



**David Douglas School District**

Multnomah County | School District #40 | Portland, Oregon

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**HEALTHY AND  
SAFE SCHOOLS PLAN**

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Created: December 2016  
Revised: May 2023  
Board Approval: June 2023

## RESPONSIBLE PERSON

The person responsible for administering and implementing the Healthy and Safe Schools Plan:

Name: Patt Komar

Position Title: Director of Administrative Services

Phone Number: (503) 261-8212

Email Address: [patt\\_komar@ddsd40.org](mailto:patt_komar@ddsd40.org)

Mailing Address: 11300 NE Halsey St., Portland, OR 97220

The person who is the designated IPM Coordinator:

Name: Lance Schweitzer

Position Title: Facilities Manager

Phone Number: (503) 261-8299

Email Address: [lance\\_schweitzer@ddsd40.org](mailto:lance_schweitzer@ddsd40.org)

Mailing Address: 2900 SE 122<sup>nd</sup> Ave., Portland, OR 97236

The person responsible for AHERA information:

Name: Lance Schweitzer

Position Title: Facilities Manager

Phone Number: (503) 261-8299

Email Address: [lance\\_schweitzer@ddsd40.org](mailto:lance_schweitzer@ddsd40.org)

Mailing Address: 2900 SE 122<sup>nd</sup> Ave., Portland, OR 97236

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## Facilities List

All facilities owned and leased by David Douglas School District No. 40 where students or staff are present on a regular basis are covered by this HASS Plan. The list of those buildings and facilities is below:

Facility Name	Facility Address
Cherry Park Elementary School	1930 SE 104th Ave, Portland, OR 97216
Earl Boyles Elementary School	10822 SE Bush St, Portland, OR 97266
Gilbert Heights Elementary School	12839 SE Holgate Blvd, Portland, OR 97236
Gilbert Park Elementary School	13132 SE Ramona St, Portland, OR 97236
Lincoln Park Elementary School	13200 SE Lincoln St, Portland, OR 97233
Menlo Park Elementary School	12900 NE Glisan St, Portland, OR 97230
Mill Park Elementary School	1900 SE 117th Ave, Portland, OR 97216
Ventura Park Elementary School	145 SE 117th Ave, Portland, OR 97216
West Powellhurst Elementary School	2921 SE 116th Ave, Portland, OR 97266
Alice Ott Middle School	12500 SE Ramona St, Portland, OR 97236
Floyd Light Middle School	10800 SE Washington St, Portland, OR 97216
Ron Russell Middle School	3955 SE 112th Ave, Portland, OR 97266
David Douglas High School	1001 SE 135th Ave, Portland, OR 97233
Fir Ridge Campus	11215 SE Market St, Portland, OR 97216
North Powellhurst	1400 SE 135 <sup>th</sup> Ave., Portland, OR 97233
District Office	11300 NE Halsey St., Portland, OR 97220
South Powellhurst	2900-2904 SE 122 <sup>nd</sup> Ave., Portland, OR 97236
MECP - Pacific Center (5208)	5208 NE 122 <sup>nd</sup> Ave., Portland, OR 97230
MECP – Pacific Center (4900)	4900 NE 122 <sup>nd</sup> Ave., Portland, OR 97230
MECP - Glenn Widing	11855 NE Glenn Widing Drive, Portland, OR 97220
MECP – Marx Building 3	12402 NE Marx St., Portland, OR 97230
District Office Annex	10950 SE Division St., Portland, OR 97266

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## Asbestos

The Asbestos Hazard Emergency Response Act of 1986 (AHERA) required school districts to inspect their buildings for asbestos and develop a written plan to manage asbestos containing materials. David Douglas School District inspected schools in 1988, and the District's AHERA Management Plan was developed based on that information.

Following AHERA requirements, periodic surveillances of asbestos-containing materials in each building are completed every six months and full re-inspections are completed every three years. AHERA Management Plans are available at each school for public review or by submitting a request to Lance Schweitzer.

## Carbon Monoxide Detectors

David Douglas School District No. 40 certifies that all buildings subject to the Healthy and Safe Schools Plan comply with the carbon monoxide detection standards in the state building code that was in effect when the building was originally constructed or as required by building code due to addition, upgrade, or remodel.

## Integrated Pest Management

David Douglas School District No. 40 has adopted an Integrated Pest Management (IPM) plan as required by ORS 634.700 through 634.750. Community members can access a copy of the IPM plan here: <https://www.ddouglas.k12.or.us/departments/facilities/integrated-pest-management-plan>

## Lead

### Elevated Levels of Lead in Water Used for Drinking or Food Preparation

David Douglas School District utilizes the EPA's 3T technical in testing for lead in its facilities' drinking water. Lead in drinking water occurs either due to pollution in the water or corrosion of service pipes or fixtures. The EPA's guidance is located at <https://www.epa.gov/ground-water-and-drinking-water/3ts-reducing-lead-drinking-water-toolkit>. The District has a testing protocol using an OHA-accredited drinking water laboratory to analyze samples for lead.

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The EPA's recommended action level is 0.015 mg/L (equivalent to 15 parts per billion (ppb) for organizations who are on a public water supply.

All repairs, upgrades, and new construction in the District utilize "lead-free" components as the current District standard.

David Douglas School District tested bubblers in its buildings in 2013. As a result, the District repiped domestic water supplies to three schools, Cherry Park Elementary School, Menlo Park Elementary School, and Ventura Park Elementary School as well as to the main line and affected areas at the South Campus building of David Douglas High School.

During 2016, the facilities department mapped the fixtures in all the District's buildings and identified them using a standard naming convention. In 2021, the District updated its naming convention to be consistent with the Oregon Department of Education's protocol. This naming convention includes a number with an identifier for the type of fixture as noted in the table below:

DW = Drinking Water Fountain	SF = Staff/Office Faucet
WC = Water Cooler (Chiller)	KF = Kitchen/Food Prep
WB = Water Bottle Filler	IM = Ice Machine
CF = Classroom Faucet	SH = Shower Head
BF = Bathroom Faucet	OS = Outside Spigot
NS = Nurse's Office Sink	OT = Other (Specify)

The District's plan to reduce exposure to lead is as follows:

- a. **Identify sources:** The District will test fixtures used for drinking water or food preparation.
- b. **Discontinue use:** When elevated lead levels are discovered, the District will try to determine the source of the issue. The fixture will be placed out of order and may either be disabled while being replaced or discontinued from use. Signage may be used to identify fixtures not used for drinking.
- c. **Communicate results:** Test results are communicated to the site and district administration. The District's Communication Department will notify students, families, and the community.
- d. **Access to water:** The District will provide water in instances where no other sources of water exist in the facility.
- e. **Resolve issues where possible:** After identification, the District will mitigate and correct issues where possible and will retest to determine if the issue persists.
- f. **Monitoring:** The District will have a testing schedule so that fixtures providing water for drinking or food preparation will be tested on a rotating basis every six years. The District may do more frequent testing dependent upon results of the tests.

Summaries of testing results and lab test results can be found on the website at:

<http://www.ddouglas.k12.or.us/departments/facilities/lead-testing>.

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All school districts, education service districts, and public charter schools are required to test for and eliminate exposure to elevated levels of lead in water used for Drinking and Food Preparation through either remediation or eliminating access, according to OAR 333-061-0400 and OAR 581-022-2223. In conformance with those administrative rules, David Douglas School District No. 40 certifies the following:

1. All testing was done according to the testing requirements in OAR 333-061-0400;
2. All samples were analyzed by a lab accredited by Oregon Health Authority to test for those materials;
3. All water fixtures required to be tested under OAR 333-061-0400 were tested for elevated levels of lead in accordance with the testing schedule developed by the Oregon Health Authority; and
4. The testing schedule for each building covered by this plan is set forth below:

Facility Name	Year of Last Test	Next scheduled test (per 6 year schedule)	Schedule or Exemption Reason
MECP - Pacific Center (5208)	2016	2024 FY	6 year testing schedule
MECP - Pacific Center (4900)	2021	2027 FY	6 year testing schedule
MECP - Glenn Widing	2016	2024 FY	6 year testing schedule
District Office	2016	2024 FY	6 year testing schedule
District Office Annex	N/A	2022 FY	6 year testing schedule
Cherry Park Elementary School	2016	2024 FY	6 year testing schedule
Menlo Park Elementary School	2016	2024 FY	6 year testing schedule
Mill Park Elementary School	2016	2024 FY	6 year testing schedule
Ventura Park Elementary School	2016	2024 FY	6 year testing schedule
Floyd Light Middle School	2016	2024 FY	6 year testing schedule
South Powellhurst	2016	2024 FY	6 year testing schedule
Lincoln Park Elementary School	2016	2025 FY	6 year testing schedule
North Powellhurst	2016	2025 FY	6 year testing schedule
David Douglas High School	2016	2025 FY	6 year testing schedule
Fir Ridge Campus	2016	2025 FY	6 year testing schedule
Earl Boyles Elementary School	2016	2026 FY	6 year testing schedule
Gilbert Heights Elementary School	2016	2026 FY	6 year testing schedule
Gilbert Park Elementary School	2016	2026 FY	6 year testing schedule

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Facility Name	Year of Last Test	Next scheduled test (per 6 year schedule)	Schedule or Exemption Reason
West Powellhurst Elementary School	2016	2026 FY	6 year testing schedule
Alice Ott Middle School	2016	2026 FY	6 year testing schedule
Ron Russell Middle School	2016	2026 FY	6 year testing schedule
MECP - Glenn Widing	2023	2029 FY	6 year testing schedule
MECP – Marx Building 3	2023	2029 FY	6 year testing schedule

### Lead Paint

David Douglas School District follows the Environmental Protection Agency’s Renovation, Repair and Painting Program Rule requiring that individuals and firms conducting any renovations, repairs, and painting projects on pre-1978 “child-occupied” facilities be certified to follow lead-safe work practices.

Child-occupied facilities is defined by OAR 333-070-0085 as:

"Child-occupied facility" means a building, or a portion of a building, constructed prior to 1978, visited regularly by the same child, under age six, on at least two different days within any week (Sunday through Saturday), provided that each day's visit lasts at least three hours and the combined weekly visit lasts at least six hours, and the combined annual visits last at least sixty hours. Child-occupied facilities may include, but are not limited to, day-care centers, preschools and kindergarten classrooms. Child-occupied facilities may be located in target housing or in public or commercial buildings. With respect to common areas in public or commercial buildings that contain child-occupied facilities, the child-occupied facility encompasses only those common areas that are routinely used by children under age six, such as restrooms and cafeterias. In addition, with respect to exteriors of public or commercial buildings that contain child-occupied facilities, the child-occupied facility encompasses only the exterior sides of the building that are immediately adjacent to the child-occupied facility or the common areas routinely used by children under age six.

This rule distinguishes between abatement and a minor maintenance or repair. Any District employee or contractor that conducts any renovations, repairs or painting that meet the criteria of the Rule will possess a certification in lead-safe work practices. This rule allows the District to perform repairs when they meet the minor maintenance/repair definition as follows: minor maintenance or repair disrupting 6 square feet or less of paint per room or 20 square feet or less of exterior paint.

Rules for renovating can be found at:

<https://public.health.oregon.gov/HealthyEnvironments/HealthyNeighborhoods/LeadPoisoning/ChildCareSchools/Pages/RulesforRenovating.aspx>

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## Radon

David Douglas School District No. 40 has developed and implemented a radon plan as required by ORS 332.167. The plan details radon testing, retesting, and reporting procedures for all District-owned buildings. Following the plan, initial testing of all buildings was completed in December 2018. This plan tests for radon in any frequently occupied rooms in contact with the ground or located above a basement or crawlspace once every ten years.

Community members can access a copy of the radon plan here: [https://www.ddouglas.k12.or.us/wp-content/uploads/2018/01/Radon-Testing-and-Reporting-Plan\\_DDSD-1-18-18.signed.pdf](https://www.ddouglas.k12.or.us/wp-content/uploads/2018/01/Radon-Testing-and-Reporting-Plan_DDSD-1-18-18.signed.pdf).

Test results are available by visiting our District Administrative Office or the following web page: <https://www.ddouglas.k12.or.us/departments/facilities/radon-testing/>.

A copy of the radon plan and most current radon testing schedule are available at <http://www.ddouglas.k12.or.us/departments/facilities/radon-testing/>.

## Test Results Publication and Communication Plan

David Douglas School District No. 40 is complying with the requirement to provide access to test results, as defined by OAR 581-022-2223 within 10 business days as defined by ORS 332-334. Test results can be found on David Douglas School District No. 40's website at: <https://www.ddouglas.k12.or.us/departments/facilities/>.

Specific test results can be found as follows:

- Lead in Water: <https://www.ddouglas.k12.or.us/departments/facilities/lead-testing/>
- Radon: <https://www.ddouglas.k12.or.us/departments/facilities/radon-testing/>

Additionally, copies of all test results are available at 11300 NE Halsey St., Portland, OR 97220. David Douglas School District No. 40 will also use current district/school email lists or communications programs to provide final test results to staff, students, parents of minor students, and other members of the community. This includes providing actual final test results or providing direct access to final test results through links in the communications. Please contact the District's Communications Department at 503-261-8800 to be added to current district email lists and mailed updates.



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### Annual Communication

The District is required to complete an annual statement by June 1<sup>st</sup> of each year to confirm the District's compliance that its Healthy and Safe Schools Plan is updated and approved by the School Board. This statement will provide updates regarding the Safe and Healthy Schools Plan including the responsible position for maintaining and implementing the plan, certification the plan is up to date and required testing has been completed, how to access test results and a high level summary of major activities and mitigation efforts pursuant to the plan.

Staff and parents and legal guardians will be notified in the Fall of each year of updates regarding the Safe and Healthy Schools Plan including the responsible position for maintaining and implementing the plan, certification the plan is up to date and required testing has been completed, how to access test results and a high level summary of major activities and mitigation efforts pursuant to the plan.

The District will notify the community of updates regarding the Safe and Healthy Schools Plan by posting to the district website and making copies available at the district office including the responsible position for maintaining and implementing the plan, certification the plan is up to date and required testing has been completed, how to access test results and a high level summary of major activities and mitigation efforts pursuant to the plan.

**I certify that the above information is true and accurate to the best of my knowledge.**

	Director of Administrative Services	6/14/2023
Electronic signature of authorized representative	Title	Date