



19 August 2019
Job No. RE-19-025

Mr. Joshua Restori
Senior Air Quality Specialist
Washoe County Health District
Air Quality Management Division
1001 East Ninth Street, Building B
Reno, Nevada 89512
c/o Mr. Gary Schmidt

Subject: Reindeer Lodge Asbestos Management
9000 Mount Rose Highway
APN 048-081-02
Reno, Nevada

Dear Mr. Restori:

NOVA Geotechnical and Inspection Services (NOVA) has been engaged by Mr. Gary Schmidt, owner of the Reindeer Lodge, 9000 Mount Rose Highway, Reno, Nevada to assess the asbestos content of accessible building materials of the lodge and adjoining buildings. These structures, damaged by a major roof collapse caused by historic amounts of snow in the winter of 2017, are in the process of being partially removed and repaired. This letter is respectfully submitted to you with the intent of finding consensus on how to best manage what we consider an extraordinary situation within the context of the relevant asbestos regulations of the Washoe County Health District (WCHD). Ultimately, we would like to suggest that it may be possible for some of the conclusions drawn and mitigation processes asserted by the WCHD in its correspondence of 25 June 2019 and in subsequent discussions to be modified.

NOVA, in representation of Mr. Schmidt, agrees in principle to the removal of transite from undamaged and partially damaged portions of the buildings, as discovered in the asbestos assessment conducted by NOVA on 14 June 2019. However, we ask your consideration in evaluating the necessity of treating the entirety of certain piles of debris as regulated asbestos-containing material because some of the individual materials within the debris piles were found during our inspection to have asbestos contents exceeding 1 percent, the threshold at which a material is considered an asbestos-containing material. These debris piles were generated as a result of work activities resulting from the aforementioned act of nature that has resulted in the comingling of individual asbestos-containing materials with other materials that are not considered asbestos-containing materials. It is our professional judgement that, in aggregate, the asbestos content of these debris piles is less than 1 percent asbestos. We therefore ask your consideration to deviate from normal practice and general EPA guidance and allow a variance by waiving any special handling requirements for the debris piles.

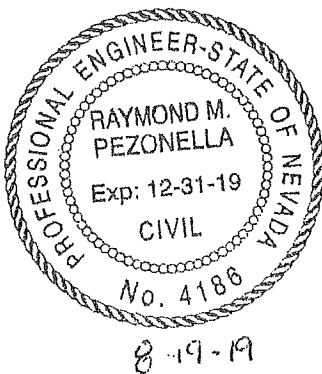
Furthermore, for your consideration, the USEPA, on their "Dealing With Debris and Damaged Buildings" webpage¹, states, "Federal asbestos regulations do not apply to the demolition of structurally unsound buildings by private individuals who contract directly with the demolition contractor for the demolition of a residential building they own having four or fewer units." We recognize that a key word in this guidance is *residential*, while the Reindeer Lodge property has largely been in commercial use. The Reindeer Lodge building is similar in many respects as many residential structures and the methods used in its construction do not differ from that of a residential building of a similar age. Additionally, while the Reindeer Lodge has historically been occupied by commercial uses, the property has always been in commercial/residential mixed use and has contained Mr. Schmidt's primary residence. The building's original construction in the 1950s predates any zoning designations or building permit requirements. The property's continued occupancy will include residential use. Mr. Schmidt was issued a building permit from Washoe County (WBLD18-015119) on 25 February 2019 to perform:

Investigative work to include recovery of historical building materials for repurposing and structural assessment of the lodge portion damaged by snow / possible removal of damaged portion of lodge and roof debris with installation of a non-bearing weather resistant end wall / following phase will include contractor applying for permits for any structure repair or stabilization as outlined by structural engineering.

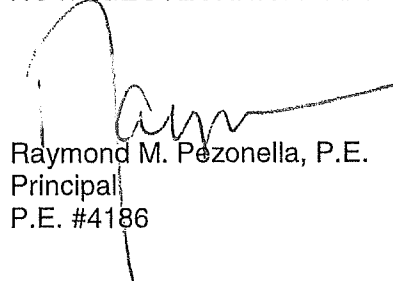
NOVA proposes that Mr. Schmidt be allowed to continue with the reclamation and salvage of wood siding on those portions of the buildings not found to be in controversy by our aforementioned asbestos inspection under the condition that no materials from the buildings shall be removed from the property. Furthermore, the debris piles in question shall not be disturbed until an agreement on how to manage the debris piles is reached between the WCHD and Mr. Schmidt. We do request that Mr. Schmidt be allowed to remove the scrap-metal pile from the property, as this was not found to contain asbestos-containing material during our assessment.

At this time, the WCHD has issued a verbal request that no work on the main structure occur until these issues and positions are reconciled between the WCHD and Mr. Schmidt. We understand that as a result of this request, financial hardship has occurred to Mr. Schmidt with respect to his management of and attempt to market his property. Accordingly, time is of the essence in this matter. Thank you very much for your attention and consideration.

Respectfully,



NOVA GEOTECHNICAL AND INSPECTION SERVICES



Raymond M. Pezonella, P.E.
Principal
P.E. #4186

¹ <https://www.epa.gov/natural-disasters/dealing-debris-and-damaged-buildings#Asbestos>