

## Beggs, Tauren R - DNR

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**From:** Don Brittnacher <Don.Brittnacher@omni.com>  
**Sent:** Wednesday, December 14, 2016 4:09 PM  
**To:** Beggs, Tauren R - DNR; Streiffer, Adam B - DHS  
**Cc:** John Emery (emery.ja@gmail.com)  
**Subject:** RE: Vapor results for Allyn property, Algoma

Tauren,

I am available, and will await a time for the call.

Don

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**From:** Beggs, Tauren R - DNR [mailto:Tauren.Beggs@wisconsin.gov]  
**Sent:** Wednesday, December 14, 2016 4:05 PM  
**To:** Don Brittnacher; Streiffer, Adam B - DHS  
**Cc:** John Emery (emery.ja@gmail.com)  
**Subject:** RE: Vapor results for Allyn property, Algoma  
**Importance:** High

Good afternoon,

Sorry I was out yesterday, got a bad stomach flu, but thankfully it got better quickly. I would like to setup a call tomorrow either in the late morning or early afternoon to discuss next immediate actions. I would agree that a mitigation system would likely be the immediate next step, but I would like to talk through some of the vapor concerns for the source property, specifically second floor tenants, and the immediately adjacent properties, primarily the apartment complex down gradient. Please let me know if that will work for you.

Thanks,

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**Tauren R. Beggs**

Phone: (920) 662-5178

[Tauren.Beggs@wisconsin.gov](mailto:Tauren.Beggs@wisconsin.gov)

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**From:** Don Brittnacher [mailto:Don.Brittnacher@omni.com]  
**Sent:** Monday, December 12, 2016 4:41 PM  
**To:** Beggs, Tauren R - DNR  
**Cc:** John Emery (emery.ja@gmail.com)  
**Subject:** RE: Vapor results for Allyn property, Algoma

Tauren,

I will get a hard copy in the mail for you tomorrow.

There are two occupied apartments upstairs. One in his upper eighties, and the other a younger male. Neither pregnant(!). The Allyn's are using the income to help cover living expenses.

I agree that the appropriate next step is to install a radon-type mitigation system at the site, then resample. The perc source is toward the north end of the building. I recommend installing a vapor mitigation system inlet where the sub-slab vapor sample was taken (where the perc unit was formerly located), and pipe the system through the roof. I further recommend sealing the cracks in the concrete floor in the area with a sealant. The area soils are sand, and the water table is 18 feet below the surface. I would expect the above system to draw vapors from not only below the building, but also from the area immediately west of the building, where cleaning solvents were formerly stored.

Don

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**From:** Beggs, Tauren R - DNR [<mailto:Tauren.Beggs@wisconsin.gov>]  
**Sent:** Monday, December 12, 2016 4:34 PM  
**To:** Don Brittnacher  
**Cc:** John Emery ([emery.ja@gmail.com](mailto:emery.ja@gmail.com)); Streiffer, Adam B - DHS  
**Subject:** FW: Vapor results for Allyn property, Algoma

Hi Don,

See below for Department of Health Services' (DHS) response to the data. To summarize DHS and my review of the data:

- If the second floor apartment tenants are still living in the building, a vapor mitigation system needs to be installed to ensure the residence is safe for habitation (generally \$1,500-\$3,000 to install).
  - There are immediate concerns if the residents are pregnant, and if so, should move out immediately.
  - If the tenants are living there they should be trying to ventilate the building in the interim.
- The data on the source property shows there is a sub-slab and indoor air problem, so this could be true for off-site properties as well, especially if any tenants at the off-site properties are pregnant, due to the acute toxicity issue. There is the apartment complex down gradient of the source property and other properties that will need to be sampled based on the vapor intrusion criteria for chlorinated VOCs in RR-800.
- The Department of Health can contact the local health department, if needed.

We should discuss this further on how to proceed.

Sincerely,

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Tauren R. Beggs

Phone: (920) 662-5178

[Tauren.Beggs@wisconsin.gov](mailto:Tauren.Beggs@wisconsin.gov)

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**From:** Streiffer, Adam B - DHS  
**Sent:** Monday, December 12, 2016 2:52 PM  
**To:** Beggs, Tauren R - DNR  
**Cc:** Borski, Jennifer - DNR  
**Subject:** RE: Vapor results for Allyn property, Algoma

Thanks Tauren.

I think that its fine to pass along my email.

I would also make sure to add in your message to John that it is a relatively fast and inexpensive fix to install the mitigation system and make the residences safe for habitation.

(\$1,500-\$3,000 is usually what we tell people for normal homes...)

Adam Streiffer, MSPH

**From:** Beggs, Tauren R - DNR  
**Sent:** Monday, December 12, 2016 1:10 PM  
**To:** Streiffer, Adam B - DHS  
**Cc:** Borski, Jennifer - DNR  
**Subject:** RE: Vapor results for Allyn property, Algoma

Hi Adam,

Per OMNNI's December 9, 2016 email below, Harmon and his wife are presently in a rehabilitation center and will be transitioned into an assisted living facility in Green Bay. As follow up to OMNNI and John Emery, are you good with me forwarding this email to them as part of my follow up to them?

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Tauren R. Beggs

Phone: (920) 662-5178

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**From:** Streiffer, Adam B - DHS  
**Sent:** Monday, December 12, 2016 12:56 PM  
**To:** Beggs, Tauren R - DNR  
**Cc:** Borski, Jennifer - DNR  
**Subject:** RE: Vapor results for Allyn property, Algoma

Hi Tauren,  
Thanks for the update.

It looked to me based on the son (John's) email that his parents are living there again as of September. But I could be reading the email wrong?

In any case, from a health perspective, a mitigation system should be installed if tenants continue to live there.

With TCE, at these levels we are concerned with two things:

- 1) In the immediate term, we are concerned with exposures to newly pregnant women, or women who may become pregnant (because of risks to the developing fetus). If any tenants are women of child bearing age, who are pregnant or plan to get pregnant, our recommendation is that they move out immediately.
- 2) Other than the immediate concern to pregnant women and developing fetuses, our concerns with TCE exposure are increased risks of certain cancers and immune system effects over a longer term.

Our (Wisconsin's) fact sheets on TCE are not up to date, and do not reflect the risks to pregnant women. Here is a Massachusetts fact sheet that explains this info:

<http://www.mass.gov/eea/docs/dep/cleanup/laws/tceresin.pdf>

There is often some reduction in concentrations on the 2<sup>nd</sup> floor versus the 1<sup>st</sup> floor. However, the amount of reduction in concentration can vary. Also, we know that indoor air levels fluctuate up and down over seasons and pressure levels. Since it was relatively warm in November when the sampling occurred, it is possible that indoor air TCE and PCE concentrations may be higher in the winter months.

So, based on the sub-slab and 1<sup>st</sup> floor sample results, a mitigation system is warranted, and in my opinion, it is unnecessary to do additional sampling on the 2<sup>nd</sup> floor at this time.

I suppose that the Harmons, as owners of the building, have the prerogative to live there without a mitigation system. Especially at their age, it is a choice they could make. However, if there are or will be tenants living there, then a mitigation system is necessary.

Lastly, if anyone is living in the building, I recommend in the short term they open the windows or find other ways to ventilate the building. I know that opening windows is a tall order when it is cold... But it is effective for short term reductions in the TCE/PCE concentrations in the air. Jenna Borski has some experience with this, and maybe has some other ideas for how to ventilate?

Please let me know if you have any other questions, or need help conveying this information to John or his parents. I am also happy to contact the local health department for their assistance. They have the authority to declare a building a health hazard, and can require the mitigation system installed, or the tenants removed, if necessary.

Adam Streiffer, MSPH  
Bureau of Environmental and Occupational Health  
Wisconsin Dept. of Health Services  
608-266-9337 direct

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**From:** Beggs, Tauren R - DNR  
**Sent:** Monday, December 12, 2016 9:30 AM  
**To:** Streiffer, Adam B - DHS  
**Cc:** Borski, Jennifer - DNR  
**Subject:** FW: Vapor results for Allyn property, Algoma

Good morning,

I received the results for the Allyn Property initial vapor sampling. One sub-slab, one indoor, and one outdoor sample were collected. The sub-slab sample detected a very large concentration of PCE, but PCE was detected slightly below the Vapor Action Level (VAL) within the 1<sup>st</sup> floor living area. TCE was detected above both the vapor risk screening level (VRSL) and the VAL (vapor results table attached). As indicated below, the Harmons are no longer living on the first floor of the dry cleaner, but as of the last update I received from John Emery (the son), there are tenants living in the second floor apartments (see attached email). There will need to be additional vapor sampling done on adjacent properties. As far as installing a vapor mitigation system there may be no point to doing that if the building is unoccupied and will remain that way. I will have to find out from John if the tenants are still living on the second floor or if that has changed since the Harmons are no longer living there. Please let me know what you think from a health perspective.

Thanks,

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Tauren R. Beggs  
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**From:** Don Brittnacher [<mailto:Don.Brittnacher@omni.com>]  
**Sent:** Friday, December 09, 2016 10:48 AM  
**To:** Beggs, Tauren R - DNR

**Cc:** John Emery ([emery.ja@gmail.com](mailto:emery.ja@gmail.com))

**Subject:** Vapor results for Allyn property, Algoma

Tauren,

I'm sending the results of the vapor testing at the Allyn property.

Harmon and his wife are presently in a rehabilitation center, and John Emery says they are in the process of transitioning them permanently into an assisted living facility in Green Bay. The first floor of the Allyn property is unoccupied. Plans are to keep it that way, while the Allyn's' personal effects are either gifted, sold, or moved to Green Bay.

Don

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