

Asbestos Building Materials Assessment

Multi-Residential Building
200 Bridge Street
Kemptville ON



Prepared for:
United Counties of Leeds & Grenville
100-25 Central Avenue West
Brockville ON K6V 4N6

Prepared by:
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Project No.: 122150275

February 16, 2017

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Executive Summary

Stantec Consulting Ltd. (Stantec) was commissioned by the United Counties of Leeds & Grenville (Leeds Grenville) to conduct an Asbestos Building Materials Assessment of the multi-residential building (subject building), located at 200 Bridge Street in Kemptville, Ontario.

The purpose of the assessment was to assist Leeds Grenville to meet the requirements of *Ontario Regulation 278/05 Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations*, as amended (O. Reg. 278/05), made under the *Occupational Health and Safety Act* (OHSA). The assessment includes the identification of building materials suspected to be asbestos-containing materials (ACMs) that may require special attention during the operation of the building.

The assessment is intended for the long-term management of asbestos-containing building materials to be included as part of an overall Asbestos Management Program (AMP) and not for construction or renovation purposes. The conclusions presented herein represent the findings for a limited number of residential units. Intrusive inspections and additional testing of suspect ACMs and presumed asbestos-containing materials (PACMs) may be required to complement the information provided in this report if any work activities are planned which may disturb ACMs and/or PACMs.

The work was carried out in accordance with the requirements of the OHSA. The site work was conducted by Victoria Pereira on January 18, 2017.

Based on the visual assessment and laboratory analysis, ACMs were identified to be present in the form of:

- Stucco – smooth pattern (friable);
- Stucco – rough pattern (friable);
- Stucco – medium rough pattern (friable);
- 12"x12" vinyl floor tiles – beige with black dots (non-friable);
- Mastic associated with 12"x12" vinyl floor tiles – beige with black dots (non-friable); and,
- Drywall joint-fill compound (non-friable).

Mastic associated with 12"x12" vinyl floor tiles – beige with black dots was observed to be in poor condition in the custodian closet. The remaining materials were observed to be in good condition.

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The following building materials were observed to be present but not sampled, and are listed as PACMs:

- Cement pipe;
- Ceramic tile grout and mortar/adhesive;
- Fire rated doors;
- Exterior door caulking – yellow;
- Brick mortar;
- Roof caulking; and,
- Roofing materials.

These materials were observed to be in good condition. These materials were not sampled to preserve their integrity. As these materials are known to have been manufactured with asbestos, they should be presumed to be asbestos-containing unless proven otherwise by laboratory analysis.

Similar materials are likely to present in units not assessed and these should be treated as ACMs or PACMs.

The statements made in this Executive Summary text are subject to the same limitations included in this report, and are to be read in conjunction with the remainder of this report.

Recommendations pertaining to the handling, removal, disposal and management of identified asbestos-containing materials are provided within this report.

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1.0 INTRODUCTION

Stantec Consulting Ltd. (Stantec) was commissioned by the United Counties of Leeds & Grenville (Leeds Grenville) to conduct an Asbestos Building Materials Assessment of the multi-residential building (subject building), located at 200 Bridge Street in Kemptville, Ontario.

The purpose of the assessment was to assist Leeds Grenville to meet the requirements of *Ontario Regulation 278/05 Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations*, as amended (O. Reg. 278/05), made under the *Occupational Health and Safety Act* (OHSa). The assessment includes the identification of building materials suspected to be asbestos-containing materials (ACMs) that may require special attention during the operation of the building.

The assessment is intended for the long-term management of asbestos-containing building materials to be included as part of an overall Asbestos Management Program (AMP) and not for construction or renovation purposes. The conclusions presented herein represent the findings for a limited number of residential units. Intrusive inspections and additional testing of suspect ACMs and presumed asbestos-containing materials (PACMs) may be required to complement the information provided in this report if any work activities are planned which may disturb ACMs and/or PACMs.

The work was carried out in accordance with the requirements of the OHSa. The site work was conducted by Victoria Pereira on January 18, 2017.

2.0 SCOPE

The scope of work for this assessment involved the following:

- A review of existing information, including site drawings, previous assessment and/or abatement documentation and discussions with site personnel, where available;
- A visual assessment of readily accessible areas for the presence of asbestos-containing building materials. The assessment generally included common areas, mechanical rooms, and a representative number of residential units;
- The collection of representative bulk samples from building materials suspected of containing asbestos fibres;
- Submission of samples collected for laboratory analysis; and,
- Evaluation and interpretation of field findings and laboratory analytical results to develop conclusions and recommendations pertaining to the management of ACMs and PACMs identified within the building.

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2.1 LIMITATIONS

This report reflects the observations made within accessed areas and the results of analyses performed on specific materials sampled during the assessment. Analytical results reflect the sampled materials at the specific sample locations.

Concealed spaces were assessed via existing access panels, where present. Interior and exterior finishes, solid ceilings, walls, flooring and structural elements were not removed to access concealed areas. An inaccessible area, where ACMs may be present includes, but is not limited to: ceiling spaces, wall cavities, crawlspaces, and buried materials.

Due to limitations on the agreed to scope of work for this project as well as physical limitations in accessing concealed areas and limitations associated with working in occupied/operational spaces, there are specific limitations to the information that can be provided for each suspect ACM or PACM considered in this assessment. The presence and asbestos content of some building materials could not be confirmed.

Building materials that may contain asbestos but were not accessible for sampling include, but are not limited to the following:

- Roofing materials;
- Sub-grade materials (e.g., asbestos cement drainage pipe);
- Flooring material concealed beneath carpeting, ceramic tile, brickwork, hardwood flooring, and/or concealed beneath existing sub-floors;
- Insulation material present inside walls (e.g., suspected asbestos-containing vermiculite insulation inside concrete block and/or brick walls);
- Drywall and/or wall plaster and associated finish materials concealed behind new and/or additional walls;
- Woven tape inside duct connection joints;
- Mechanical (e.g., piping and ducting) insulation within wall cavities, crawlspaces tunnels or other concealed spaces;
- Insulation materials inside fire doors;
- Window and door glazing compounds;
- Heating, ventilation and air conditioning (HVAC) units mechanical inner linings and/or inner ducting insulation;
- Heat protection materials inside mechanical installations and light fixtures; and,
- Ceramic tile grout and mortar/adhesive concealed behind ceramic tiles.

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2.1.1 Project-Specific Limitations

It should be noted that Leeds Grenville reported the following to have been removed and replaced within with last five (5) years; as such these materials are not suspected to contain asbestos:

- Vinyl floor tiles in the garbage room, units 212 and 216;
- Windows throughout the building; and,
- Vinyl sheet flooring on stairs.

The areas included in this assessment were limited to the following:

- Units 106, 111, 212 and 216;
- Common areas (attic, crawlspace, garbage room, garage, custodian office, custodian closet, stairwells, corridors, and laundry room);
- Mechanical Rooms (mechanical room); and,
- Exterior.

The following areas were not accessed, for the reasons indicated:

- Roof (no access).

2.1.2 Information from Previous Reports

Stantec was not provided with previous reports for review.

3.0 REGULATORY FRAMEWORK

Asbestos is included in the *Ontario Regulation, 490/09 Designated Substances*, as amended (O. Reg. 490/09) made under Ontario's OHSA, which primarily regulates worker exposure to asbestos during manufacturing of asbestos-containing products, but also includes requirements related to respiratory equipment, measurement of airborne fibres, and medical surveillance of exposed workers.

Ontario Regulation 278/05 clearly defines ACM as a material that contains 0.5 per cent or more asbestos by dry weight. Additionally, the regulation requires that the "record" (i.e., the Asbestos Building Materials Assessment) be updated at least once in each 12 month period or whenever the owner of the facility becomes aware of new information relating to the suspect and confirmed ACMs.

The general waste management regulation for the province of Ontario is *R.R.O. 1990, Regulation 347 General - Waste Management*, as amended (R.R.O. 1990, 347), under the *Environmental Protection Act* (EPA) of Ontario, sets out the requirements for the proper disposal of asbestos

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waste in Ontario. The waste must be placed in a double sealed container, properly labeled, free of cuts, tears or punctures and disposed of at a licensed waste station which has been properly notified of the presence of asbestos waste.

4.0 ASSESSMENT METHODOLOGY

Asbestos-containing materials are grouped into two classifications, friable and non-friable materials. Friable ACMs are those that can easily be crumbled or broken apart by mere hand pressure. When these materials break apart asbestos fibres are then released into the atmosphere. Non-friable ACMs or “manufactured products” are materials that by the nature of their manufacturing/construction do not readily allow the release of asbestos fibres. These materials should not be cut or shaped with power tools, since this procedure may allow for the release of the asbestos fibres. Some non-friable materials such as plaster, drywall and ceiling tiles are considered to be non-friable in an undisturbed state, but can release fibers when damaged or disturbed.

It is Stantec’s understanding that the subject building was constructed before 1990. This construction time period is consistent with those dates when asbestos-containing building materials were commonly used.

A visual assessment of accessible areas was undertaken in order to check for the presence of materials suspected of containing asbestos. Locations to collect discrete bulk asbestos samples of suspect building materials were identified. Samples of representative materials were then collected at these locations. An assessment of the condition and accessibility was completed for each occurrence of an ACM. The Public Works and Government Services Canada (PWGSC) document entitled *Deputy Ministers Directive 057 – Asbestos Management* (Last Revised June 16, 1999) was used as the basis for the criteria that was applied in evaluating the presence of ACMs and PACMs within the subject building, where applicable.

Samples of suspect ACMs from various building materials were collected and submitted to Parcel Laboratories Ltd. (Parcel) located in Ottawa, Ontario for analysis using Polarized Light Microscopy (PLM) with dispersion staining. The analysis was conducted following the U.S. EPA/600/R-93/116 Method. Parcel is certified under the National Voluntary Laboratory Accreditation Program (NVLAP) to perform asbestos analysis of bulk samples. Asbestos-containing materials are defined as a material that contains 0.5 per cent or more asbestos by dry weight.

A positive stop option was used. Multiple samples of visually similar material were collected and submitted for laboratory analysis. Once one sample within the set is identified to contain asbestos, further analysis of the subsequent samples is deemed to be unnecessary and not conducted.

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4.1 FACILITY DESCRIPTION

The multi-residential building located at 200 Bridge Street consists of a two (2) level building with 35 units. The reported construction date of the building is 1975. The typical structural components and finishes associated with this building consist of brick exterior walls, various types of flooring including cement, vinyl floor tile, ceramic tile, carpet and vinyl sheet flooring and interior concrete block and drywall walls with suspended ceiling tile and texture ceilings.

4.2 DOCUMENT REVIEW

Stantec was not provided with previous reports for review.

5.0 FINDINGS

A summary list of the bulk samples collected by Stantec, including a description of the material, sampling location, type of analysis and laboratory test results is provided in **Appendix A**. A copy of the PLM Laboratory Certificates of Analysis for bulk samples collected is provided in **Appendix B**.

A summary of occurrences of ACMs and/or PACMs is provided in **Appendix C**. Each ACM occurrence includes the following information:

- Room component that contains ACM;
- Location of the ACM within the room space;
- ACM description;
- Estimated quantity;
- Original sample number or representative sample number;
- Friability;
- Condition; and,
- Comments regarding recommended actions.

Selected site photographs are provided in **Appendix D**.

5.1 FRIABLE ASBESTOS-CONTAINING MATERIALS

Friable building materials were observed to be present and identified by laboratory analysis to be asbestos-containing in the form of:

- Stucco – smooth pattern;
- Stucco – rough pattern; and,
- Stucco – medium rough pattern;

These materials were observed to be in good condition.

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5.2 NON-FRIABLE ASBESTOS-CONTAINING MATERIALS

Non-friable building materials were observed to be present and identified by laboratory analysis to be asbestos-containing in the form of:

- 12"x12" vinyl floor tiles – beige with black dots (non-friable);
- Mastic associated with 12"x12" vinyl floor tiles – beige with black dots (non-friable); and,
- Drywall joint-fill compound (non-friable).

Mastic associated with 12"x12" vinyl floor tiles – beige with black dots was observed to be in poor condition in the custodian closet. The remaining materials were observed to be in good condition. It should be noted that drywall joint-fill compound is considered non-friable in its undisturbed state but can release fibers when damaged.

Similar materials are likely to present in units not assessed and these should be treated as ACMs or PACMs.

5.3 PRESUMED ASBESTOS-CONTAINING MATERIALS

The following building materials were observed to be present but not sampled, and are listed as PACMs:

- Cement pipe;
- Ceramic tile grout and mortar/adhesive;
- Fire rated doors;
- Exterior door caulking – yellow;
- Brick mortar;
- Roof caulking; and,
- Roofing materials.

These materials were observed to be in good condition. These materials were not sampled to preserve their integrity. As these materials are known to have been manufactured with asbestos, they should be presumed to be asbestos-containing unless proven otherwise by laboratory analysis.

5.4 NON-ASBESTOS-CONTAINING MATERIALS

It should be noted that Leeds Grenville reported the following to have been removed and replaced within with last five (5) years; as such these materials are not suspected to contain asbestos:

- Vinyl floor tiles in the garbage room, units 212 and 216;
- Windows throughout the building; and,
- Vinyl sheet flooring on stairs.

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A summary list of the bulk samples collected during this assessment and confirmed to be non-ACMs by laboratory analysis is provided in **Appendix A**.

5.5 POTENTIAL FOR VERMICULITE INSULATION

Based on building construction and assessment, vermiculite is not suspected to be present.

6.0 RECOMMENDATIONS

Stantec recommends the following with regards to meeting the requirements of O. Reg. 278/05:

- Exposed asbestos-containing mastic associated with 12" x 12" vinyl floor tiles – beige with black dots should be covered with non-asbestos-containing vinyl floor tiles (recommended corrective action);
- Asbestos-containing materials that may be impacted during renovation and/or demolition activities should be removed prior to the renovation and/or demolition activities;
- Prior to renovation and/or demolition activities that would disturb them, undertake testing of PACMs that may be impacted to determine their asbestos content. Confirmed asbestos materials should be handled accordingly;
- Should a material suspected to contain asbestos fibres become uncovered during renovation and/or demolition activities, all work in the areas that may disturb the material should be stopped. Samples of the suspect material should be submitted for laboratory analysis to determine if asbestos fibres are present. Confirmed asbestos materials should be handled accordingly; and,
- This report should be added to the Asbestos Management Program and referred to as the current asbestos record.

7.0 CLOSURE

This report has been prepared for the sole benefit of United Counties of Leeds & Grenville. The report may not be used or relied upon by any other person or entity without the express written consent of Stantec Consulting Ltd. and United Counties of Leeds & Grenville.

Any uses that a third party makes of this report, or any reliance on decisions based on it, are the responsibility of such third parties. Stantec Consulting Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. Conclusions presented in this report should not be construed as legal advice.

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The conclusions presented in this report represent the best technical judgment of Stantec Consulting Ltd. based on the data obtained from the work. The conclusions are based on the site conditions encountered by Stantec Consulting Ltd. at the time the work was performed at the specific assessment and/or sampling locations, and can only be extrapolated to an undefined limited area around these locations. The extent of the limited area depends on building construction and conditions, weather, building usage and other factors. Due to the nature of the investigation and the limited data available, Stantec Consulting Ltd. cannot warrant against undiscovered environmental liabilities.

If any conditions become apparent that differ significantly from our understanding of conditions as presented in this report, we request that we be notified immediately to reassess the conclusions provided herein.

We trust that the above is satisfactory for your purposes at this time. Should you have any questions or concerns, or require additional information, please do not hesitate to contact the undersigned at your convenience.

This report was prepared by Victoria Pereira and reviewed by Linda Fleet and Martin Ling.

Regards,

STANTEC CONSULTING LTD.



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Appendix A
Summary of Results for Analysis of
Bulk Samples for Asbestos Content
February 16, 2017

Appendix A

Summary of Results for Analysis of Bulk Samples for Asbestos Content

Summary of Bulk Sample Analysis for Asbestos Type and Content

Sample Number	Sampling Location	Description of Sampled Material	Asbestos Type and Content	Analysis
200-BS-01A	Exterior, Main Entrance - door	Exterior caulking - brown	None Detected	PLM
200-BS-01B	Exterior, Main Entrance - door	Exterior caulking - brown	None Detected	PLM
200-BS-01C	Exterior, Main Entrance - door	Exterior caulking - brown	None Detected	PLM
200-BS-02A	Exterior, Main Entrance - door	Exterior caulking - white (under brown paint)	None Detected	PLM
200-BS-02B	Exterior, Main Entrance - door	Exterior caulking - white (under brown paint)	None Detected	PLM
200-BS-02C	Exterior, Main Entrance - door	Exterior caulking - white (under brown paint)	None Detected	PLM
200-BS-03A	Exterior, South Corridor - door	Exterior caulking - white	None Detected	PLM
200-BS-03B	Exterior, South Corridor - door	Exterior caulking - white	None Detected	PLM
200-BS-03C	Exterior, South Corridor - door	Exterior caulking - white	None Detected	PLM
200-BS-04A	1st Floor, South Corridor near Elevator	12"x12"Vinyl floor tiles - pink and white smears	None Detected	PLM
200-BS-04B	1st Floor, South Corridor near Elevator	12"x12"Vinyl floor tiles - pink and white smears	None Detected	PLM
200-BS-04C	1st Floor, South Corridor near Elevator	12"x12"Vinyl floor tiles - pink and white smears	None Detected	PLM
200-BS-05A	1st Floor, Custodian Closet	Mastic associated with 12"x12" Vinyl floor tile - beige with black dots	None Detected	PLM
200-BS-05B	1st Floor, Custodian Closet	Mastic associated with 12"x12" Vinyl floor tile - beige with black dots	<0.5% Chrysotile	PLM
200-BS-05C	1st Floor, Custodian Closet	Mastic associated with 12"x12" Vinyl floor tile - beige with black dots	0.95% Chrysotile	PLM
200-BS-06A	1st Floor, West Corridor - ceiling	2'x4'Acoustic ceiling tile - small fissures and pinholes	None Detected	PLM

Summary of Bulk Sample Analysis for Asbestos Type and Content

Sample Number	Sampling Location	Description of Sampled Material	Asbestos Type and Content	Analysis
200-BS-06B	1st Floor, West Corridor - ceiling	2'x4'Acoustic ceiling tile - small fissures and pinholes	None Detected	PLM
200-BS-06C	1st Floor, West Corridor - ceiling	2'x4'Acoustic ceiling tile - small fissures and pinholes	None Detected	PLM
200-BS-07A	1st Floor, Custodian Closet	12"x12"Vinyl floor tile - beige with black dots	2.41% Chrysotile	PLM
200-BS-07B	1st Floor, Custodian Closet	12"x12"Vinyl floor tile - beige with black dots	Positive Stop (Not Analyzed)	PLM
200-BS-07C	1st Floor, Custodian Closet	12"x12"Vinyl floor tile - beige with black dots	Positive Stop (Not Analyzed)	PLM
200-BS-08A	1st Floor, Custodian Office - ceiling	Stucco - smooth pattern	None Detected	PLM
200-BS-08B	1st Floor, Custodian Office - ceiling	Stucco - smooth pattern	1% Chrysotile	PLM
200-BS-08C	1st Floor, Custodian Office - ceiling	Stucco - smooth pattern	Positive Stop (Not Analyzed)	PLM
200-BS-08D	1st Floor, Custodian Closet - ceiling	Stucco - smooth pattern	Positive Stop (Not Analyzed)	PLM
200-BS-08E	1st Floor, Custodian Closet - ceiling	Stucco - smooth pattern	Positive Stop (Not Analyzed)	PLM
200-BS-08F	1st Floor, Custodian Closet - ceiling	Stucco - smooth pattern	Positive Stop (Not Analyzed)	PLM
200-BS-08G	1st Floor, Unit 106 Closet - ceiling	Stucco - smooth pattern	Positive Stop (Not Analyzed)	PLM
200-BS-09A	1st Floor, South Stairs - ceiling	Drywall joint-fill compound	1% Chrysotile	PLM
200-BS-09B	1st Floor, Unit 111Living Room - wall	Drywall joint-fill compound	Positive Stop (Not Analyzed)	PLM
200-BS-09C	1st Floor, Garbage Room - bulkhead	Drywall joint-fill compound	Positive Stop (Not Analyzed)	PLM
200-BS-09D	1st Floor, Garbage Room - wall	Drywall joint-fill compound	Positive Stop (Not Analyzed)	PLM

Summary of Bulk Sample Analysis for Asbestos Type and Content

Sample Number	Sampling Location	Description of Sampled Material	Asbestos Type and Content	Analysis
200-BS-09E	1st Floor, Custodian Office - wall	Drywall joint-fill compound	Positive Stop (Not Analyzed)	PLM
200-BS-09F	1st Floor, Mechanical Room - wall	Drywall joint-fill compound	Positive Stop (Not Analyzed)	PLM
200-BS-09G	1st Floor, Mechanical Room - wall	Drywall joint-fill compound	Positive Stop (Not Analyzed)	PLM
200-BS-10A	1st Floor, Unit 106 Washroom	Paper backing associated with vinyl sheet flooring - beige with mosaic pattern	None Detected	PLM
200-BS-10B	1st Floor, Unit 106 Washroom	Paper backing associated with vinyl sheet flooring - beige with mosaic pattern	None Detected	PLM
200-BS-10C	1st Floor, Unit 106 Washroom	Paper backing associated with vinyl sheet flooring - beige with mosaic pattern	None Detected	PLM
200-BS-11A	2nd Floor, Unit 216 Closet - ceiling	Stucco - rough pattern	1% Chrysotile	PLM
200-BS-11B	2nd Floor, Unit 216 Closet - ceiling	Stucco - rough pattern	Positive Stop (Not Analyzed)	PLM
200-BS-11C	2nd Floor, Unit 216 Closet - ceiling	Stucco - rough pattern	Positive Stop (Not Analyzed)	PLM
200-BS-11D	2nd Floor, Unit 212 Closet - ceiling	Stucco - rough pattern	Positive Stop (Not Analyzed)	PLM
200-BS-11E	2nd Floor, Unit 212 Closet - ceiling	Stucco - rough pattern	Positive Stop (Not Analyzed)	PLM
200-BS-11F	2nd Floor, Unit 212 Closet - ceiling	Stucco - rough pattern	Positive Stop (Not Analyzed)	PLM
200-BS-11G	2nd Floor, Corridor - ceiling	Stucco - rough pattern	Positive Stop (Not Analyzed)	PLM
200-BS-12A	2nd Floor, Unit 212 Washroom	Vinyl sheet flooring - blue and light blue smears	None Detected	PLM
200-BS-12B	2nd Floor, Unit 212 Washroom	Vinyl sheet flooring - blue and light blue smears	None Detected	PLM

Summary of Bulk Sample Analysis for Asbestos Type and Content

Sample Number	Sampling Location	Description of Sampled Material	Asbestos Type and Content	Analysis
200-BS-12C	2nd Floor, Unit 212 Washroom	Vinyl sheet flooring - blue and light blue smears	None Detected	PLM
200-BS-13A	1st Floor, South Stairs - ceiling	Stucco - medium rough pattern	1% Chrysotile	PLM
200-BS-13B	1st Floor, South Stairs - ceiling	Stucco - medium rough pattern	Positive Stop (Not Analyzed)	PLM
200-BS-13C	1st Floor, South Stairs - ceiling	Stucco - medium rough pattern	Positive Stop (Not Analyzed)	PLM

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Appendix B
Laboratory Analytical Reports – Asbestos: Polarized Light Microscopy
February 16, 2017

Appendix B
Laboratory Analytical Reports – Asbestos: Polarized Light Microscopy

Certificate of Analysis

Stantec Consulting Ltd. (Ottawa)

300-675 Cochrane Dr West Tower
Markham, ON L3R 0B8
Attn: Victoria Pereira

Client PO: 122150275 - 200 Bridge St
Project: 122150275
Custody:

Report Date: 26-Jan-2017
Order Date: 23-Jan-2017

This Certificate of Analysis contains analytical data applicable to the following samples as submitted:

Paracel ID	Client ID
1704137-01	200-BS-01A
1704137-02	200-BS-01B
1704137-03	200-BS-01C
1704137-04	200-BS-02A
1704137-05	200-BS-02B
1704137-06	200-BS-02C
1704137-07	200-BS-03A
1704137-08	200-BS-03B
1704137-09	200-BS-03C
1704137-10	200-BS-04A
1704137-11	200-BS-04B
1704137-12	200-BS-04C
1704137-13	200-BS-05A
1704137-14	200-BS-05B
1704137-15	200-BS-05C
1704137-16	200-BS-06A
1704137-17	200-BS-06B
1704137-18	200-BS-06C
1704137-19	200-BS-07A
1704137-20	200-BS-07B
1704137-21	200-BS-07C
1704137-22	200-BS-08A
1704137-23	200-BS-08B
1704137-24	200-BS-08C
1704137-25	200-BS-08D
1704137-26	200-BS-08E

Approved By:



Emma Diaz
Senior Analyst

Any use of these results implies your agreement that our total liability in connection with this work, however arising, shall be limited to the amount paid by you for this work, and that our employees or agents shall not under any circumstances be liable to you in connection with this work.

Certificate of Analysis

Client: **Stantec Consulting Ltd. (Ottawa)**

Client PO: **122150275 - 200 Bridge St**

Report Date: 26-Jan-2017

Order Date: 23-Jan-2017

Project Description: **122150275**

1704137-27	200-BS-08F
1704137-28	200-BS-08G
1704137-29	200-BS-09A
1704137-30	200-BS-09B
1704137-31	200-BS-09C
1704137-32	200-BS-09D
1704137-33	200-BS-09E
1704137-34	200-BS-09F
1704137-35	200-BS-09G
1704137-36	200-BS-10A
1704137-37	200-BS-10B
1704137-38	200-BS-10C
1704137-39	200-BS-11A
1704137-40	200-BS-11B
1704137-41	200-BS-11C
1704137-42	200-BS-11D
1704137-43	200-BS-11E
1704137-44	200-BS-11F
1704137-45	200-BS-11G
1704137-46	200-BS-12A
1704137-47	200-BS-12B
1704137-48	200-BS-12C
1704137-49	200-BS-13A
1704137-50	200-BS-13B
1704137-51	200-BS-13C

Certificate of Analysis

Report Date: 26-Jan-2017

Client: Stantec Consulting Ltd. (Ottawa)

Order Date: 23-Jan-2017

Client PO: 122150275 - 200 Bridge St

Project Description: 122150275

Asbestos, PLM Visual Estimation **MDL - 0.5%**

Parcel I.D.	Sample Date	Layers Analyzed	Colour	Description	Asbestos Detected:	Material Identification	% Content
1704137-01	18-Jan-17	sample homogenized	Brown	Caulking	No	Client ID: 200-BS-01A [AS-PRE] Non-Fibers	100
1704137-02	18-Jan-17	sample homogenized	Brown	Caulking	No	Client ID: 200-BS-01B [AS-PRE] Non-Fibers	100
1704137-03	18-Jan-17	sample homogenized	Brown	Caulking	No	Client ID: 200-BS-01C [AS-PRE] Non-Fibers	100
1704137-04	18-Jan-17	sample homogenized	White	Caulking	No	Client ID: 200-BS-02A [AS-PRE] Non-Fibers Other fibers	99 1
1704137-05	18-Jan-17	sample homogenized	White	Caulking	No	Client ID: 200-BS-02B [AS-PRE] Non-Fibers Other fibers	99 1
1704137-06	18-Jan-17	sample homogenized	White	Caulking	No	Client ID: 200-BS-02C [AS-PRE] Non-Fibers Other fibers	99 1
1704137-07	18-Jan-17	sample homogenized	White	Caulking	No	Client ID: 200-BS-03A [AS-PRE] Non-Fibers	100
1704137-08	18-Jan-17	sample homogenized	White	Caulking	No	Client ID: 200-BS-03B [AS-PRE] Non-Fibers	100
1704137-09	18-Jan-17	sample homogenized	White	Caulking	No	Client ID: 200-BS-03C [AS-PRE] Non-Fibers	100
1704137-10	18-Jan-17	sample homogenized	Pink	Vinyl Floor Tile	No	Client ID: 200-BS-04A [AS-PRE] Non-Fibers	100
1704137-11	18-Jan-17	sample homogenized	Pink	Vinyl Floor Tile	No	Client ID: 200-BS-04B [AS-PRE] Non-Fibers	100
1704137-12	18-Jan-17	sample homogenized	Pink	Vinyl Floor Tile	No	Client ID: 200-BS-04C [AS-PRE] Non-Fibers	100
1704137-13	18-Jan-17	sample homogenized	Black	Mastic	No	Client ID: 200-BS-05A [AS-PRE] Non-Fibers	100
1704137-14	18-Jan-17	sample homogenized	Black	Mastic	Yes	Client ID: 200-BS-05B [AS-PRE] [ASTrc] Chrysotile Non-Fibers	<MDL 100
1704137-15	18-Jan-17	sample homogenized	Black	Mastic	Yes	Client ID: 200-BS-05C [AS-PRE] Chrysotile Non-Fibers	0.95 99.05

Certificate of Analysis

Report Date: 26-Jan-2017

Client: Stantec Consulting Ltd. (Ottawa)

Order Date: 23-Jan-2017

Client PO: 122150275 - 200 Bridge St

Project Description: 122150275

Asbestos, PLM Visual Estimation **MDL - 0.5%**

Parcel I.D.	Sample Date	Layers Analyzed	Colour	Description	Asbestos Detected:	Material Identification	% Content
1704137-16	18-Jan-17	sample homogenized	Beige	Ceiling Tile	No	Client ID: 200-BS-06A [AS-PRE] Cellulose	60
						MMVF	20
						Non-Fibers	20
1704137-17	18-Jan-17	sample homogenized	Beige	Ceiling Tile	No	Client ID: 200-BS-06B [AS-PRE] Cellulose	60
						MMVF	20
						Non-Fibers	20
1704137-18	18-Jan-17	sample homogenized	Beige	Ceiling Tile	No	Client ID: 200-BS-06C [AS-PRE] Cellulose	60
						MMVF	20
						Non-Fibers	20
1704137-19	18-Jan-17	sample homogenized	Beige	Vinyl Floor Tile	Yes	Client ID: 200-BS-07A [AS-PRE] Chrysotile	2.41
						Non-Fibers	97.59
1704137-20	18-Jan-17					Client ID: 200-BS-07B not analyzed	
1704137-21	18-Jan-17					Client ID: 200-BS-07C not analyzed	
1704137-22	18-Jan-17	sample homogenized	White	Texture Coat	No	Client ID: 200-BS-08A Non-Fibers	100
1704137-23	18-Jan-17	sample homogenized	White	Texture Coat	Yes	Client ID: 200-BS-08B Chrysotile	1
						Non-Fibers	99
1704137-24	18-Jan-17					Client ID: 200-BS-08C not analyzed	
1704137-25	18-Jan-17					Client ID: 200-BS-08D not analyzed	
1704137-26	18-Jan-17					Client ID: 200-BS-08E not analyzed	
1704137-27	18-Jan-17					Client ID: 200-BS-08F not analyzed	
1704137-28	18-Jan-17					Client ID: 200-BS-08G not analyzed	

Certificate of Analysis
 Client: **Stantec Consulting Ltd. (Ottawa)**
 Client PO: **122150275 - 200 Bridge St**

Report Date: 26-Jan-2017
 Order Date: 23-Jan-2017
 Project Description: **122150275**

Asbestos, PLM Visual Estimation **MDL - 0.5%**

Parcel I.D.	Sample Date	Layers Analyzed	Colour	Description	Asbestos Detected:	Material Identification	% Content
1704137-29	18-Jan-17	sample homogenized	Beige	Drywall Joint Compound	Yes	Client ID: 200-BS-09A Chrysotile	1
						Non-Fibers	99
1704137-30	18-Jan-17					Client ID: 200-BS-09B not analyzed	
1704137-31	18-Jan-17					Client ID: 200-BS-09C not analyzed	
1704137-32	18-Jan-17					Client ID: 200-BS-09D not analyzed	
1704137-33	18-Jan-17					Client ID: 200-BS-09E not analyzed	
1704137-34	18-Jan-17					Client ID: 200-BS-09F not analyzed	
1704137-35	18-Jan-17					Client ID: 200-BS-09G not analyzed	
1704137-36	18-Jan-17	sample homogenized	Grey	Paper	No	Client ID: 200-BS-10A <small>[AS-PRE]</small> Cellulose	85
						MMVF	0.61
						Non-Fibers	14.39
1704137-37	18-Jan-17	sample homogenized	Grey	Paper	No	Client ID: 200-BS-10B <small>[AS-PRE]</small> Cellulose	85
						MMVF	0.62
						Non-Fibers	14.38
1704137-38	18-Jan-17	sample homogenized	Grey	Paper	No	Client ID: 200-BS-10C <small>[AS-PRE]</small> Cellulose	85
						MMVF	0.6
						Non-Fibers	14.4
1704137-39	18-Jan-17	sample homogenized	White	Texture Coat	Yes	Client ID: 200-BS-11A Chrysotile	1
						Non-Fibers	99
1704137-40	18-Jan-17					Client ID: 200-BS-11B not analyzed	
1704137-41	18-Jan-17					Client ID: 200-BS-11C not analyzed	

Certificate of Analysis
 Client: **Stantec Consulting Ltd. (Ottawa)**
 Client PO: **122150275 - 200 Bridge St**

Report Date: 26-Jan-2017
 Order Date: 23-Jan-2017
 Project Description: **122150275**

Asbestos, PLM Visual Estimation **MDL - 0.5%**

Paracel I.D.	Sample Date	Layers Analyzed	Colour	Description	Asbestos Detected:	Material Identification	% Content
1704137-42	18-Jan-17					Client ID: 200-BS-11D not analyzed	
1704137-43	18-Jan-17					Client ID: 200-BS-11E not analyzed	
1704137-44	18-Jan-17					Client ID: 200-BS-11F not analyzed	
1704137-45	18-Jan-17					Client ID: 200-BS-11G not analyzed	
1704137-46	18-Jan-17	sample homogenized	Blue	Vinyl Sheet Flooring	No	Client ID: 200-BS-12A Non-Fibers	[AS-PRE] 100
1704137-47	18-Jan-17	sample homogenized	Blue	Vinyl Sheet Flooring	No	Client ID: 200-BS-12B Non-Fibers	[AS-PRE] 100
1704137-48	18-Jan-17	sample homogenized	Blue	Vinyl Sheet Flooring	No	Client ID: 200-BS-12C Non-Fibers	[AS-PRE] 100
1704137-49	18-Jan-17	sample homogenized	White	Texture Coat	Yes	Client ID: 200-BS-13A Chrysotile Non-Fibers	1 99
1704137-50	18-Jan-17					Client ID: 200-BS-13B not analyzed	
1704137-51	18-Jan-17					Client ID: 200-BS-13C not analyzed	

* MMVF: Man Made Vitreous Fibers: Fiberglass, Mineral Wool, Rockwool, Glasswool

** Analytes in bold indicate asbestos mineral content.

Analysis Summary Table

Analysis	Method Reference/Description	Lab Location	NVLAP Lab Code *	Analysis Date
Asbestos, PLM Visual Estimation	by EPA 600/R-93/116	1 - Mississauga	200863-0	26-Jan-17

* Reference to the NVLAP term does not permit the user of this report to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government.

Certificate of Analysis

Client: Stantec Consulting Ltd. (Ottawa)

Client PO: 122150275 - 200 Bridge St

Report Date: 26-Jan-2017

Order Date: 23-Jan-2017

Project Description: 122150275

Qualifier Notes

Sample Qualifiers :

AS-PRE: Due to the difficult nature of the bulk sample (interfering fibers/binders), additional NOB preparation was required prior to analysis

ASTrc: Trace asbestos was observed below the noted detection limit but could not be accurately quantified.

Work Order Revisions / Comments

None

ASBESTOS BUILDING MATERIALS ASSESSMENT

Appendix C
Summary of Occurrences of Asbestos-Containing Materials
February 16, 2017

Appendix C
Summary of Occurrences of Asbestos-Containing Materials

Summary of Occurrences of Asbestos-Containing Materials

Level	Room	Specific Location	ACM Location	ACM Type	Estimated Quantity	Sample Number	Original Sample?	Asbestos Content	Friable? Visible?	Access.	ACM Condition	Comments/ Notes
1	Corridors	Walls, Ceiling and Bulkhead	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	100 sq.m	Ref: 200-BS-09A	No	1% Chrysotile	No Yes	A	good	ACM
1	Corridors	Doors	Doors	Fire Rated Doors	NQ	NS	No	PACM	No Yes	A	good (PACM)	PACM
1	Custodian Closet	Ceiling	Ceiling	Stucco - Light Density Pattern	10 sq.m	Ref: 200-BS-08B	No	1% Chrysotile	Yes Yes	C	good	ACM
1	Custodian Closet	Floor	Floor	12"x12" Vinyl Floor Tiles - Beige with Black Dots	10 sq.m	200-BS-07A	Yes	2.41% Chrysotile	No Yes	A	good	ACM
1	Custodian Closet	Walls, Ceiling and Bulkhead	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	20 sq.m	Ref: 200-BS-09A	No	1% Chrysotile	No Yes	A	good	ACM
1	Custodian Closet	Floor	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Black Dots	10 sq.m	200-BS-05C	Yes	0.95% Chrysotile	No No	D	poor	1 SQ.M EXPOSED
1	Custodian Office	Mechanical Room	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	50 sq.m	Ref: 200-BS-09A	No	1% Chrysotile	No Yes	A	good	ACM
1	Custodian Office	Walls, Ceiling and Bulkhead	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	50 sq.m	Ref: 200-BS-09A	No	1% Chrysotile	No Yes	A	good	ACM
1	Custodian Office	Ceiling	Ceiling	Stucco - Light Density Pattern	50 sq.m	200-BS-08B	Yes	1% Chrysotile	Yes Yes	C	good	ACM
1	Garage Room	Walls, Ceiling and Bulkhead	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	50 sq.m	Ref: 200-BS-09A	No	1% Chrysotile	No Yes	A	good	ACM

Accessibility Classification

- A - Areas of the building within reach (from floor level) of all building users
- B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
- C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
- D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility

- Yes - Suspect material is visible without opening hatches or lifting ceiling files
- No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

* Based on a non-intrusive inspection of visible surfaces within the room space.

- Notes:**
- ACM - asbestos-containing material
 - PACM - presumed asbestos-containing material
 - Access. - accessibility
 - nq - not quantified
 - na - not applicable
 - ns - not sampled
 - ref - reference sample
 - F - friable
 - NF - non friable
 - RCA - recommend corrective action
 - BS - bulk sample

Summary of Occurrences of Asbestos-Containing Materials

Level	Room	Specific Location	ACM Location	ACM Type	Estimated Quantity	Sample Number	Original Sample?	Asbestos Content	Friable? Visible?	Access.	ACM Condition	Comments/ Notes
1	Garbage Room	Walls, Ceiling and Bulkhead	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	75 sq.m	Ref: 200-BS-09A	No	1% Chrysotile	No Yes	A	good	ACM
1	Garbage Room	Ceiling	Ceiling	Stucco - Light Density Pattern	20 sq.m	Ref: 200-BS-08B	No	1% Chrysotile	Yes Yes	C	good	ACM
1	Laundry Room	Walls, Ceiling and Bulkhead	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	50 sq.m	Ref: 200-BS-09A	No	1% Chrysotile	No Yes	A	good	ACM
1	Laundry Room	Ceiling and Under Stairs	Ceiling and Under Stairs	Stucco - Medium Density Pattern	15 sq.m	Ref: 200-BS-13A	No	1% Chrysotile	Yes Yes	A	good	ACM
1	Lobby	Walls and Floor	Walls and Floor	Ceramic Tile Grout and Mortar / Adhesive	40 sq.m	NS	No	PACM	No Yes	A	good (PACM)	OBSERVED ON FLOOR
1	Lobby	Walls, Ceiling and Bulkhead	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	75 sq.m	Ref: 200-BS-09A	No	1% Chrysotile	No Yes	A	good	ACM
1	Lounge Room	Walls, Ceiling and Bulkhead	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	75 sq.m	Ref: 200-BS-09A	No	1% Chrysotile	No Yes	A	good	ACM
1	Main Entrance	Walls and Floor	Walls and Floor	Ceramic Tile Grout and Mortar / Adhesive	10 sq.m	NS	No	PACM	No Yes	A	good (PACM)	OBSERVED ON FLOOR
1	Main Entrance	Ceiling and Under Stairs	Ceiling and Under Stairs	Stucco - Medium Density Pattern	10 sq.m	Ref: 200-BS-13A	No	1% Chrysotile	Yes Yes	A	good	ACM
1	Main Entrance	Walls, Ceiling and Bulkhead	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	20 sq.m	Ref: 200-BS-09A	No	1% Chrysotile	No Yes	A	good	ACM

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Summary of Occurrences of Asbestos-Containing Materials

Level	Room	Specific Location	ACM Location	ACM Type	Estimated Quantity	Sample Number	Original Sample?	Asbestos Content	Friable? Visible?	Access.	ACM Condition	Comments/ Notes
1	Stairs	Ceiling and Under Stairs	Ceiling and Under Stairs	Stucco - Medium Density Pattern	25 sq.m	200-BS-13A	Yes	1% Chrysotile	Yes Yes	A	good	ACM
1	Stairs	Walls, Ceiling and Bulkhead	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	50 sq.m	200-BS-09A	Yes	1% Chrysotile	No Yes	A	good	ACM
1	Stairs	Doors	Doors	Fire Rated Doors	NQ	NS	No	PACM	No Yes	A	good (PACM)	PACM
1	Unit 106	Hallway, Bedroom, Closets, Living Room and Kitchen	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Black Dots	55 sq.m	Ref: 200-BS-05C	No	0.95% Chrysotile	No No	D	unknown	ACM
1	Unit 106	Washroom	Walls and Floor	Ceramic Tile Grout and Mortar / Adhesive	5 sq.m	NS	No	PACM	No Yes	A	good (PACM)	OBSERVED ON WALLS
1	Unit 106	Hallway, Bedroom, Closets, Living Room and Kitchen	Floor	12"x12" Vinyl Floor Tiles - Beige with Black Dots	55 sq.m	Ref: 200-BS-07A	No	2.41% Chrysotile	No Yes	A	good	ACM
1	Unit 106	Hallway, Closets, Living Room and Bedroom	Ceiling	Stucco - Light Density Pattern	50 sq.m	Ref: 200-BS-08B	No	1% Chrysotile	Yes Yes	C	good	ACM

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Summary of Occurrences of Asbestos-Containing Materials

Level	Room	Specific Location	ACM Location	ACM Type	Estimated Quantity	Sample Number	Original Sample?	Asbestos Content	Friable? Visible?	Access.	ACM Condition	Comments/ Notes
1	Unit 106	Hallway, Bedroom, Closets, Washroom, Living Room and Kitchen	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	155 sq.m	Ref: 200-BS-09A	No	1% Chrysotile	No Yes	A	good	ACM
1	Unit 111	Washroom	Walls and Floor	Ceramic Tile Grout and Mortar / Adhesive	5 sq.m	NS	No	PACM	No Yes	A	good (PACM)	OBSERVED ON WALLS
1	Unit 111	Hallway, Bedroom, Closets, Washroom, Living Room and Kitchen	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	155 sq.m	Ref: 200-BS-09A	No	1% Chrysotile	No Yes	A	good	ACM
1	Unit 111	Hallway, Closets, Living Room and Bedroom	Ceiling	Stucco - Light Density Pattern	50 sq.m	Ref: 200-BS-08B	No	1% Chrysotile	Yes Yes	C	good	ACM
1	Unit 111	Hallway, Bedroom, Closets, Living Room and Kitchen	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Black Dots	55 sq.m	Ref: 200-BS-05C	No	0.95% Chrysotile	No No	D	unknown	ACM
1	Unit 111	Hallway, Bedroom, Closets, Living Room and Kitchen	Floor	12"x12" Vinyl Floor Tiles - Beige with Black Dots	55 sq.m	Ref: 200-BS-07A	No	2.41% Chrysotile	No Yes	A	good	ACM

Accessibility Classification

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Summary of Occurrences of Asbestos-Containing Materials

Level	Room	Specific Location	ACM Location	ACM Type	Estimated Quantity	Sample Number	Original Sample?	Asbestos Content	Friable? Visible?	Access.	ACM Condition	Comments/ Notes
1-2	Units Not Assessed	Walls, Ceiling and Bulkhead	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	NQ	Ref: 200-BS-09A	No	1% Chrysotile	No No	B	unknown	ACM
1-2	Units Not Assessed	Ceiling	Ceiling	Stucco - Rough Pattern	NQ	Ref: 200-BS-11A	No	1% Chrysotile	Yes Yes	B	unknown	ACM
1-2	Units Not Assessed	Ceiling	Ceiling	Stucco - Light Density Pattern	NQ	Ref: 200-BS-08B	No	1% Chrysotile	Yes No	B	unknown	ACM
2	Corridors	Ceiling	Ceiling	Stucco - Rough Pattern	75 sq.m	Ref: 200-BS-11A	No	1% Chrysotile	Yes Yes	C	good	ACM
2	Corridors	Doors	Doors	Fire Rated Doors	NQ	NS	No	PACM	No Yes	A	good (PACM)	PACM
2	Corridors	Walls, Ceiling and Bulkhead	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	100 sq.m	Ref: 200-BS-09A	No	1% Chrysotile	No Yes	A	good	ACM
2	Stairs	Ceiling and Under Stairs	Ceiling and Under Stairs	Stucco - Medium Density Pattern	25 sq.m	Ref: 200-BS-13A	No	1% Chrysotile	Yes Yes	A	good	ACM
2	Stairs	Walls, Ceiling and Bulkhead	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	50 sq.m	Ref: 200-BS-09A	No	1% Chrysotile	No Yes	A	good	ACM
2	Stairs	Doors	Doors	Fire Rated Doors	NQ	NS	No	PACM	No Yes	A	good (PACM)	PACM
2	Unit 212	Hallway, Closets, Living Room, Bedroom	Ceiling	Stucco - Rough Pattern	50 sq.m	Ref: 200-BS-11A	No	1% Chrysotile	Yes Yes	C	good	ACM

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 - ref - reference sample
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Summary of Occurrences of Asbestos-Containing Materials

Level	Room	Specific Location	ACM Location	ACM Type	Estimated Quantity	Sample Number	Original Sample?	Asbestos Content	Friable? Visible?	Access.	ACM Condition	Comments/ Notes
2	Unit 212	Washroom	Walls and Floor	Ceramic Tile Grout and Mortar / Adhesive	5 sq.m	NS	No	PACM	No Yes	A	good (PACM)	OBSERVED ON WALLS
2	Unit 212	Hallway, Bedroom, Closets, Washroom, Living Room and Kitchen	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	155 sq.m	Ref: 200-BS-09A	No	1% Chrysotile	No Yes	A	good	ACM
2	Unit 216	Hallway, Closets, Living Room, Bedroom	Ceiling	Stucco - Rough Pattern	50 sq.m	200-BS-11A	Yes	1% Chrysotile	Yes Yes	C	good	ACM
2	Unit 216	Hallway, Bedroom, Closets, Washroom, Living Room and Kitchen	Walls, Ceiling and Bulkhead	Drywall Joint-Fill Compound	155 sq.m	Ref: 200-BS-09A	No	1% Chrysotile	No Yes	A	good	ACM
2	Unit 216	Washroom	Walls and Floor	Ceramic Tile Grout and Mortar / Adhesive	5 sq.m	NS	No	PACM	No Yes	A	good (PACM)	OBSERVED ON WALLS
Crawlspace	Crawlspace	Walls	Walls	Cement Pipe	6 m (6 pipes)	NS	No	PACM	No Yes	B	good (PACM)	<1 M VISIBLE OF EACH PIPE. PIPES RUNNING THROUGH THE CEMENT WALLS OUTSIDE OF THE BUILDING.

Accessibility Classification

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- B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
- C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
- D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

Visibility

- Yes - Suspect material is visible without opening hatches or lifting ceiling files
- No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

* Based on a non-intrusive inspection of visible surfaces within the room space.

- Notes:
- ACM - asbestos-containing material
 - PACM - presumed asbestos-containing material
 - Access. - accessibility
 - nq - not quantified
 - na - not applicable
 - ns - not sampled
 - ref - reference sample
 - F - friable
 - NF - non friable
 - RCA - recommend corrective action
 - BS - bulk sample

Summary of Occurrences of Asbestos-Containing Materials

Level	Room	Specific Location	ACM Location	ACM Type	Estimated Quantity	Sample Number	Original Sample?	Asbestos Content	Friable?	Visible?	Access.	ACM Condition	Comments/ Notes
Exterior	Exterior	Lounge	Door	Exterior Caulking - yellow	5 m	NS	No	PACM	No	Yes	A	good (PACM)	WIRING RUNNING OVER THE CAULKING
Exterior	Exterior	Walls	Walls	Brick Mortar	NQ	NS	No	PACM	No	Yes	A	good (PACM)	PACM
Exterior	Lounge Room	Joint	Joint	Exterior Caulking - Brown	8 m	NS	No	PACM	No	Yes	A	good (PACM)	OBSERVED AROUND THE JOINT OF THE EXTERIOR WALLS AROUND THE WINDOW
Roof	Roof	Roofing	Roofing	Roof Caulking	NQ	NS	No	PACM	No	Yes	C	unknown (PACM)	PACM
Roof	Roof	Roofing	Roofing	Roofing Materials	NQ	NS	No	PACM	No	Yes	C	unknown (PACM)	PACM

Accessibility Classification

- A - Areas of the building within reach (from floor level) of all building users
- B - Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder
- C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
- D - Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall, or equipment, etc., is required to reach the asbestos

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ASBESTOS BUILDING MATERIALS ASSESSMENT

Appendix D
Selected Site Photographs
February 16, 2017

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Selected Site Photographs

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Photo 1: Asbestos-containing 12" x 12" vinyl floor tiles beige with black dots (2.41% Chrysotile) and associated mastic (0.95% Chrysotile) observed in the custodian's closet. The mastic was exposed at the right corner.



Photo 2: Asbestos-containing stucco - rough pattern (1% Chrysotile) on ceiling in the living room of unit 212.



Photo 3: Asbestos-containing stucco - medium rough pattern (1% Chrysotile) on the ceiling in the 1st floor south stairwell.



Photo 4: Asbestos-containing drywall joint-fill compound (1% Chrysotile) on the walls and ceiling in the garage.

ASBESTOS BUILDING MATERIALS ASSESSMENT

Appendix D
Selected Site Photographs
February 16, 2017



Photo 5: Presumed asbestos-containing cement pipe in the crawlspace.



Photo 6: Presumed asbestos-containing brick mortar on exterior walls.



Photo 7: Presumed asbestos-containing ceramic tile grout and mortar/adhesive at the lobby and main entrance.



Photo 8: Presumed asbestos-containing exterior caulking – brown on the joint of the walls around the window of the lounge room.