

Date: Tue, 27 Jan 1998 14:23:47 -0700
From: Meredith Brown <racer@lanl.gov>
Subject: Yellow Alert: Flooded Basement Discovered

Title: Yellow - **Sealed Basement Discovered Flooded**

Executive Summary: The following Idaho National Engineering and Environmental Laboratory (INEEL) Lockheed Martin Idaho Technologies Yellow Alert Lessons Learned is being issued to inform you that all facility areas, especially those areas that are sealed or locked, should be inspected at least annually.

Identifier: INEEL Lessons Learned #97410
Date: December 8, 1997

Lessons Learned Statement: All facility areas should be inspected annually, especially those areas that are sealed or locked. Facility managers should ensure that inspectors have access to all facility areas, >especially those that are not routinely maintained or accessible. Documentation should be kept on all facility areas, especially those areas that are sealed or locked.

Discussion of Activities: The building now identified as Security Training Facility (STF) 601 was designed in the early 1960s to support the Experimental Organic Cooled Reactor. The three-story building contained a main floor area, a basement, and a subbasement. The building was 90 percent complete when the work was halted in 1962. The facility was maintained in standby condition until 1966, when it was declared excess. The building was used sporadically throughout the following years to support a variety of programs and operations.

In the early 1980s, asbestos-abatement activities were conducted in the main floor area. Abatement activities were not conducted in the basement and subbasement. Instead, in 1984 the entry doors to those areas were welded shut. [The basement also is accessible through hatch covers in the floor of the high-bay area; however, because the hatch covers are too heavy to be opened by hand (a crane or similar equipment would be necessary), they were not sealed or locked.] Although minimal preventive maintenance activities and safety inspections were conducted on the main floor areas, no one entered the basement or subbasement between 1984 and 1997.

In Fiscal Year 1997, the building was scheduled for decontamination and decommissioning. On November 19, 1997, personnel broke the welded seals on the doors to gain access to the basement and subbasement. The subbasement and basement were discovered to be flooded with an estimated 200,000 gallons of water.

Analysis: The water in the basement is believed to come from snow melt and rainwater draining into the basement during the past 13 years. Known leaks in the roof, especially in the high bay area, provided access for snow melt and rainwater. The water may have seeped through the concrete hatch covers in the floor of the high bay into the basement and subbasement.

No equipment or materials were stored in the basement; therefore, no personal or material property damage was sustained. However, the water may be contaminated with asbestos. There is no indication in the records of the presence of other hazardous contaminants. Testing and analysis will be required to determine whether the water should be considered a hazardous waste/material.

Recommended Actions:

1. Written documentation (including physical condition, potential hazards, maintenance deficiencies, and the reasons for access control) should be actively maintained on all facility areas, especially those that are sealed off or locked.
2. All areas within a building should be inspected annually, especially areas that are not normally occupied or routinely accessible.

Priority Descriptor: Yellow/Caution

Functional Categories (User-Defined): Decontamination/Decommissioning/Restoration, Environmental Protection, Maintenance

Originator: Lockheed Martin Idaho Technologies Company

Facilities/Utilities/Maintenance Contact: Curt Collard, (208) 526-6191; Tom Thiel, (208) 526-9876

Name of Authorized Derivative Classifier: Dale Claflin, (208) 526-1199

Name of Reviewing Official: Dale Claflin, (208) 526-1199

Key Word(s): inspection, secured, building, deficiencies

Follow-up Action: Information in this report is accurate to the best of our knowledge. As a means of measuring the effectiveness of this report, please notify Terry Pierce at (208) 526-4288 (or by electronic mail at txp@inel.gov) or the INEEL Lessons Learned Program Office at (208) 526-1530 (e-mail at mae@inel.gov or limitll@inel.gov) of any action taken as a result of this report or of any technical inaccuracies you find. Your feedback is important and appreciated.