicable BMPs include:

- BMP C160: Certified Erosion and Sediment Control Lead
- BMP C162: Scheduling
- BMP C180: Small Project Construction Stormwater Pollution Prevention

☐ The BMP(s) being proposed to meet this element are:

OR

☐ This element is not required for this project because:

Table 1. Applicable BMPs for the 12 Elements of a SWPPP

Element #1 – Mark Clearing Limits		
BMP C101	Preserving Natural Vegetation	
BMP C102	Buffer Zones	
BMP C103	High Visibility Plastic and Wire Fence	
BMP C104	Stake and Wire Fence	
Element #2 – Establish Construction Entrance		
BMP C105	Stabilized Construction Entrance	
BMP C106	Wheel Wash	
BMP C107	Construction Road/Parking Area Stabilization	
Element #3 – Control Flow Rates		
BMP C207	Check Dams	
BMP C240	Sediment Trap	
Element #4 – Install Sediment Controls		
BMP C208	Triangular Silt Trap	
BMP C232	Gravel Filter Berm	
BMP C233	Silt Fence	
BMP C235	Straw Wattles	
Element #5 – Stabilize Soils		
BMP C120	Temporary and Permanent Seeding	
BMP C121	Mulching	
BMP C122	Nets and Blankets	
BMP C123	Plastic Covering	
BMP C140	Dust Control	
Element #6 – Protect Slopes		
BMP C200	Interceptor Dike and Swale	
BMP C204	Pipe Slope Drains	
BMP C207	Check Dams	
Element #7 – Protect Drain Inlets		
BMP C220	Storm Drain Inlet Protection	
Element #8 – Stabilize Channels and Outlets		
BMP C202	Channel Lining	
BMP C209	Outlet Protection	
Element #9 – Control Pollutants		
BMP C150	Materials on Hand	

Element #9 – Control Pollutants, cont.		
BMP C151	Concrete Handling	
BMP C152	Sawcutting and Surfacing Pollution Prevention	
BMP C153	Materials, Delivery, Storage and Containment	
Element #10 – Control Dewatering		
BMP C150	Materials on Hand	
Element #11 – Maintain BMPs		
BMP C160	Certified Erosion and Sediment Control Lead	
Element #12 – Manage the Project		
BMP C160	Certified Erosion and Sediment Control Lead	
BMP C162	Scheduling	
BMP C180	Small Project Construction Stormwater Pollution Prevention	

REFERENCES

City of Tacoma. 2012. Stormwater Management Manual 2012 Edition. Public Works/ Environmental Services, Maintenance Division, Tacoma, Washington.

Washington State Department of Ecology (Ecology). 2005. Stormwater Management Manual for Western Washington. Water Quality Program, Lacey, Washington.

Appendix B - Site Development Permit No. SDEV25-0024

CITY OF TACOMA

Planning and Development Services

(253) 591-5030

747 Market St. 3rd Floor
Tacoma, WA 98402
Inspections (253) 573-2587

Site Development Permit #SDEV25-0024

Issued Date: 04/08/2025 **Expiration Date:** 10/05/2025

SITE INFORMATION

Address: 401 E ALEXANDER AVE **Parcel:** 5000350013

PERMIT ISSUED TO	LICENSED CONTRACTOR	PROPERTY OWNER
PORT OF TACOMA REAL ESTATE DEPT TACOMA, WA 98401		PORT OF TACOMA REAL ESTATE DEPT TACOMA, WA 98401

PERMIT INFORMATION

Project Description: Replace power infrastructure for temporary use by Motive Marine.

Permit Fee: $3,416.40
Project Coordinator: N/A
Related Site Record: N/A
Related Land Use Record: N/A

CONDITIONS OF APPROVAL

Discovery of archaeological/cultural sites during construction

In the event of an unanticipated discovery of suspected archaeological materials or human remains during the course of construction, all work within 30 feet of the discovery site shall cease immediately and the project management personnel must follow procedures outlined in the City of Tacoma standard Unanticipated Discovery Plan (UDP). All project management personnel should access and familiarize themselves with the UDP steps and requirements prior to the start of construction, and shall inform workers and equipment operators of the UDP as well.

The UDP can be accessed here: https://cityoftacoma.org/culturalResources/

To schedule or manage inspections by phone (253) 573-2587 or online at aca-prod.accela.com/TACOMA/

PRINTED PERMIT AND APPROVED PLANS MUST BE KEPT ON SITE DURING CONSTRUCTION

All plumbing, heating, and electrical work will be performed by either the home owner or by a contractor licensed to do the same. Separate permits are required for other work, including but not limited to, sanitary and storm sewer, sidewalk, curb and gutter, driveways, parking lot paving, street improvements, fire protection, and signs. Plumbing and mechanical permits can be incorporated into some permits.

CITY OF TACOMA

Planning and Development Services

(253) 591-5030

747 Market St. 3rd Floor
Tacoma, WA 98402
Inspections (253) 573-2587

Site Development Permit #SDEV25-0024

Issued Date: 04/08/2025 **Expiration Date:** 10/05/2025

VALUATIONS

Estimated Valuation:

$700,000

PROJECT DETAILS

Night or Weekend Work:

NO

CITY OF TACOMA

Planning and Development Services

(253) 591-5030

747 Market St. 3rd Floor
Tacoma, WA 98402
Inspections (253) 573-2587

Site Development Permit #SDEV25-0024

Issued Date: 04/08/2025 **Expiration Date:** 10/05/2025

Row

APPROVED REVIEWERS

Category	Approved By	Email	Phone Number
Building Review	Chris Seaman	cseaman@cityoftacoma.org	253-591-5503
Critical Areas Review	Alexia Henderson	ahenderson2@cityoftacoma.org	253-345-1367
Critical Areas Review	Ileana Ortega	iortega@cityoftacoma.org	
Document Review	Sarah Roubinet	sroubinet@cityoftacoma.org	253-502-2108
Fire Protection Review	Chris Seaman	cseaman@cityoftacoma.org	253-591-5503
Flood Hazard Review	Quyen Thai	qthai@cityoftacoma.org	253-254-8796
Land Use Review	Shirley Schultz	shirley.schultz@cityoftacoma.org	253-345-0879
Real Property Review	Carleen Bruner	cbruner@cityoftacoma.org	253-591-5570
Site Development Review	Sarah Roubinet	sroubinet@cityoftacoma.org	253-502-2108
Steep Slopes Review	Craig Kuntz	ckuntz@cityoftacoma.org	253-405-2068
Tacoma Power Review	Justin Hang	jhang@cityoftacoma.org	253-502-8164
Tacoma Water Review	Katherine Belin	kbelin@cityoftacoma.org	253-651-2331
Traffic Review	Jennifer Kammerzell	jkammerzell@cityoftacoma.org	253-591-5511
Water Quality Review	Scott Hallenberg	shallenb@cityoftacoma.org	253-502-8215

GENERAL:

PERMISSION IS HEREBY GIVEN TO DO THE DESCRIBED WORK, AS NOTED ON THE REVERSE SIDE, ACCORDING TO THE CONDITIONS HEREON AND ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS PERTAINING THERETO, SUBJECT TO COMPLIANCE WITH THE ORDINANCES OF THE CITY OF TACOMA.,

YOUR ATTENTION IS CALLED TO THE FACT THAT IT SHALL BE THE DUTY OF THE PERMITEE (General Contractor) to assure that all necessary inspections are called for and approved by the City Inspectors.

YOUR ATTENTION IS CALLED to the fact that in addition to the called for inspections specified by the applicable codes, the Building Official may make or require any other inspections of any construction work necessary to ascertain compliance with the provisions of City Codes and other laws which are enforced by the City of Tacoma.

YOUR ATTENTION IS CALLED to the fact that in addition to regularly scheduled inspections during construction there shall be a final inspection and approval on all buildings or structures when completed and ready for occupancy. AU required off-site improvements (curbs, sidewalks, storm sewers, etc.) must be completed at time a final inspection and prior to occupancy of building. Construction of off-site improvements requires scheduled inspections during construction in addition to the final inspection.

SPECIAL PERMITS

The holder of Special Permits agrees to the following stipulations:

1. To complete the work encompassed by the Special Permit in accordance with the current edition of the WSDOTIAFWA Standard Specifications as amended by the City of Tacoma General Special Provisions and in accordance with any special provisions or conditions set forth before final acceptance as required by the provisions of the Street Obstruction Bond.
2. To indemnify and hold the City of Tacoma harmless from any and all damages done to any person or property which may arise from the construction encompassed by the Special Permit.
3. To submit for review and approval to the Traffic Engineer a traffic control plan developed in accordance with the "Manual on Uniform Traffic Control Devices" {MUTCD). The traffic control plan shall show pedestrian access through the work zone.
4. To protect the public by placing adequate barricades, signs, cones, lights or other traffic control devices in accordance with the approved traffic control plan. It is understood that traffic lane closures and or sidewalk closures are limited to that which is specifically permitted herein. No other closures will be allowed without prior written approval of the City Engineer.
5. To provide and maintain protected pedestrian and ADA compliant disability access on walkways at all times.
6. The City of Tacoma does not guarantee sewer location or depth information. It shall be the permittee's responsibility to verify sewer and sewer stub locations and depths.
7. To restore Rights-of-Way in accordance with the City's Rights-of-Way Restoration Policy and City of Tacoma Standard Plans
8. Trench backfill within all improved streets or streets proposed for improvement shall be full depth bank run gravel or approved equal by the Construction Division.
9. All cuts in arterial streets shall be patched and maintained with Hot Mix Asphalt until permanent repairs are completed. All cuts in residential streets or alleys shall be patched and maintained with cold mix asphalt until permanent repairs are made. Permanent repairs shall be per current City of Tacoma Standard Plans. Streets and alleys shall be permanently repaired within 30 days.
10. To be responsible for the preservation of any utilities within the construction area.

CALL TOLL FREE BEFORE YOU DIG -1-800-424-5555 (Utilities Underground Location Center)

11. 24 Hour notice is required prior to any inspection. Construction Division 253-591-5760, Traffic SignaVStreetlight 253-591-5287.
12. The Special Permit Expiration date is 30 days from the issue date unless otherwise noted.

9.08.070 Revocation of permits and removal of development.

All permits and/or development granted under the provisions of this chapter may, in any case, be revoked by the Director of Planning and Development Services, or designee, upon 30 days' notice, or without notice in case any such use or occupation shall become dangerous or any structure or obstruction permitted shall become insecure or unsafe, or shall not be constructed, maintained, or used in accordance with the provisions of this chapter. The development shall be removed at the expense of the permittee and/or adjacent property owner.

If any such structure, obstruction, use, or occupancy is not discontinued on notice to do so by the Director of Planning and Development Services, the City may forthwith remove such structure or obstruction from such place, or make such repairs upon such structure or obstruction as may be necessary to render the same secure and safe, at the expense of the permittee or successor, and such expense, together with the cost of its collection, may be collected in the manner provided by law. As an alternative, the City may enforce under Title 8.

(Ord. 28501 Ex. A; passed Apr. 10, 2018: Ord. 22865 § 1; passed Jan. 18, 1983: Ord. 21035 § 1; passed Apr. 5, 1977)

Appendix C - Demolition Permit No. TBD

Appendix D - Sewer Permit No. TBD

Appendix E - Hazardous Material Survey

Hazardous Materials Survey

Port of Tacoma

Shed Demolition
EBC Tenant Improvement (Tenant Relocation)
Project No. 101686.01
Tacoma, WA 98421

Prepared for:

Elly Bulega, PE
Project Manager II
PORT OF TACOMA

Prepared by:

David Braungardt
Project Manager | AHERA Building Inspector

Reviewed by:

Jim Kapin, MPH, CIH, CSP
Principal Industrial Hygienist

400 112th Ave NE, Suite 300
Bellevue, WA 98004
www.tetratech.com

April 23, 2025

Tetra Tech Project No. 117-171188-25005

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TABLES

APPENDICES

EXECUTIVE SUMMARY

Port of Tacoma has contracted with Tetra Tech, Inc. (Tetra Tech), to conduct a Hazardous Materials Survey (Survey) prior to demolition of a small metal shed for a project known as the EBC Tenant Improvement (Tenant Relocation) Project No. 101686.01, Tacoma, Washington (the Site).

This survey included the shed, and three electrical vaults inside a fenced area to the southwest of the shed. The survey included asbestos-containing materials (ACM), and visual identification of other regulated materials such as polychlorinated biphenyls (PCB), and mercury-containing equipment. The ACM survey was performed in accordance with local, state, and federal regulations.

Asbestos-Containing Building Materials

Tetra Tech collected 15 bulk samples of 13 different suspect ACM at the Site on 4/16/2025. Of the 15 bulk samples, laboratory analysis revealed none of the bulk samples contained asbestos. However, three materials that were not able to be sampled are assumed to contain >1% asbestos, and are considered regulated ACM, which are required to be removed and disposed properly prior to demolition. Specific sample locations of the suspect materials can be referenced in **Table 1**, and the photolog which is included in **Appendix D**.

The 3 friable assumed ACMs (AACMs) that were identified at the Site during this assessment, as determined by the building inspector, include:

- 10 EA - AACM Gaskets 8" diameter (Friable) | The gaskets are part of a piping riser inside the shed.
- 2 EA – AACM packing (Friable) | The packing materials is inside screw valves that were not able to be sampled.
- 1 EA – AACM gasket (Friable) | The gasket is part of a high intensity discharge light fixtures above the door on the shed. The fixture could not be separated without breaking glass, therefore its assumed ACM.

Discussion: The piping riser with the flanged fittings and AACM gaskets, and AACM packing in screw valves can likely be cut at the floor level, wrapped in two layers of poly sheeting and disposed as a single unit of AACM.

The light fixtures with the AACM gasket can also be removed and disposed of as a single unit in two 6-mil asbestos waste bags.

Lead-Containing Paint

Tetra Tech did not perform any lead paint sampling. Instead, it is assumed that lead in paint is likely a low concentration throughout.

The U.S. Department of Labor and the Washington State Department of Labor and Industries require that the Washington State Construction Standards for Lead (WAC 296-155-176) be followed during "new construction, alteration, repair, or renovation of structures, substrates, or portions thereof that contain lead, or materials containing lead." These standards consider paint with any detectable concentration of lead to be "Lead Containing Paint" (LCP) and to be a potential hazard during construction activities. During renovation or demolition activities, Tetra Tech recommends that the contractor use precautions and follow health and safety guidelines, as the paint throughout is assumed to be LCP. Tetra Tech recommends that demolition contractors who will disturb any paint during demolition activities should evaluate potential occupational lead exposures for workers with respect to Washington State Department of Labor and Industries action level (AL) or permissible exposure limit (PEL) and implement appropriate controls,

Polychlorinated Biphenyl (PCB) Light Ballasts and Mercury-Containing Fluorescent Light Tubes, and other Regulated Materials

As part of the Survey for hazardous materials, Tetra Tech conducted a visual survey to estimate the amount of universal waste or otherwise-regulated materials throughout the shed. The visual survey included a prepared inventory of installed regulated materials that may classify as universal hazardous waste or other regulated wastes that may impact the demolition project. These materials included mercury-containing items such as fluorescent light tubes, and PCB-containing light ballasts.

Generally, it is not necessary to sample these materials because their presence within the buildings represents a future cost for disposal of the facility's installed components. The following regulated materials were identified throughout the Site as part of Hazardous Materials Survey:

- 5 each – 8-foot fluorescent light tubes (mercury)
- 1 each – Broken in pieces, 8-foot fluorescent light tube (mercury). Its should be noted that the light tube that is broken, is covering a pile of non-ACM wire that is located in the corner of the Shed. This will require cleanup, and likely disposal of the wiring as contaminated with mercury from the broken light tube.
- 6 each – PCB light ballasts
- 1 each – High intensity discharge light bulb, inside light fixture over door.

The contractors should be made aware of the potential hazards associated with these building materials and remove, recycle or dispose of them in accordance with governing regulations.

1. INTRODUCTION

Port of Tacoma has contracted with Tetra Tech, Inc. (Tetra Tech), to conduct a Hazardous Materials Survey (Survey) prior to demolition of a small metal shed for a project known as the EBC Tenant Improvement (Tenant Relocation) Project No. 101686.01, Tacoma, Washington (the Site).

This survey included the shed, and three electrical vaults inside a fenced area to the southwest of the shed. The survey included asbestos-containing materials (ACM), and visual identification of other regulated materials such as polychlorinated biphenyls (PCB), and mercury-containing equipment. The ACM survey was performed in accordance with local, state, and federal regulations.

1.1 Scope of Work

The scope of services for the hazardous materials survey consisted of the following tasks:

- Collect bulk suspect ACM samples as necessary to identify ACM on the Site.
- Inventory universal waste items or other regulated wastes that may be disturbed, removed, and replaced as part of the contractor's planned scope of work.
- Prepare a summary report documenting the findings of the Survey and provide tables summarizing ACM, analytical data, listing of other regulated materials, plus comments and recommendations for handling and control.

1.2 Building Description(s)

The EBC Tenant Improvement (Tenant Relocation) Project includes the demolition of a small metal shed 12' x 30' x 10' tall, and a small-fenced area that previously housed transformers (already removed), and underground utility vaults. The project is expected to pull the non-ACM wired from the electrical vaults, demolish the building to grade, and backfill the electrical vaults. Only building materials associated with the building above grade, and the electrical leads in the conduits were part of this survey. The building is single story, with concrete floors, and concrete vaults. The plastic conduits entering the vaults appear are not suspect to contain asbestos. The vaults have water in them, and the cut power leads in the vaults and conduit match the wires a concrete pad in the fences area attached to the shed. The shed is a metal building, with sheet metal walls and ceiling. The ceiling has fiberglass insulation (not suspect ACM). The building's age is unknown. The building has no source of heat.

1.3 Limitations

The conclusions of the report are professional opinions based solely upon visual site observations and interpretations of sample analyses as described in this report. The opinions presented herein apply to conditions existing at the time of the investigation and interpretation of current regulations pertaining to ACM and other regulated building materials. Therefore, opinions and recommendations provided herein might not apply to future conditions that may exist at the Site. Current applicable regulations should always be verified prior to any work involving asbestos or other regulated materials. This Survey is not intended to be used as an abatement design document. All existing conditions, quantities, and locations should be verified prior to abatement. ACM may be located within areas that were not accessible during this Survey.

It should be noted that no survey can be comprehensive or exhaustive enough to eliminate the possibility that ACM present may not be detected during the Survey. Therefore, the completion of this or any survey for ACM or other hazardous materials should not be considered a warranty or guarantee that these materials do not exist, even if they are not detected through a survey.

Areas that were inaccessible or not included in this survey include;

- Inside of exterior High Intensity Discharge (HID) lamp light fixture.
- Flanged pipe fittings and screw valves on piping riser.

2. METHODOLOGY

Information concerning the shed being demolished as part of the EBC Tenant Improvement (Tenant Relocation) Project from an inspection conducted by Mr. David Braungardt, Project Manager and building inspector for Tetra Tech. Copies of his Asbestos Hazard Emergency Response Act (AHERA) building inspector certification is included in **Appendix A**. This section describes the sampling methodology and applicable regulations.

2.1 Asbestos Inspection Methodology

The owner did not provide a copy of any previous asbestos surveys, or other hazardous materials surveys for this building.

To perform this survey, a visual inspection of accessible areas was conducted to identify suspect and assumed ACM. The asbestos survey was performed by an AHERA-certified building inspector in accordance with a sampling protocol appropriate for a renovation project. The sampling protocol was developed in accordance with the following regulations:

- EPA Asbestos Regulation within the Toxic Substances Control Act (Part 763 of Title 40 of the Code of Federal Regulations [40 CFR 763)
- Asbestos NESHAP, 40 CFR 61 Subpart M
- Washington Administrative Code (WAC) 296-62-07721(1)(C)(i) Communication of Hazards
- Puget Sound Clean Air Agency (PSCAA) Regulation III, Article 4-Asbestos Control Standard

The sampling plan included, at a minimum, the collection and analysis of suspect ACM samples as follows:

- Surfacing material: Tetra Tech collected a minimum of three samples in a distributive manner from each homogenous area that was 1,000 SF or less in area. A minimum of five samples collected from each homogenous area that was more than 1,000 SF but less than or equal to 5,000 SF in area. A minimum of seven samples collected from each homogenous area that was more than 5,000 SF in area.
- Miscellaneous material: Tetra Tech collected bulk samples of suspect ACM in a distributive manner as deemed sufficient by the AHERA-certified building inspector. At least one sample was collected of each suspect miscellaneous material not presumed to contain asbestos.
- Non-suspect materials: According to 40 CFR 763.86(b)(4), sampling is not required where the accredited inspector has deemed the material to be fiberglass, foam glass, rubber, or other recognized non-ACM, Samples were collected by carefully removing small portions of the suspect material with a sharp knife or other hand tool suitable for the material being sampled. The sampling instrument was wiped with a clean moist cloth to decontaminate the tool and minimize the potential release of asbestos fibers or cross-contamination of subsequent samples. Once collected, each bulk sample was sealed in a new, clean plastic bag to eliminate the possibility of cross-contamination, labeled with the sample name, and sent to the analytical laboratory under standard chain-of-custody protocols. Bulk ACM sample locations are included in **Table 1**. Pictures of ACMs are provided in **Appendix D**, Photo Log.

2.1.1 Sample Documentation

A unique sample identification system was employed for bulk samples of suspect ACMs collected during the Survey that includes the project number and sample sequence number.

Data pertinent to each sample (e.g., date, sample name, material description, and material category) was recorded on a field data sheet. The material determination of friability was made by the AHERA-certified building inspector in the field. Details regarding the bulk samples of suspect ACMs and their friability are summarized in **Table 1**.

2.1.2 Laboratory Analysis

As specified in 40 CFR 763.87, each sample was analyzed using polarized light microscopy with dispersion staining in accordance with EPA Method 600/R-93/116. Samples were analyzed for asbestos content by NVL Laboratories, Inc. (NVL) of Seattle, Washington. NVL participates in the National Institute for Standards and Technology National Voluntary Laboratory Accreditation Plan (NVLAP). Only materials containing greater than 1 percent total asbestos were classified as “asbestos-containing” based on EPA, state, and local regulations.

Laboratory analytical reports and chain of custody forms are provided in **Appendix B**. Laboratory certifications are provided in **Appendix C**.

2.3 Regulated Materials Inspection Methodology

Verifying the presence or absence of mercury, or other regulated materials by laboratory analysis was beyond the scope of this survey. The survey did include a visual identification and determination of quantities of PCB fluorescent light ballasts, mercury containing light tubes, and HID lights, which will need to be removed, recycled or disposed as part of this demolition project. Mercury is assumed to be present in fluorescent lamps in fluorescent light fixtures. PCBs are assumed in light ballast. A summary of regulated materials is provided in **Table 2**.

3. RESULTS

This section summarizes the results of the hazardous materials survey conducted as part of the EBC Tenant Improvement (Tenant Relocation) Project.

3.1 Asbestos

The following friable assumed ACMs and their friability, as determined by the building inspector, were identified at the Site as summarized below by area.

- 10 EA - AACM Gaskets 8" diameter (Friable) | The gaskets are part of a piping riser inside the shed.
- 2 EA – AACM packing (Friable) | The packing materials is inside screw valves that were not able to be sampled.
- 1 EA – AACM gasket (Friable) | The gasket is part of a high intensity discharge light fixtures above the door on the shed. The fixture could not be separated without breaking glass, therefore its assumed ACM.

A detailed summary of materials sampled for asbestos including the sample number, homogenous material description, material classification, analytical results, and quantity is provided in **Table 1**. Copies of the analytical laboratory reports and chain of custody forms for bulk samples of suspect ACM are included in **Appendix B**. Select photographs of ACMs are provided in **Appendix D**.

3.2 Lead Paint

No sampling for lead paint was performed. However, lead is assumed in low concentrations in paint and glazing on plumbing fixtures and wall tiles.

3.3 Other Hazardous Materials

A tabulated summary of PCB light ballasts, mercury-containing light tubes, and HID lights are included in **Table 2**.

4. CONCLUSIONS AND RECOMMENDATIONS

A copy of this report must be provided to any contractor bidding and/or conducting work on the project. The contractor must also have a copy of this report during renovation demolition activities as part of the project. Conclusions and recommendations are summarized below.

Tetra Tech recommends that all AACM are removed prior to demolition. Lead in paint should be incorporated into the contractor's demolition plan as it relates to worker & environmental protection, but removal is not necessary for this renovation project. The contractor should be made aware that other regulated materials such as PCB light ballasts, mercury light tubes, HID lights, and a cleanup of broken mercury light tubes be a part of the project.

4.1 Asbestos-Containing Materials

AACMs were identified within the Shed slated for demolition. Tetra Tech recommends that a licensed asbestos-abatement contractor in accordance with WAC 296-62 remove all asbestos-containing and asbestos-contaminated building materials prior to disturbance. Site specific recommendations are provided for your consideration:

- AACM flange gaskets and screw valves on piping riser (see **Appendix D**, Photolog). We understand that the scope of demolition is to simply demolish everything to grade, fill the vaults and grout closed penetrations. Therefore, the piping riser can simply be cut off at the level of the concrete, wrapped in two layers of 6-mil plastic and disposed as ACM.
- AACM gasket on HID light fixture. This can be removed and disposed of as ACM in double lined 6-mil asbestos disposal bags.

The contractor should use caution when performing demolition or other activities within the project areas even after asbestos abatement activities, as concealed materials may be encountered during the project. ACM may be located between walls, above ceilings, in pipe chases, or other inaccessible areas.

If additional suspect building materials not identified specifically in this report as either ACM or non-ACM are identified during construction activities, they should be treated as asbestos-containing until sampled by an AHERA Building Inspector and proven to not contain asbestos through laboratory analysis.

4.2 Lead Paint

LCP is assumed in the project work area on the metal siding. It is unclear how these items would be disturbed during this demolition, and it is the contractor's responsibility to determine how these materials will be disturbed and take appropriate precautions to protect workers.

The Occupational Safety and Health Administration (OSHA) considers any detectable concentration of lead to be a potential hazard during construction, renovation, or demolition activities. The Washington State Department of Labor and Industries Lead in Construction Standard applies to construction-related tasks that impact any detectable level of lead. During demolition activities, we recommend that the contractor use precautions and follow health and safety guidelines, since all painted surfaces within the project area are considered to contain detectable levels of lead. It is recommended that the contractor perform negative exposure air monitoring to evaluate the potential for elevated occupational lead exposures during renovation or demolition activities.

4.3 Other Regulated Materials

The various waste categories have differing requirements depending on whether they will be recycled or disposed of. In this project, it is unclear whether these items will be removed, recycled, or disposed. Therefore, the contractor must determine what occurs, and then choose the appropriate procedures to handle the items discovered as part of this survey.

The following descriptions are separated by the major category of regulated materials or universal waste designation as described throughout this report. The identified regulated materials or universal waste materials should be properly removed and handled before demolition activities begin in the buildings. A removal plan should be developed that includes worker training and protection, identification and removal procedures, storage, transport, and disposal procedures. The following sections generally provide appropriate disposal options for the identified materials.

4.3.1 Mercury

Many fluorescent light tubes, compact fluorescent light bulbs, and HID lamps contain mercury that is harmful to the environment and human health. The EPA has placed these materials in a special category of dangerous waste known as universal waste. Some of the requirements included with the Universal Waste rule and Dangerous Waste lamps include:

- Immediately place lamps showing evidence of leakage, damage, etc. into a container following removal.
- Use appropriate cleaning techniques to clean the damaged light tube, and clean or dispose of building materials impacted by the broken light tube (see **Appendix D**, Photolog).
- Containerize in closed, structurally sound, compatible containers appropriate for the size of the lamps. Cardboard containers may be used for inside storage only.
- Label container as follows: “Universal Waste Lamps.”
- Track the length of time since waste lamp generation. Acceptable methods of proof include date on label, inventory system, etc. Universal waste must be managed for offsite recycling or recovery within one year of the date of generation.
- Respond immediately to potential releases. If determined to be a release, contain the release, and determine whether it is designated as a dangerous waste.
- Disposal of universal waste as general or construction debris is not permitted.
- The crushing of fluorescent light tubes on site is not allowed. In addition, measures should be taken to prevent breakage of fluorescent light tubes while the light tubes are in transit to their destination.
- Provide training to employees on the proper handling and emergency procedures for universal waste lamps.
- Track shipments of universal waste lamps and keep records (invoice, manifest, etc.) for a minimum of three years.

4.3.2 Polychlorinated Biphenyl Light Ballasts

All light ballasts are assumed to be magnetic ballasts which contain <50 ppm PCB. Ballasts without a “no-PCB” label are considered to contain PCBs >50 ppm. The Toxic Substance Control Act regulation requires special handling and disposal of building materials, including PCB light ballast (capacitors), that contain >50 ppm of PCBs. Tetra Tech recommends that all light ballasts be tracked, removed, handled, and disposed of in an appropriate manner. The ballasts with the “non-PCB” label (or something similar) shall be packaged for recycle by an approved recycling facility.

TABLES

Table 1
Summary of Asbestos Bulk Sampling and Analytical Results
EBC Tenant Improvement (Tenant Relocation) Project No. 101686.01
Shed Demolition
Port of Tacoma

Sample Number	Floor	HSA #	HSA Location	Sample Description	Result	Quantity	Units	Material Type	Friable/ Non-Friable
416-POT-001	Ext.	1	Screw holding siding on building	Rubber gasket, on sheet metal screw	ND (all layers)	Throughout	--	Misc.	NF
416-POT-002 416-POT-003	Roof	2	Screw holding the roofing on building	Rubber gasket, on sheet metal screw	ND (all layers)	Throughout	--	Misc.	NF
416-POT-004 416-POT-005	Ext.	3	Used on various areas on metal siding and metal roofing	Gray silicone type sealant	ND	Throughout	--	Misc.	NF
416-POT-006	1	4	Floor of shed	1/8" red wire cover (copper)	ND	Throughout	--	Misc.	NF
416-POT-007		**5**	Floor of shed	1/8" orange wire cover (copper)	ND	Throughout	--	Misc.	NF
416-POT-008	1	6	Floor of shed	1/8" black wire cover (copper)	ND	Throughout	--	Misc.	NF
416-POT-009	1	7	Floor of shed	1/8" black wire cover with yellow coating (copper)	ND	Throughout	--	Misc.	NF
416-POT-010	1	8	Floor of shed	1/2" black wire cover (aluminum)	ND	Throughout	--	Misc.	NF
416-POT-011	Ext.	9	On conductor lead at old transformer location	1/2" black wire cover (Alcan California 600V - Aluminum)	ND	Throughout underground conduits	--	Misc.	NF
416-POT-012	Ext.	10	On conductor lead at old transformer location	1" black wire cover (Kaiser 750000 600V - Aluminum)	ND	Throughout underground conduits	--	Misc.	NF
416-POT-013	Ext.	11	On conductor lead at old transformer location	1" black wire cover (Alcan California 600V - Aluminum)	ND	Throughout underground conduits	--	Misc.	NF
416-POT-014	Ext.	12	On precast concrete electrical vault lids	Concrete (Tacoma Power - 4' x 4' x 8")	ND	3	EA	Misc.	NF
416-POT-015	1	13	Floor of shed	Concrete	ND	Throughout building	--	Misc.	NF
AACM	**1**	**14**	**Associated with piping riser (inaccessible)**	**Gaskets 8" diameter**	**AACM**	**10**	**EA**	**Misc.**	**F**
AACM	**1**	**15**	**Associated with piping riser (inaccessible)**	**Packing gasket, inside screw valve**	**AACM**	**2**	**EA**	**Misc.**	**F**
AACM	**Ext.**	**16**	**Exterior light fixture, over door**	**Gasket**	**AACM**	**1**	**EA**	**Misc.**	**F**

NOTES:
Bold red text indicates sample layer contains with >1% regulated ACM, or is assumed ACM.

ACCRONYMS:
AACM = Assumed Asbestos Containing Material
ACM = asbestos containing material
EA = each
Ext. = Exterior
F = Friable
HSA = homogenous sample area
NF = non-friable
ND = non-detect

Table 2
Summary of Light Ballasts, Mercury, and other Regulated Materials
EBC Tenant Improvement (Tenant Relocation) Project No. 101686.01
Shed Demolition
Port of Tacoma

Material Description	Quantity	Fixtures	Light Tubes	Magnetic Ballasts
1-foot by 8-foot fluorescent light fixture with no light tubes and two ballast per fixture*	--	3	0	6
8 foot fluorescent light tubes (includes broken light tubes)**	--	--	6	--
HID light fixture (with assumed ACM gasket and ballast)	1	--	--	--
TOTAL	**1**	**3**	**6**	**6**

NOTES:

*Assume 2 ballasts per, could be only 1, not accessible

**Broken mercury light tube is covering an area of about 10 square feet, on pile of wire.

APPENDIX A:
Inspection Certifications

Certificate of Completion

This is to certify that

David A. Braungardt

has satisfactorily completed
4 hours of refresher training as an

AHERA Building Inspector

to comply with the training requirements of

TSCA Title II, 40 CFR 763 (AHERA)

EPA Provider # 1085

194257
Certificate Number

Instructor: David Welch

Jul 2, 2024 Expires in 1 year.

Date(s) of Training

Exam Score: N/A
(if applicable)

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- Facilities
- Environmental
- Geotechnical
- Materials

APPENDIX B:
Laboratory Analytical Reports and Chain-of-Custody Forms

April 21, 2025

INDUSTRIAL HYGIENE SERVICES
LABORATORY + MANAGEMENT + TRAINING

David Braungardt
Tetra Tech, Inc. - Bothell
19803 North Creek Parkway
Bothell, WA 98011

RE: Bulk Asbestos Fiber Analysis; NVL Batch # 2506792.00

Client Project: N-A
Location: Port of Tacoma EBC Power Shed

Dear Mr. Braungardt,

Enclosed please find test results for the 15 sample(s) submitted to our laboratory for analysis on 4/17/2025.

Examination of these samples was conducted for the presence of identifiable asbestos fibers using polarized light microscopy (PLM) with dispersion staining in accordance with **U. S. EPA 40 CFR Appendix E to Subpart E of Part 763**, Interim Method for the Determination of Asbestos in Bulk Insulation Samples and **EPA 600/R-93/116**, Method for the Determination of Asbestos in Bulk Building Materials.

For samples containing more than one separable layer of materials, the report will include findings for each layer (labeled Layer 1 and Layer 2, etc. for each individual layer). The asbestos concentration in the sample is determined by calibrated visual estimation.

For those samples with asbestos concentrations between 1 and 10 percent based on visual estimation, the EPA recommends a procedure known as point counting (NESHAPS, 40 CFR Part 61). Point counting is a statistically more accurate means of quantification for samples with low concentrations of asbestos.

The detection limit for the calibrated visual estimation is <1%, 400 point counts is 0.25% and 1000 point counts is 0.1%

Samples are archived for two weeks following analysis. Samples that are not retrieved by the client are discarded after two weeks.

Thank you for using our laboratory services. Please do not hesitate to call if there is anything further we can assist you with.

Sincerely,

Hilary Crumley, Manager Asbestos Laboratory

NVLAP
Testing
Lab Code: 102063-0

Enc.: Sample Results

Phone: 206 547.0100 | Fax: 206 634.1936 | Toll Free: 1.888.NVL.LABS (685.5227)
4708 Aurora Avenue North | Seattle, WA 98103-6516

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: Tetra Tech, Inc. - Bothell
Address: 19803 North Creek Parkway
Bothell, WA 98011

Attention: Mr. David Braungardt
Project Location: Port of Tacoma EBC Power Shed

Batch #: 2506792.00
Client Project #: N-A
Date Received: 4/17/2025
Samples Received: 15
Samples Analyzed: 15
Method: EPA/600/R-93/116

Lab ID: 250038651 **Client Sample #: 416-POT-001**

Location: Port of Tacoma GBC Powen Shed

Layer 1 of 3	**Description:** Silver metal screw			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Binder/Filler, Metal	None Detected	ND	**None Detected ND**
Layer 2 of 3	**Description:** Silver metal washer			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Binder/Filler, Metal	None Detected	ND	**None Detected ND**
Layer 3 of 3	**Description:** Black rubbery material			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Rubber/Synthetic Binder	None Detected	ND	**None Detected ND**

Lab ID: 250038652 **Client Sample #: 416-POT-002**

Location: Port of Tacoma GBC Powen Shed

Layer 1 of 3	**Description:** Silver metal screw			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Binder/Filler, Metal	None Detected	ND	**None Detected ND**
Layer 2 of 3	**Description:** Silver metal washer			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Binder/Filler, Metal	None Detected	ND	**None Detected ND**
Layer 3 of 3	**Description:** Black rubbery material			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Rubber/Synthetic Binder	None Detected	ND	**None Detected ND**

Lab ID: 250038653 **Client Sample #: 416-POT-003**

Location: Port of Tacoma GBC Powen Shed

Sampled by: Client
Analyzed by: Carenna Lan **Date:** 04/21/2025
Reviewed by: Hilary Crumley **Date:** 04/21/2025

Hilary Crumley, Manager Asbestos Laboratory

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

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Address: 19803 North Creek Parkway
Bothell, WA 98011

Attention: **Mr. David Braungardt**
Project Location: Port of Tacoma EBC Power Shed

Batch #: 2506792.00
Client Project #: N-A
Date Received: 4/17/2025
Samples Received: 15
Samples Analyzed: 15
Method: EPA/600/R-93/116

Layer 1 of 3	**Description:** Silver metal screw			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Binder/Filler, Metal	None Detected	ND	**None Detected ND**
Layer 2 of 3	**Description:** Silver metal washer			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Binder/Filler, Metal	None Detected	ND	**None Detected ND**
Layer 3 of 3	**Description:** Black rubbery material			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Rubber/Synthetic Binder	None Detected	ND	**None Detected ND**

Lab ID: 250038654 **Client Sample #: 416-POT-004**
Location: Port of Tacoma GBC Powen Shed

Layer 1 of 1	**Description:** Clear soft rubbery material			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Rubber/Synthetic Binder	None Detected	ND	**None Detected ND**

Lab ID: 250038655 **Client Sample #: 416-POT-005**
Location: Port of Tacoma GBC Powen Shed

Layer 1 of 1	**Description:** Clear soft rubbery material			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Rubber/Synthetic Binder	None Detected	ND	**None Detected ND**

Lab ID: 250038656 **Client Sample #: 416-POT-006**
Location: Port of Tacoma GBC Powen Shed

Layer 1 of 1	**Description:** Red rubbery material over wire			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Rubber/Synthetic Binder, Wire	None Detected	ND	**None Detected ND**

Sampled by: Client
Analyzed by: Carenna Lan **Date:** 04/21/2025
Reviewed by: Hilary Crumley **Date:** 04/21/2025

Hilary Crumley, Manager Asbestos Laboratory

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: Tetra Tech, Inc. - Bothell
Address: 19803 North Creek Parkway
Bothell, WA 98011

Attention: **Mr. David Braungardt**
Project Location: Port of Tacoma EBC Power Shed

Batch #: 2506792.00
Client Project #: N-A
Date Received: 4/17/2025
Samples Received: 15
Samples Analyzed: 15
Method: EPA/600/R-93/116

Lab ID: 250038657 **Client Sample #: 416-POT-007**
Location: Port of Tacoma GBC Powen Shed

Layer 1 of 1	**Description:** Orange rubbery material over wire			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Rubber/Synthetic Binder, Wire	None Detected	ND	**None Detected ND**

Lab ID: 250038658 **Client Sample #: 416-POT-008**
Location: Port of Tacoma GBC Powen Shed

Layer 1 of 1	**Description:** Black rubbery material over wire			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Rubber/Synthetic Binder, Wire	None Detected	ND	**None Detected ND**

Lab ID: 250038659 **Client Sample #: 416-POT-009**
Location: Port of Tacoma GBC Powen Shed

Layer 1 of 2	**Description:** Clear brittle material			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Binder/Filler	None Detected	ND	**None Detected ND**
Layer 2 of 2	**Description:** Black rubbery material over wire			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Rubber/Synthetic Binder, Wire	None Detected	ND	**None Detected ND**

Lab ID: 250038660 **Client Sample #: 416-POT-010**
Location: Port of Tacoma GBC Powen Shed

Layer 1 of 1	**Description:** Black rubbery material			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Rubber/Synthetic Binder	None Detected	ND	**None Detected ND**

Lab ID: 250038661 **Client Sample #: 416-POT-011**
Location: Port of Tacoma GBC Powen Shed

Sampled by: Client
Analyzed by: Carenna Lan **Date:** 04/21/2025
Reviewed by: Hilary Crumley **Date:** 04/21/2025

Hilary Crumley, Manager Asbestos Laboratory

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: Tetra Tech, Inc. - Bothell
Address: 19803 North Creek Parkway
Bothell, WA 98011

Attention: **Mr. David Braungardt**
Project Location: Port of Tacoma EBC Power Shed

Batch #: 2506792.00
Client Project #: N-A
Date Received: 4/17/2025
Samples Received: 15
Samples Analyzed: 15
Method: EPA/600/R-93/116

Layer 1 of 1	**Description:** Black rubbery material			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Rubber/Synthetic Binder	None Detected	ND	**None Detected ND**

Lab ID: 250038662 **Client Sample #: 416-POT-012**
Location: Port of Tacoma GBC Powen Shed

Layer 1 of 1	**Description:** Black hard rubbery material			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Rubber/Synthetic Binder	None Detected	ND	**None Detected ND**

Lab ID: 250038663 **Client Sample #: 416-POT-013**
Location: Port of Tacoma GBC Powen Shed

Layer 1 of 1	**Description:** Black hard rubbery material			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Rubber/Synthetic Binder	None Detected	ND	**None Detected ND**

Lab ID: 250038664 **Client Sample #: 416-POT-014**
Location: Port of Tacoma GBC Powen Shed

Layer 1 of 1	**Description:** Gray cementitious material			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Binder/Filler, Cementitious particles	None Detected	ND	**None Detected ND**

Lab ID: 250038665 **Client Sample #: 416-POT-015**
Location: Port of Tacoma GBC Powen Shed

Layer 1 of 1	**Description:** Gray cementitious material			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Binder/Filler, Cementitious particles	None Detected	ND	**None Detected ND**

Sampled by: Client
Analyzed by: Carenna Lan **Date:** 04/21/2025
Reviewed by: Hilary Crumley **Date:** 04/21/2025

Hilary Crumley, Manager Asbestos Laboratory

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

ASBESTOS LABORATORY SERVICES

Company	Tetra Tech, Inc. - Bothell	**NVL Batch Number**	**2506792.00**
Address	19803 North Creek Parkway Bothell, WA 98011	**TAT** 4 Days **AH** No **Rush TAT**	
Project Manager	Mr. David Braungardt	**Due Date** 4/23/2025 **Time** 8:00 AM	
Phone	(425) 482-7800	**Email**	david.braungardt@tetratech.com
Cell	(206) 510-8305	**Fax**	(425) 482-7830

Project Name/Number: N-A **Project Location:** Port of Tacoma EBC Power Shed

Subcategory PLM Bulk

Item Code ASB-02 EPA 600/R-93-116 Asbestos by PLM <bulk>

Total Number of Samples 15 Rush Samples

	Lab ID	Sample ID	Description	A/R
1	250038651	416-POT-001		A
2	250038652	416-POT-002		A
3	250038653	416-POT-003		A
4	250038654	416-POT-004		A
5	250038655	416-POT-005		A
6	250038656	416-POT-006		A
7	250038657	416-POT-007		A
8	250038658	416-POT-008		A
9	250038659	416-POT-009		A
10	250038660	416-POT-010		A
11	250038661	416-POT-011		A
12	250038662	416-POT-012		A
13	250038663	416-POT-013		A
14	250038664	416-POT-014		A
15	250038665	416-POT-015		A

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	Drop Box				

Office Use Only	Print Name	Signature	Company	Date	Time
Received by	Carenna Lan		NVL	4/17/25	800
Analyzed by	Carenna Lan		NVL	4/21/25	
Results Called by					
☐ **Faxed** ☐ **Emailed**					

Special Instructions:

Date: 4/17/2025
Time: 9:40 AM
Entered By: Shazia Hasan

2506792

NVL
INDUSTRIAL HYGIENE SERVICES
LABORATORY • MANAGEMENT • TRAINING

ASBESTOS CHAIN OF CUSTODY

Turn Around Time
- ❑ 1 Hour
- ❑ 2 Hours
- ❑ 4 Hours
- ❑ 24 Hours
- ❑ 2 Days
- ❑ 3 Days
- ☒ 4 Days
- ❑ 5 Days
- ❑ 10 Days

Please call for TAT less than 24 Hours

Company: Tetra Tech
Address: 400 112th Avenue NE, Bellevue, WA. 98004
Phone: 206 510 8305

Project Manager: David Braungardt
Cell: (206) 510 8305
Email: david.braungardt@tetratech.com
Fax: ( ) -

Project Name/Number:
Project Location: Port of Tacoma – ERSC Power Shed.

- ❑ PCM Air (NIOSH 7400)
- ☒ PLM (EPA 600/R-93-116)
- ❑ PLM Gravimetry (600/R-93-116)
- ❑ Asbestos Friable/Non-Friable (EPA 600/R-93/116)
- ❑ TEM (NIOSH 7402)
- ❑ EPA 400 Points (600/R-93-116)
- ❑ Asbestos in Vermiculite (EPA 600/R-04/004)
- ❑ TEM (AHERA)
- ❑ Other
- ❑ TEM (EPA Level II Modified)
- ❑ EPA 1000Points (600/R-93-116)
- ❑ Asbestos in Sediment (EPA 1900 Points)

Reporting Instructions: Email
❑ Call ( ) - ❑ Fax ( ) - ❑ Email

Total Number of Samples _____

	Sample ID	Description	A/R
1	416-POT-001		
2	002		
3	003		
4	004		
5	005		
6	006		
7	007		
8	008		
9	009		
10	010		
11	011		
12	012		
13	013		
14	014		
15	015		

	Print Name	Signature	Company	Date	Time
Sampled by	David Braungardt		Tetra Tech	4/16/25	4:00
Relinquish by					

Office Use Only

	Print Name	Signature	Company	Date	Time
Received by	Cayenna Lau		NVL	04.17.25	600 TAT
Analyzed by					
Called by					
Faxed/Emailed by					

APPENDIX C:
Laboratory Certifications

United States Department of Commerce
National Institute of Standards and Technology

Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 102063-0

NVL Laboratories, Inc.

Seattle, WA

is accredited by the National Voluntary Laboratory Accreditation Program for specific services, listed on the Scope of Accreditation, for:

Asbestos Fiber Analysis

This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communique on ISO/IEC 17025).

2024-10-01 through 2025-09-30

Effective Dates

For the National Voluntary Laboratory Accreditation Program

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

NVL Laboratories, Inc.
4708 Aurora Avenue N.
Seattle, WA 98103
Mr. Nghiep Vi Ly
Phone: 206-547-0100 Fax: 206-634-1936
Email: nick.l@nvllabs.com
http://www.nvllabs.com

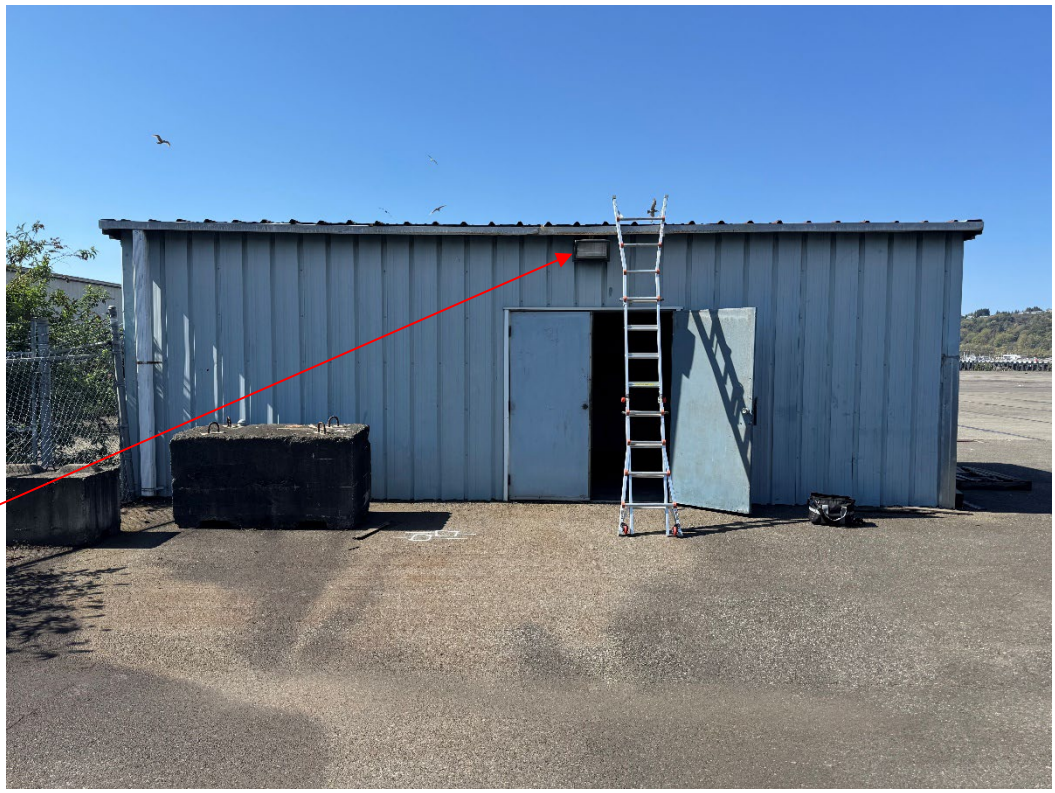
ASBESTOS FIBER ANALYSIS — NVLAP LAB CODE 102063-0

Bulk Asbestos Analysis

Code	*Description*
18/A01	EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples
18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

For the National Voluntary Laboratory Accreditation Program

APPENDIX D:
Photo Log



AACM gasket within HID Light fixture above doorway.

Photo 1 - Shed (12'W x 30'L x 10'H) to be demolished on EBC Tenant Property.

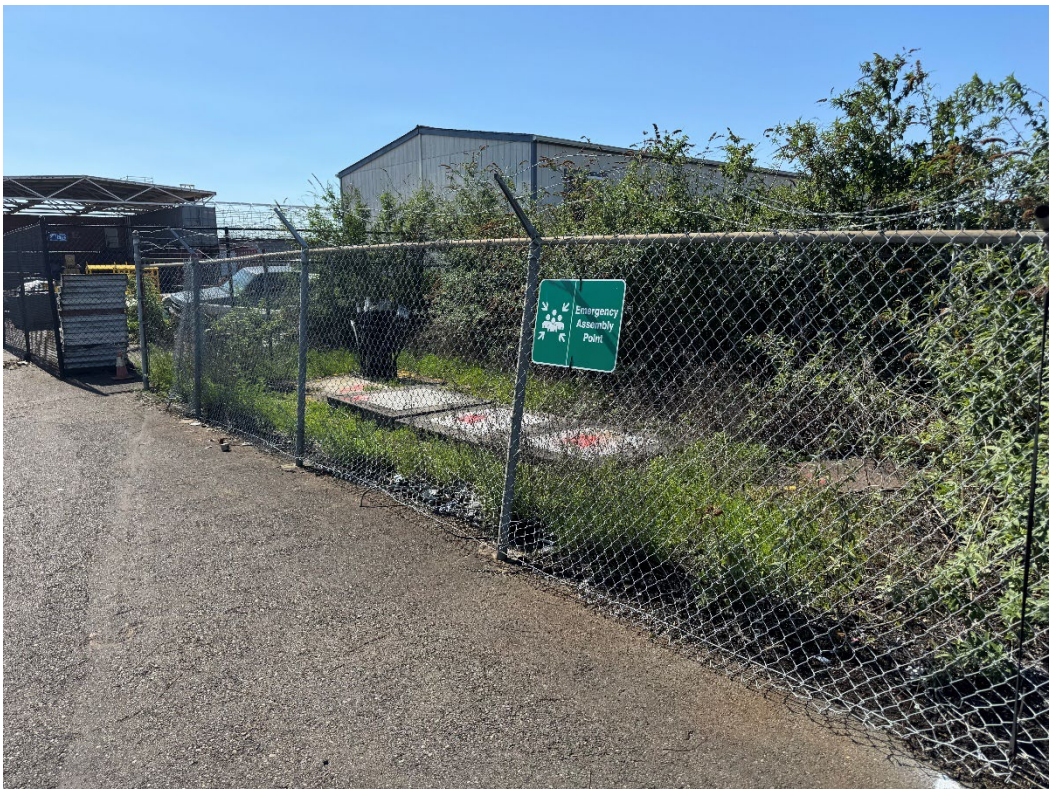


Photo 2 - Fenced area SW of Shed with former transformers, non-ACM power leads connected to vaults under Shed, and other exterior utility vaults. No ACM found in this area.

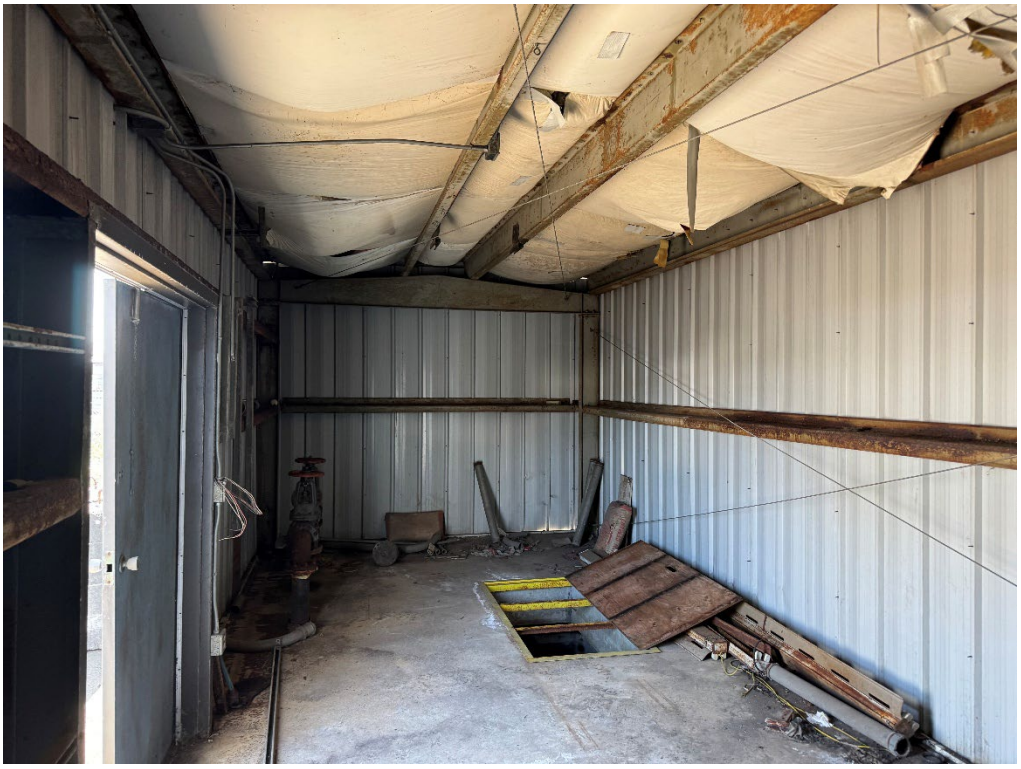


Photo 3 – Inside Shed, 8’ Fluorescent Light fixtures with PCB ballasts on right.

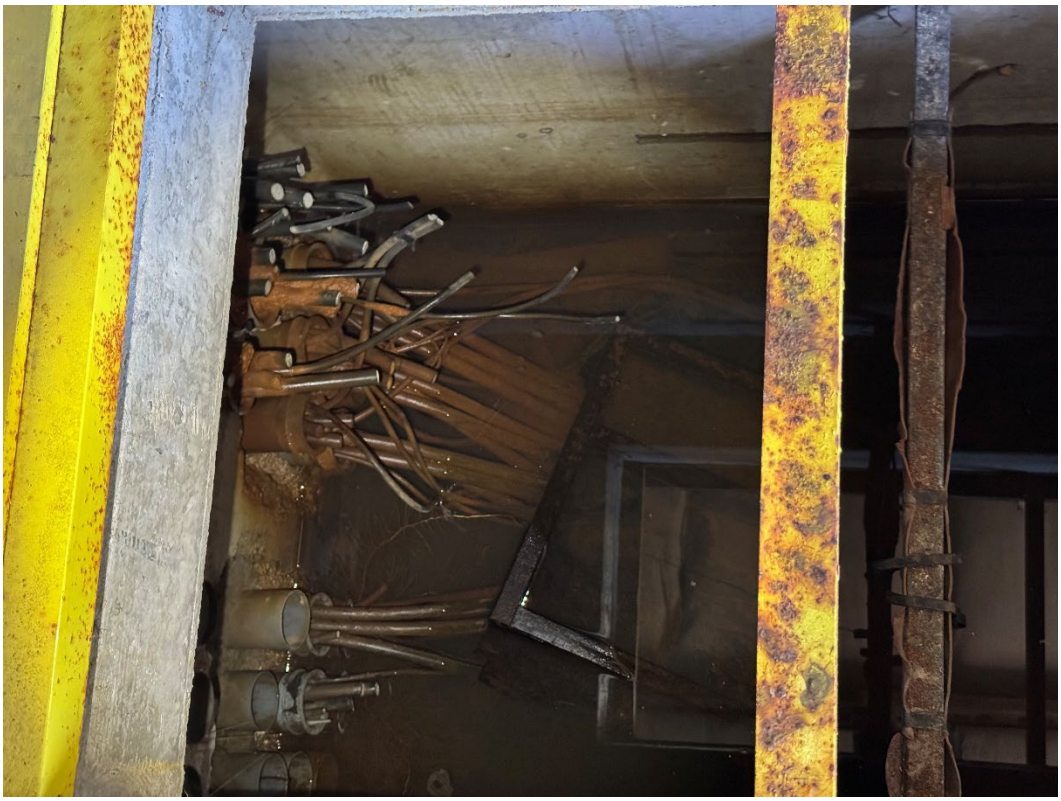


Photo 4 – Inside flooded vault, wires are non-ACM, conduit is plastic, not suspect ACM.

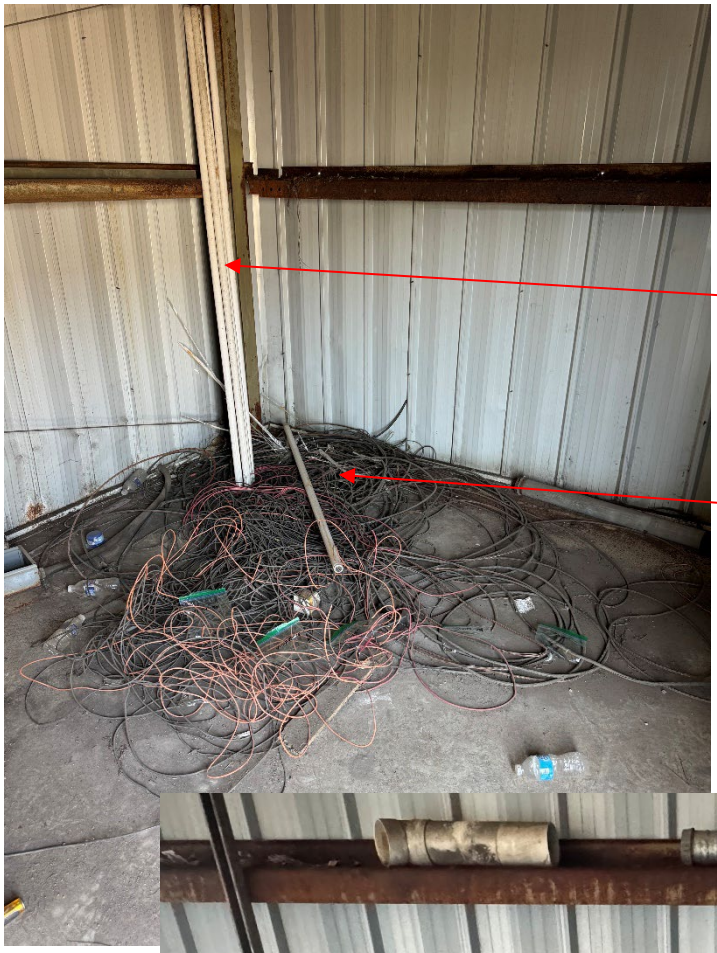


Photo 5 – Pile of non-ACM wire, along with 8' mercury containing fluorescent light tubes. 1 broken tube in corner over lights.

A mercury cleanup will be required prior to demolition.

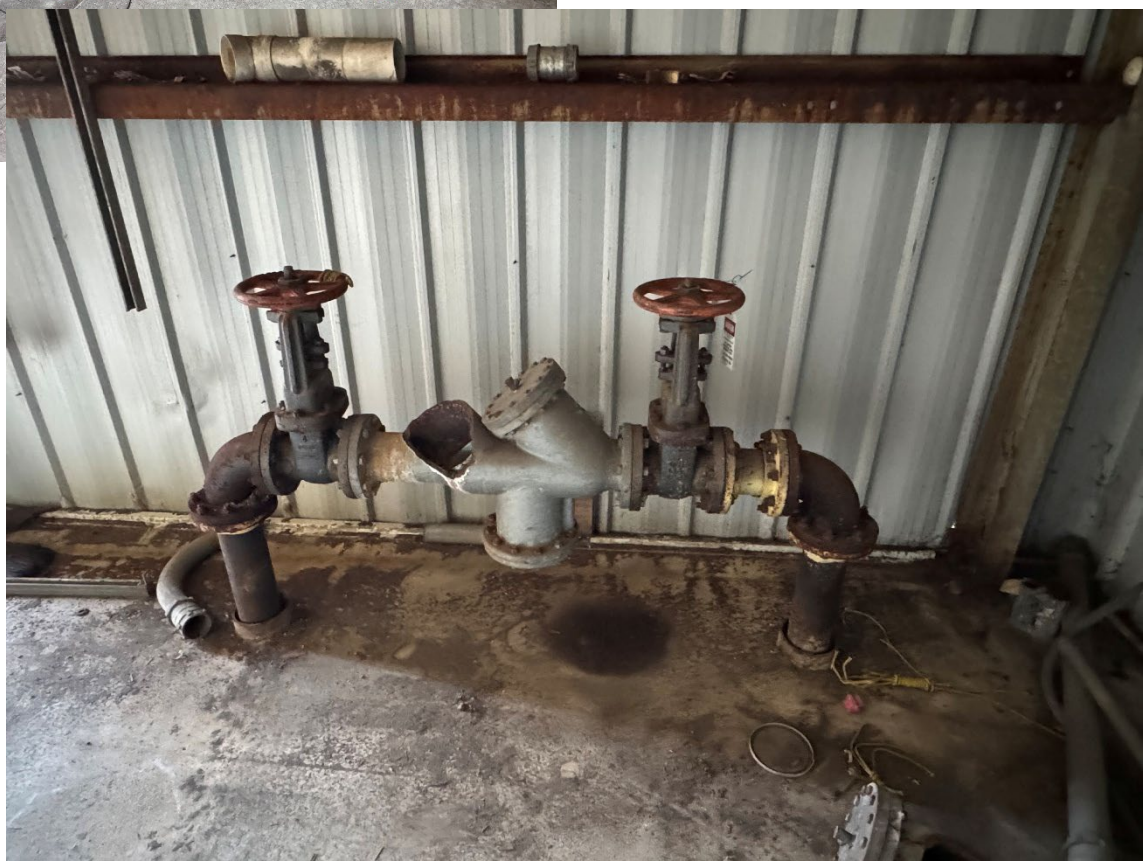


Photo 6 – Pipe riser inside Shed, with AACM gaskets in pipe flanges, and AACM packing inside screw valves. Demolition is planned to slab on grade, which means that this riser would be cut off at concrete. A certified asbestos contractor could cut the riser in-tact, wrap in two layers of 6-mil poly, and dispose as ACM. Other removal methods are also possible.