



**Colorado Department of Public Health and Environment
REGULATION NO. 8. PART B
NOTICE OF INSPECTION**

Colorado Dept. of Public Health and Environment
APCD-IEP-B1
4300 Cherry Creek Drive S.
Denver, CO 80246-1530
Phone: 303-692-3100
Fax: 303-782-0278

Date	Time In/Out	Inspector(s)	Facility Name/Address	
09/03/2020	~13:30-15:15	Trevor Strosnider	Thornton Shopping Center-8858/8852 Washington St, Thornton +remainder of complex (except 8966; no access)	
Building Owner(s)		Contractor	Permit #	Person(s) Interviewed
Jay Brown (Complex Owner)		N/A	N/A	Chris Kruhmin-City of Thornton inspector
Entry by Consent: <input checked="" type="checkbox"/> Warrant: <input type="checkbox"/>				

Reason for inspection: Routine Compliance Complaint Other (specify):

OBSERVATIONS/COMMENTS: CDPHE responded to the subject property for a followup interior inspection after exterior inspection on 08/31/2020. Multiple citizen complaints allege inappropriate disturbance of asbestos-containing materials during renovation activities. Upon arriving on-site, CDPHE inspector met with Chris Kruhmin of the City of Thornton, as well as representatives of Thornton Code Enforcement and Fire Department. No work was ongoing during the inspection, but complex property manager provided access to all unoccupied units with the exception of 8966 (sublet, no key available). Division staff made the following observations during the inspection:

- entire complex is aging and in poor repair. Most derelict units show some evidence of water damage, mold growth, etc. Piecemeal historic renovation visible across complex as visibly different tenant finishes applied over the years.
- no signs of active demolition work or substantial renovation were observed in any interior units. Several locations ("2 Tekilas" in particular) do show signs of "soft demo," including the removal of non-regulated materials such as furniture, stools, tables, toilets, etc. Most units are full of discarded possessions from previous tenants, including everything from food/alcohol supplies to cooking equipment, televisions, old tables, and general trash. Unit 8966 is privately sub-leased and used for storage.
- property manager states that dumpsters left overnight are regularly filling with trash and debris from nearby residents disposing of garbage. Inspection of dumpster on site supports this, with general garbage and household-type scrap lumber visible in waste can
- water damage confirmed in ceilings of units in building 4, units 8966, 8964, and 8956. LTE report dated 10/28/2016 shows some ceiling tiles in each units are asbestos-containing. Total disturbed does not exceed 160 square feet. Therefore, these units are minor asbestos spills, and Regulation 8 does not require cleanup/response actions in these spaces.

REQUIRED ACTIONS:

No Regulation 8 violations were observed at the time of this inspection, and no physical evidence exists to show that active renovation has occurred any time in the recent past.

This complex does contain substantial amounts of asbestos across various units in many different building materials. Before any building demolition can occur, a General Abatement Contractor must be engaged to properly remove regulated materials with a permit through CDPHE. Other activities (soft demo, interior reno, etc) that do not impact regulated Asbestos Containing material do not fall under CDPHE authority and should be permitted locally through applicable city/county law.

Were all problems resolved at the time of inspection? Y N N/A ; CDPHE follow-up needed? Y N

Samples (splits) taken? Y N Pictures taken? Y N

Sample #'s thru Documents collected? Y N

THE DIVISION WILL REVIEW THE INFORMATION COLLECTED DURING THIS INSPECTION AND A DECISION WILL BE MADE REGARDING COMPLIANCE WITH ASBESTOS REGULATIONS. THIS REVIEW MAY SUGGEST ADDITIONAL ITEMS REQUIRING FOLLOW UP.

Acknowledgement of Inspection

<input type="checkbox"/> CONTRACTOR	Print Company Name		
	Print Name	Sign Name	
<input type="checkbox"/> CONSULTANT <input type="checkbox"/> OWNER	Print Company Name	City of Thornton building/code enforcement	
	Print Name	Sign Name	
<input checked="" type="checkbox"/> OTHER	Print Name	Sign Name	
DIVISION INSPECTOR	Signature	Trevor Strosnider	
			Signature