



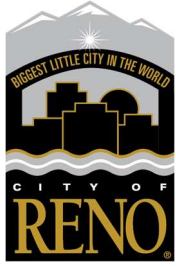
C I T Y O F
RENO
Memorandum

DATE: December 2, 2024
TO: Council
THROUGH: Jackie Bryant, Interim City Manager
FROM: Ashley D. Turney, Assistant City Manager
DEPT: Arts and Culture
SUBJECT: Lear Safety Assessment

A handwritten signature in black ink, appearing to read 'Jackie Bryant', positioned to the right of the 'THROUGH' line.

On November 5, 2024, Council received a copy of the historic structures report (HSR) for the Lear/First Church of Christ, Scientist. Council will review the HSR and recommend next steps for the Lear at the December 11, 2024 Council meeting. In anticipation of this item, Risk Management conducted a safety assessment to determine if the public can tour the property. The assessment is attached. They are recommending no one access the building at this time.

The consultants for the HSR have done a [digital scan](#) on a portion of the building. Staff recommends this scan be used in lieu of tours until Council determines next steps, and we are able to better determine a way for the public to safely access the structure. The digital scan can be found on the Lear page on the website: <https://www.reno.gov/community/arts-culture/historic-preservation-copy>



Hazard Assessment Report

Property Address: 528 W. 1st Street, Reno, NV, 89503

Date: 11/19/2024

Assessment Performed by: Eric Sparks, MPH, CSP, CIT



Executive Summary:

Initial construction on the property now known as the Lear Theater was completed in 1939. The building originally functioned as a church for approximately six decades, then served as a community center and performing arts theater. Multiple stages of renovations were observed throughout the property, with many still in an unfinished state. The building is currently unoccupied.

A review of industrial hygiene sampling indicated that mold and radon testing were performed in 2005. No elevated levels of radon were present during initial testing. Mold testing was related to water infiltration that had occurred in the building. Multiple significant hazards are currently present within the structure and are detailed below.

At this time, it is recommended that no persons be allowed into the structure until further structural evaluation and industrial hygiene sampling is performed.

Findings:

Finding 1: Presumed asbestos containing compounds

Hazard Category: Human health (High Risk)

Narrative: Given the age of the building and various states of renovation, it must be presumed that asbestos containing material is present in the building. Presumed asbestos materials within the building include plaster, joint compound, floor tiles, ceiling tiles, and mastic. Many of these materials are in a degraded state, resulting in high friability of materials.

Corrective Action: No sampling data for asbestos could be found. It is recommended that sampling be performed to validate whether asbestos containing material is present in the structure.



Finding 2: Presumed lead paint

Hazard Category: Human health (Moderate Risk); Environmental (Moderate Risk)

Narrative: It must be presumed that lead containing paint is present in various areas throughout the building. Paint is spalling in numerous locations due to age and previous water infiltration. In its current observed state, low to moderate exposure risk is present. However given the numerous renovations which have occurred, the potential for lead bearing dust is elevated throughout the structure.

Corrective Action: No sampling data for lead could be found. It is recommended that sampling be performed to validate whether lead containing paint is present in the structure.



Finding 3: Structural stability

Hazard Category: Human safety (High Risk)

Narrative: Numerous floors and stairwells within the building experience deflection when walking on the surfaces. Inspection of the basement area indicates that numerous walls, including potential load bearing beams are no longer connected to trusses/joists.

Corrective Action: A structural survey should be performed by a qualified engineer to determine stability of above-basement floors.



Finding 4: Water infiltration

Hazard Category: Human health (Moderate to High Risk)

Narrative: Evidence of water infiltration is present throughout the building. Standing water was identified in the basement of the structure in an abandoned elevator shaft. There is a high likelihood of mold present in the building, with visible biological growth in areas of standing water.

Corrective Actions: It is recommended that air sampling be performed to test for the presence of mold within the building. Additionally, standing water should be treated and pumped from the abandoned shaft.



Finding 5: Electrical hazards

Hazard Category: Human safety (High Risk)

Narrative: Power within the structure is currently off. However, interviews with the Facilities Maintenance Manager indicates that it is “not difficult” for power to be reinstated in the structure. Evidence exists that trespassers have been inside the building. Given the state of current electrical wiring and panels, reinstating power would result in critical danger to both occupants and structure.

Corrective action: Lockout power to the structure.



Finding 6: Chemical hazards

Hazard Category: Human health and safety (Moderate Risk); Environmental (Low Risk)

Narrative: Containerized liquid flammable and corrosive chemicals are present within the building. Additionally, monoammonium phosphate ($\text{NH}_4\text{H}_2\text{PO}_4$) is dispersed across the primary theater floor. This dry powder is present as a result of fire suppression discharge within the area. The chemical has largely settled resulting in low hazard to occupants. However, activities which cause this powder to become airborne increase the likelihood and severity of adverse health exposure.

Corrective Action: Containerized hazardous materials should be removed and disposed of in accordance with county, state, and federal requirements. Monoammonium phosphate may be captured utilizing vacuum equipped with appropriate filtration. Due to its relatively large particle size ($>25\mu\text{m}$), HEPA filtration is sufficient.



Finding 7: Fall hazards

Hazard Category: Human safety (High Risk)

Narrative: Uneven floors are present throughout the building. Structural instability in floors and stairwells may also result in a fall to lower level. Two abandoned elevator shafts are present in the building. One pit is guarded by lumber railing, however it is unclear whether this railing meets the strength requirements as it has not been maintained since installation. The other shaft is unprotected.

Corrective Action: Unless it is the intent to reinstall elevators in the structure, it is recommended these pits be filled with concrete or other material to mitigate potential fall hazards. In the absence of filling, protective railing (meeting requirements under 29 CFR 1910, Subpart D) should be erected. Floor transitions should be placed where floors of differing heights meet.



Caveats: Additional hazards may be present within the building. It is recommended that once industrial hygiene sampling and structural assessments have been conducted, a subsequent hazard assessment be performed.