

Asbestos Building Materials Assessment

Multi-Unit Residential Building
201-203 Prescott Street
Kemptville ON



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

Prepared by:
Stantec Consulting Ltd.
400-1331 Clyde Avenue
Ottawa ON K2C 3G4

Project No.: 122150275

February 17, 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 201-203 Prescott 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 Leroy Sadhankar on January 30, 2017.

Based on the visual assessment and laboratory analysis, ACMs were identified to be non-asbestos containing.

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

- Ceramic tile grout and mortar/adhesive (203 Prescott);
- Brick mortar (201 Prescott);
- Exterior window caulking – grey (201 Prescott);
- Exterior door caulking – white (201 Prescott);
- Exterior window caulking – grey (203 Prescott); and,
- Exterior door caulking – white (203 Prescott).

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 PACMs.

ASBESTOS BUILDING MATERIALS ASSESSMENT

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.

ASBESTOS BUILDING MATERIALS ASSESSMENT

February 17, 2017

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 201-203 Prescott 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* (OHSА). 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 OHSА. The site work was conducted by Leroy Sadhankar on January 30, 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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February 17, 2017

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:

- 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 the roof caulking and roofing materials were reported by Leeds Grenville to have been metal sheets (201 Prescott) and rubber membranes (203 Prescott); as such, these materials are not suspected to contain asbestos.

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

- 201 Prescott Street, unit 6;
- 203 Prescott Street, unit 2;
- Common areas (basement, stairs, corridors, book store and barber shop);
- Mechanical (electrical room); and,
- Exterior.

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

- Roof (no access); and,
- Addition with blue siding behind 201 Prescott Street (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 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.

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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 Paracel Laboratories Ltd. (Paracel) 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. Paracel 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 201-203 Prescott Street consists of a two (2) level building with a basement. The typical structural components and finishes associated with this building consist of brick exterior walls, various types of flooring including ceramic tiles, cement, hardwood and vinyl sheet flooring and interior concrete block, drywall and plaster walls with drywall, plaster and stucco 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 suspected to be asbestos-containing were identified by laboratory analysis to be non-asbestos-containing.

5.2 NON-FRIABLE ASBESTOS-CONTAINING MATERIALS

Non-friable building materials suspected to be asbestos-containing were identified by laboratory analysis to be non-asbestos-containing.

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5.3 PRESUMED ASBESTOS-CONTAINING MATERIALS

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

- Ceramic tile grout and mortar/adhesive (203 Prescott);
- Brick mortar (201 Prescott);
- Exterior window caulking – grey (201 Prescott);
- Exterior door caulking – white (201 Prescott);
- Exterior window caulking – grey (203 Prescott); and,
- Exterior door caulking – white (203 Prescott).

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 the roof caulking and roofing materials were reported by Leeds Grenville to have been metal sheets (201 Prescott) and rubber membranes (203 Prescott); as such, these materials are not suspected to contain asbestos.

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

Various walls of the subject building were comprised of masonry (concrete) blocks. Asbestos-contaminated vermiculite was historically used as insulating material in masonry block or brick walls. To assess for this potential ACM, destructive sampling is required, which was not conducted as part of this assessment. Although various holes, breaches and cracks were observed and no vermiculite was present, the presence of this potential ACM cannot be ruled out without destructive testing.

6.0 RECOMMENDATIONS

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

- 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;

ASBESTOS BUILDING MATERIALS ASSESSMENT

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- 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;
- If masonry block walls are to be impacted by renovation and/or demolition work, and these walls have not been checked for the presence of vermiculite insulation, intrusive assessments for vermiculite should be undertaken prior to planned renovation and/or demolition work. If vermiculite insulation is suspected to be present, this material should be treated as an ACM until testing can show otherwise; 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.

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.

ASBESTOS BUILDING MATERIALS ASSESSMENT

February 17, 2017

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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ASBESTOS BUILDING MATERIALS ASSESSMENT

Appendix A
Summary of Results for Analysis of
Bulk Samples for Asbestos Content
February 17, 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
201-BS-01A	201 Prescott - Basement, Interior Wall	Mortar	None Detected	PLM
201-BS-01B	201 Prescott - Basement, Interior Wall	Mortar	None Detected	PLM
201-BS-01C	201 Prescott - Basement, Interior Wall	Mortar	None Detected	PLM
201-BS-01D	201 Prescott - Basement, Interior Wall	Mortar	None Detected	PLM
201-BS-01E	201 Prescott - Basement, Interior Wall	Mortar	None Detected	PLM
201-BS-02A	201 Prescott - Unit 6 Hallway, Ceiling	Stucco	None Detected	PLM
201-BS-02B	201 Prescott - Unit 6 Living Room, Ceiling	Stucco	None Detected	PLM
201-BS-02C	201 Prescott - Unit 6 Living Room, Ceiling	Stucco	None Detected	PLM
201-BS-03A	201 Prescott - Unit 6 Bedroom, Wall	Plaster	None Detected	PLM
201-BS-03B	201 Prescott - Unit 6 Bedroom, Wall	Plaster	None Detected	PLM
201-BS-03C	201 Prescott - Unit 6 Living Room, Wall	Plaster	None Detected	PLM
201-BS-03D	201 Prescott - Unit 6 Living Room, Wall	Plaster	None Detected	PLM
201-BS-03E	201 Prescott - Unit 6 Living Room, Wall	Plaster	None Detected	PLM
201-BS-04A-BEIGE TOP LAYER	201 Prescott - Unit 6 Kitchen	Paper Backing Associated with Vinyl Sheet Flooring	None Detected	PLM
201-BS-04A-BLACK BOTTOM LAYER	201 Prescott - Unit 6 Kitchen	Paper Backing Associated with Vinyl Sheet Flooring	None Detected	PLM
201-BS-04B-BEIGE TOP LAYER	201 Prescott - Unit 6 Kitchen	Paper Backing Associated with Vinyl Sheet Flooring	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
201-BS-04B- BLACK BOTTOM LAYER	201 Prescott - Unit 6 Kitchen	Paper Backing Associated with Vinyl Sheet Flooring	None Detected	PLM
201-BS-04C- BEIGE TOP LAYER	201 Prescott - Unit 6 Kitchen	Paper Backing Associated with Vinyl Sheet Flooring	None Detected	PLM
201-BS-04C- BLACK BOTTOM LAYER	201 Prescott - Unit 6 Kitchen	Paper Backing Associated with Vinyl Sheet Flooring	None Detected	PLM
203-BS-01A	203 Prescott - Basement, Storage Room	Drywall Joint-Fill Compound	None Detected	PLM
203-BS-01B	203 Prescott - Basement, Office	Drywall Joint-Fill Compound	None Detected	PLM
203-BS-01C	203 Prescott - Basement, Storage Room	Drywall Joint-Fill Compound	None Detected	PLM
203-BS-02A	203 Prescott - Unit 2, Master Bedroom Wall	Drywall Joint-Fill Compound	None Detected	PLM
203-BS-02B	203 Prescott - Unit 2, Master Bedroom Wall	Drywall Joint-Fill Compound	None Detected	PLM
203-BS-02C	203 Prescott - Unit 2, Kitchen Wall	Drywall Joint-Fill Compound	None Detected	PLM
203-BS-02D	203 Prescott - Unit 2, Kitchen Wall	Drywall Joint-Fill Compound	None Detected	PLM
203-BS-02E	203 Prescott - Unit 2, Living Room Wall	Drywall Joint-Fill Compound	None Detected	PLM
203-BS-03A- PAPER	203 Prescott - Unit 2, Dining Room Ceiling	Paper Associated with Stucco	<0.5% Chrysotile	PLM
203-BS-03A- STUCCO	203 Prescott - Unit 2, Dining Room Ceiling	Stucco	None Detected	PLM
203-BS-03B- PAPER	203 Prescott - Unit 2, Dining Room Ceiling	Paper Associated with Stucco	<0.5% Chrysotile	PLM
203-BS-03B- STUCCO	203 Prescott - Unit 2, Dining Room Ceiling	Stucco	None Detected	PLM
203-BS-03C- PAPER	203 Prescott - Unit 2, Dining Room Ceiling	Paper Associated with Stucco	<0.5% Chrysotile	PLM

Summary of Bulk Sample Analysis for Asbestos Type and Content

Sample Number	Sampling Location	Description of Sampled Material	Asbestos Type and Content	Analysis
203-BS-03C-STUCCO	203 Prescott - Unit 2, Dining Room Ceiling	Stucco	None Detected	PLM
203-BS-04A-GREY	203 Prescott - Unit 2, Bathroom Wall	Plaster	None Detected	PLM
203-BS-04A-WHITE	203 Prescott - Unit 2, Bathroom Wall	Plaster	None Detected	PLM
203-BS-04B-GREY	203 Prescott - Unit 2, Kitchen Wall	Plaster	None Detected	PLM
203-BS-04B-WHITE	203 Prescott - Unit 2, Kitchen Wall	Plaster	None Detected	PLM
203-BS-04C-GREY	203 Prescott - Unit 2, Bathroom Wall	Plaster	None Detected	PLM
203-BS-04C-WHITE	203 Prescott - Unit 2, Bathroom Wall	Plaster	None Detected	PLM

ASBESTOS BUILDING MATERIALS ASSESSMENT

Appendix B
Laboratory Analytical Reports – Asbestos: Polarized Light Microscopy
February 17, 2017

Appendix B Laboratory Analytical Reports – Asbestos: Polarized Light Microscopy

Certificate of Analysis

Stantec Consulting Ltd. (Ottawa)

1331 Clyde Avenue Suite 400
Ottawa, ON K2C 3G4
Attn: Leroy Sadhankar

Client PO:
Project: 122150275.200
Custody:

Report Date: 6-Feb-2017
Order Date: 31-Jan-2017

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

Paracel ID	Client ID
1705234-01	201-BS-01A
1705234-02	201-BS-01B
1705234-03	201-BS-01C
1705234-04	201-BS-01D
1705234-05	201-BS-01E
1705234-06	201-BS-02A
1705234-07	201-BS-02B
1705234-08	201-BS-02C
1705234-09	201-BS-03A
1705234-10	201-BS-03B
1705234-11	201-BS-03C
1705234-12	201-BS-03D
1705234-13	201-BS-03E
1705234-14	201-BS-04A (Beige Top Layer)
1705234-15	201-BS-04B (Beige Top Layer)
1705234-16	201-BS-04C (Beige Top Layer)
1705234-17	201-BS-04A (Black Bottom Layer)
1705234-18	201-BS-04B (Black Bottom Layer)
1705234-19	201-BS-04C (Black Bottom Layer)

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

Report Date: 06-Feb-2017

Client: Stantec Consulting Ltd. (Ottawa)

Order Date: 31-Jan-2017

Client PO:

Project Description: 122150275.200

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

Parcel I.D.	Sample Date	Layers Analyzed	Colour	Description	Asbestos Detected:	Material Identification	% Content
1705234-01	30-Jan-17	sample homogenized	Grey	Mortar	No	Client ID: 201-BS-01A Non-Fibers	100
1705234-02	30-Jan-17	sample homogenized	Grey	Mortar	No	Client ID: 201-BS-01B Non-Fibers	100
1705234-03	30-Jan-17	sample homogenized	Grey	Mortar	No	Client ID: 201-BS-01C Non-Fibers	100
1705234-04	30-Jan-17	sample homogenized	Grey	Mortar	No	Client ID: 201-BS-01D Non-Fibers	100
1705234-05	30-Jan-17	sample homogenized	Grey	Mortar	No	Client ID: 201-BS-01E Non-Fibers	100
1705234-06	30-Jan-17	sample homogenized	White	Stipple	No	Client ID: 201-BS-02A Non-Fibers	100
1705234-07	30-Jan-17	sample homogenized	White	Stipple	No	Client ID: 201-BS-02B Non-Fibers	100
1705234-08	30-Jan-17	sample homogenized	White	Stipple	No	Client ID: 201-BS-02C Non-Fibers	100
1705234-09	30-Jan-17	sample homogenized	White/Brown	Drywall Joint Compound/Paint	No	Client ID: 201-BS-03A Non-Fibers	100 [ASLYR]
1705234-10	30-Jan-17	sample homogenized	White/Brown	Drywall Joint Compound/Paint	No	Client ID: 201-BS-03B Non-Fibers	100 [ASLYR]
1705234-11	30-Jan-17	sample homogenized	White/Brown	Drywall Joint Compound/Paint	No	Client ID: 201-BS-03C Non-Fibers	100
1705234-12	30-Jan-17	sample homogenized	White/Brown	Drywall Joint Compound/Paint	No	Client ID: 201-BS-03D Non-Fibers	100 [ASLYR]
1705234-13	30-Jan-17	sample homogenized	White/Brown	Drywall Joint Compound/Paint	No	Client ID: 201-BS-03E Non-Fibers	100 [ASLYR]
1705234-14	30-Jan-17	sample homogenized	Beige	Vinyl Floor Tile	No	Client ID: 201-BS-04A (Beige Top Layer) Non-Fibers	100 [AS-PRE]
1705234-15	30-Jan-17	sample homogenized	Beige	Vinyl Floor Tile	No	Client ID: 201-BS-04B (Beige Top Layer) Non-Fibers	100 [AS-PRE]
1705234-16	30-Jan-17	sample homogenized	Beige	Vinyl Floor Tile	No	Client ID: 201-BS-04C (Beige Top Layer) Non-Fibers	100 [AS-PRE]
1705234-17	30-Jan-17	sample homogenized	Black	Vinyl Floor Tile	No	Client ID: 201-BS-04A (Black Bottom Layer) Non-Fibers Other fibers	99 1 [AS-PRE]

Certificate of Analysis
 Client: **Stantec Consulting Ltd. (Ottawa)**
 Client PO:

Report Date: 06-Feb-2017
 Order Date: 31-Jan-2017
 Project Description: **122150275.200**

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

Parcel I.D.	Sample Date	Layers Analyzed	Colour	Description	Asbestos Detected:	Material Identification	% Content
1705234-18	30-Jan-17	sample homogenized	Black	Vinyl Floor Tile	No	Client ID: 201-BS-04B (Black Bottom Layer) [AS-PRE]	
						Non-Fibers	99
						Other fibers	1
1705234-19	30-Jan-17	sample homogenized	Black	Vinyl Floor Tile	No	Client ID: 201-BS-04C (Black Bottom Layer) [AS-PRE]	
						Non-Fibers	99
						Other fibers	1

Analysis Summary Table

Analysis	Method Reference/Description	Lab Location	NVLAP Lab Code *	Analysis Date
Asbestos, PLM Visual Estimation	by EPA 600/R-93/116	2 - Ottawa West Lab	200812-0	3-Feb-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.

Qualifier Notes

Sample Qualifiers :

- ASLYR: Layers were noted for this sample, however, the entire sample was homogenized per client request.
- AS-PRE: Due to the difficult nature of the bulk sample (interfering fibers/binders), additional NOB preparation was required prior to analysis

Work Order Revisions / Comments

None

Certificate of Analysis

Stantec Consulting Ltd. (Ottawa)

1331 Clyde Avenue Suite 400
Ottawa, ON K2C 3G4
Attn: Leroy Sadhankar

Client PO:

Project: 122150275.200

Custody:

Report Date: 6-Feb-2017

Order Date: 31-Jan-2017

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

Paracel ID	Client ID
1705237-01	203-BS-01A
1705237-02	203-BS-01B
1705237-03	203-BS-01C
1705237-04	203-BS-02A
1705237-05	203-BS-02B
1705237-06	203-BS-02C
1705237-07	203-BS-02D
1705237-08	203-BS-02E
1705237-09	203-BS-03A (Texture Coat)
1705237-10	203-BS-03B (Texture Coat)
1705237-11	203-BS-03C (Texture Coat)
1705237-12	203-BS-03A (Paper)
1705237-13	203-BS-03B (Paper)
1705237-14	203-BS-03C (Paper)
1705237-15	203-BS-04A (White Plaster)
1705237-16	203-BS-04B (White Plaster)
1705237-17	203-BS-04C (White Plaster)
1705237-18	203-BS-04A (Grey Plaster)
1705237-19	203-BS-04B (Grey Plaster)
1705237-20	203-BS-04C (Grey Plaster)

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:

Report Date: 06-Feb-2017
 Order Date: 31-Jan-2017
 Project Description: **122150275.200**

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

<i>Parcel I.D.</i>	<i>Sample Date</i>	<i>Layers Analyzed</i>	<i>Colour</i>	<i>Description</i>	<i>Asbestos Detected:</i>	<i>Material Identification</i>	<i>% Content</i>
1705237-01	30-Jan-17	sample homogenized	White	Drywall Joint Compound	No	Client ID: 203-BS-01A Non-Fibers	100
1705237-02	30-Jan-17	sample homogenized	White/Brown	Drywall Joint Compound/Paint	No	Client ID: 203-BS-01B [ASLYR] Non-Fibers	100
1705237-03	30-Jan-17	sample homogenized	White	Drywall Joint Compound	No	Client ID: 203-BS-01C Non-Fibers	100
1705237-04	30-Jan-17	sample homogenized	White/Pink	Drywall Joint Compound/Paint	No	Client ID: 203-BS-02A [ASLYR] Cellulose Non-Fibers	1 99
1705237-05	30-Jan-17	sample homogenized	White/Pink	Drywall Joint Compound/Paint	No	Client ID: 203-BS-02B [ASLYR] Cellulose Non-Fibers	1 99
1705237-06	30-Jan-17	sample homogenized	Grey/Blue	Drywall Joint Compound/Paint	No	Client ID: 203-BS-02C [ASLYR] Non-Fibers	100
1705237-07	30-Jan-17	sample homogenized	Grey/Blue	Drywall Joint Compound/Paint	No	Client ID: 203-BS-02D [ASLYR] Non-Fibers	100
1705237-08	30-Jan-17	sample homogenized	White/Pink	Drywall Joint Compound/Paint	No	Client ID: 203-BS-02E [ASLYR] Non-Fibers	100
1705237-09	30-Jan-17	sample homogenized	White	Stipple	No	Client ID: 203-BS-03A (Texture Coat) Non-Fibers	100
1705237-10	30-Jan-17	sample homogenized	White	Stipple	No	Client ID: 203-BS-03B (Texture Coat) Non-Fibers	100
1705237-11	30-Jan-17	sample homogenized	White	Stipple	No	Client ID: 203-BS-03C (Texture Coat) Non-Fibers	100
1705237-12	30-Jan-17	sample homogenized	Brown	Paper	Yes	Client ID: 203-BS-03A (Paper) [AS-PRE, AS-PT] [ASTrc] Chrysotile Cellulose Non-Fibers	<MDL 95 5
1705237-13	30-Jan-17	sample homogenized	Brown	Paper	Yes	Client ID: 203-BS-03B (Paper) [AS-PRE, AS-PT] [ASTrc] Chrysotile Cellulose Non-Fibers	<MDL 95 5

Certificate of Analysis

Report Date: 06-Feb-2017

Client: Stantec Consulting Ltd. (Ottawa)

Order Date: 31-Jan-2017

Client PO:

Project Description: 122150275.200

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

Paracel I.D.	Sample Date	Layers Analyzed	Colour	Description	Asbestos Detected:	Material Identification	% Content
1705237-14	30-Jan-17	sample homogenized	Brown	Paper	Yes	Client ID: 203-BS-03C (Paper) [ASTrc] Chrysotile Cellulose Non-Fibers	[AS-PRE, AS-PT] <MDL 95 5
1705237-15	30-Jan-17	sample homogenized	White	Plaster	No	Client ID: 203-BS-04A (White Plaster) Non-Fibers	100
1705237-16	30-Jan-17	sample homogenized	White	Plaster	No	Client ID: 203-BS-04B (White Plaster) Non-Fibers	100
1705237-17	30-Jan-17	sample homogenized	White	Plaster	No	Client ID: 203-BS-04C (White Plaster) Non-Fibers	100
1705237-18	30-Jan-17	sample homogenized	Grey	Plaster	No	Client ID: 203-BS-04A (Grey Plaster) Non-Fibers	100
1705237-19	30-Jan-17	sample homogenized	Grey	Plaster	No	Client ID: 203-BS-04B (Grey Plaster) Non-Fibers	100
1705237-20	30-Jan-17	sample homogenized	Grey	Plaster	No	Client ID: 203-BS-04C (Grey Plaster) Non-Fibers	100

**** 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	2 - Ottawa West Lab	200812-0	6-Feb-17

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Qualifier Notes

Sample Qualifiers :

- ASLYR: Layers were noted for this sample, however, the entire sample was homogenized per client request.
- AS-PRE: Due to the difficult nature of the bulk sample (interfering fibers/binders), additional NOB preparation was required prior to analysis
- AS-PT: Asbestos quantitation by PLM Point Count method.
- ASTrc: Trace asbestos was observed below the noted detection limit but could not be accurately quantified.

Certificate of Analysis

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

Client PO:

Report Date: 06-Feb-2017

Order Date: 31-Jan-2017

Project Description: **122150275.200**

Work Order Revisions / Comments

None

ASBESTOS BUILDING MATERIALS ASSESSMENT

Appendix C
Summary of Occurrences of Asbestos-Containing Materials
February 17, 2017

Appendix C
Summary of Occurrences of Asbestos-Containing Materials

Summary of Occurrences of Asbestos-Containing Materials

Level	Building	Specific Location	ACM Location	ACM Type	Estimated Quantity	Sample Number	Original Sample?	Asbestos Content	Friable? Visible?	Access.	ACM Condition	Comments/ Notes
2	203 Prescott Street	Bathroom	Floor / Walls	Ceramic Tile Grout and Mortar / Adhesive	15 sq.m	NS	No	PACM	No Yes	A	good (PACM)	PACM
Exterior	201 Prescott Street	Walls	Walls	Brick Mortar	NQ	NS	No	PACM	No Yes	A	good (PACM)	PACM
Exterior	201 Prescott Street	Walls	Doors	Exterior Caulking - white	NQ	NS	No	PACM	No Yes	A	good (PACM)	PACM
Exterior	201 Prescott Street	walls	Windows	Exterior Caulking - grey	NQ	NS	No	PACM	No Yes	A	good (PACM)	PACM
Exterior	203 Prescott Street	Walls	Doors	Exterior Caulking - white	NQ	NS	No	PACM	No Yes	A	good (PACM)	PACM
Exterior	203 Prescott Street	Walls	Windows	Exterior Caulking - grey	NQ	NS	No	PACM	No Yes	A	good (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

Visibility

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

- 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

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

ASBESTOS BUILDING MATERIALS ASSESSMENT

Appendix D
Selected Site Photographs
February 17, 2017

Appendix D Selected Site Photographs

ASBESTOS BUILDING MATERIALS ASSESSMENT

Appendix D
Selected Site Photographs
February 17, 2017



Photo 1: Presumed asbestos-containing ceramic tile grout and mortar/adhesive observed in unit 6 at 201 Prescott Street.



Photo 2: Presumed asbestos-containing exterior window caulking – grey observed at 203 Prescott Street.



Photo 3: Presumed asbestos-containing exterior door caulking – white observed at 201 Prescott Street.



Photo 4: Presumed asbestos-containing brick mortar observed at the exterior of 201 Prescott Street.