

## **Asbestos Building Materials Assessment**

Multi-Unit Residential Building  
33 Bennett Street  
Brockville 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 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 33 Bennett Street in Spencerville, 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 12, 2017.

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

- Stucco (friable);
- 12"x12" vinyl floor tile – beige with dots (non-friable);
- Exterior caulking – brown (non-friable);
- Exterior caulking – black (non-friable); and,
- Drywall joint-fill compound – beige (non-friable).

Stucco and exterior caulking – brown was observed to be in poor condition. The remaining materials were observed to be in good condition.

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

- Cement pipe;
- Mastic associated with 12"x12" vinyl floor tile – beige with dots;
- Mastic associated with 12"x12" vinyl floor tile – beige with green smears;
- Ceramic tile grout and mortar/adhesive;

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- Fire rated doors;
- Brick mortar;
- Exterior caulking – white;
- 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 33 Bennett Street in Spencerville, Ontario.

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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 12, 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 / adhesives.

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### 2.1.1 Project-Specific Limitations

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

- Units 107 and 208;
- Common areas (common room, common room storage, attic, laundry rooms, janitor, janitor office, APT storage, stairs, corridors, and entrance);
- Mechanical room (water treatment room, mechanical room, crawlspace); and,
- Exterior.

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

- Roof (no access).

It should be noted that the following building materials were reported by Leeds Grenville to have been removed and replaced within the last three (3) years:

- Roof;
- Vinyl sheet flooring in the washroom at unit 208; and,
- Vinyl floor tiles in the common area kitchen.

### 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

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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 that 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-unit residential building located at 33 Bennett Street is two (2) level building with a crawlspace. The reported construction date of the building is 1975. The typical structural components and finished associated with this building consist of brick exterior walls, various types of flooring including cement, vinyl floor tile, carpet and vinyl sheet flooring and interior concrete block and drywall walls with drywall, ceiling tiles, and textured 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.

Stucco observed to be in poor condition (cracking, 2 m) in the 2<sup>nd</sup> floor laundry room.

This material was 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 tile – beige with dots;
- Exterior caulking – brown;
- Exterior caulking – black; and,
- Drywall joint-fill compound.

Exterior caulking – brown was observed to be in poor condition (cracking, 6 m) on the double doors near the front entrance. This material was observed to be in good condition.

It should be noted that drywall joint-fill compound is considered non-friable in their undisturbed state but can release fibers when damaged.

Similar asbestos-containing materials are likely to be present in units not assessed and should be treated as asbestos-containing materials. Materials not sampled should be presumed to be asbestos-containing.

### 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;
- Mastic associated with 12"x12" vinyl floor tile – beige with dots;
- Mastic associated with 12"x12" vinyl floor tile – beige with green smears;
- Ceramic tile grout and mortar/adhesive;
- Fire rated doors;
- Brick mortar;
- Exterior caulking – white;
- 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.

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### 5.4 NON-ASBESTOS-CONTAINING MATERIALS

It should be noted that the following building materials were reported by Leeds Grenville to have been removed and replaced within the last three (3) years:

- Roof;
- Vinyl sheet flooring in the washroom at unit 208; and,
- Vinyl floor tiles in the common area kitchen.

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 facility 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:

- Damaged asbestos-containing stucco should be repaired following Type 2 procedures;
- Loose asbestos-containing exterior caulking – brown should be removed and repaired following Type 1 procedures;
- 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;

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- 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.

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.

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This report was prepared by Victoria Pereira and reviewed by Michael Shortt 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 |
|---------------|--|---|----------------------------|----------|
| 33-BS-01A     | 1st Floor, Unit 107 - foyer, bulkhead        | Stucco                                      | 1% Chrysotile              | PLM      |
| 33-BS-01B     | 1st Floor, Unit 107 - bedroom, bulkhead      | Stucco                                      | Positive Stop Not Analyzed | PLM      |
| 33-BS-01C     | 2nd Floor, Unit 208 - living room, ceiling   | Stucco                                      | Positive Stop Not Analyzed | PLM      |
| 33-BS-01D     | 2nd Floor, Unit 208 - living room, ceiling   | Stucco                                      | Positive Stop Not Analyzed | PLM      |
| 33-BS-01E     | 2nd Floor, Corridor - near unit 207, ceiling | Stucco                                      | Positive Stop Not Analyzed | PLM      |
| 33-BS-01F     | 2nd Floor, Laundry room - ceiling            | Stucco                                      | Positive Stop Not Analyzed | PLM      |
| 33-BS-01G     | 1st Floor, Common Area - bulkhead            | Stucco                                      | Positive Stop Not Analyzed | PLM      |
| 33-BS-02A     | 1st Floor, Unit 107 - closet, bulkhead       | Drywall joint-fill compound - beige         | 1% Chrysotile              | PLM      |
| 33-BS-02B     | 1st Floor, Unit 107 - closet, bulkhead       | Drywall joint-fill compound - beige         | Positive Stop Not Analyzed | PLM      |
| 33-BS-02C     | 2nd Floor, Unit 208 - closet, bulkhead       | Drywall joint-fill compound - beige         | Positive Stop Not Analyzed | PLM      |
| 33-BS-02D     | 2nd Floor, Unit 208 - closet, bulkhead       | Drywall joint-fill compound - beige         | Positive Stop Not Analyzed | PLM      |
| 33-BS-02E     | 1st Floor, Common Area - wall                | Drywall joint-fill compound - beige         | Positive Stop Not Analyzed | PLM      |
| 33-BS-02F     | 1st Floor, Common Area - bulkhead            | Drywall joint-fill compound - beige         | Positive Stop Not Analyzed | PLM      |
| 33-BS-02G     | 1st Floor, Common Area - wall                | Drywall joint-fill compound - beige         | Positive Stop Not Analyzed | PLM      |
| 33-BS-03A     | 1st Floor, Common Area - storage room        | 12"x12" Vinyl floor tiles - beige with dots | 4.1% Chrysotile            | PLM      |
| 33-BS-03B     | 1st Floor, Common Area - storage room        | 12"x12" Vinyl floor tiles - beige with dots | 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 |
|---------------|--|--|----------------------------|----------|
| 33-BS-03C     | 1st Floor, Common Area - storage room            | 12"x12" Vinyl floor tiles - beige with dots            | Positive Stop Not Analyzed | PLM      |
| 33-BS-04A     | 1st Floor, Laundry Room                          | 12"x12" Vinyl floor tiles - beige with green smears    | None Detected              | PLM      |
| 33-BS-04B     | 1st Floor, Laundry Room                          | 12"x12" Vinyl floor tiles - beige with green smears    | None Detected              | PLM      |
| 33-BS-04C     | 1st Floor, Laundry Room                          | 12"x12" Vinyl floor tiles - beige with green smears    | None Detected              | PLM      |
| 33-BS-05A     | 1st Floor, Common Area - storage room, ceiling   | 2'x4' Acoustic ceiling tile - large and small pinholes | None Detected              | PLM      |
| 33-BS-05B     | 1st Floor, Common Area - storage room, ceiling   | 2'x4' Acoustic ceiling tile - large and small pinholes | None Detected              | PLM      |
| 33-BS-05C     | 1st Floor, Common Area - storage room, ceiling   | 2'x4' Acoustic ceiling tile - large and small pinholes | None Detected              | PLM      |
| 33-BS-06A     | 1st Floor, Common Area - storage room, ceiling   | 2'x4' Acoustic ceiling tile - large and small pinholes | None Detected              | PLM      |
| 33-BS-06B     | 1st Floor, Common Area - storage room, ceiling   | 2'x4' Acoustic ceiling tile - large and small pinholes | None Detected              | PLM      |
| 33-BS-06C     | 1st Floor, Common Area - storage room, ceiling   | 2'x4' Acoustic ceiling tile - large and small pinholes | None Detected              | PLM      |
| 33-BS-07A     | 2nd Floor, Corridor South - near 207, ceiling    | Drywall joint-fill compound - white                    | None Detected              | PLM      |
| 33-BS-07B     | 2nd Floor, Corridor South - near 207, ceiling    | Drywall joint-fill compound - white                    | None Detected              | PLM      |
| 33-BS-07C     | 2nd Floor, Corridor South - near 207, ceiling    | Drywall joint-fill compound - white                    | None Detected              | PLM      |
| 33-BS-08A     | 1st Floor, North Stairs - between step and riser | Interior caulking - white                              | None Detected              | PLM      |
| 33-BS-08B     | 1st Floor, North Stairs - between step and riser | Interior caulking - white                              | None Detected              | PLM      |
| 33-BS-08C     | 1st Floor, North Stairs - between step and riser | Interior caulking - white                              | 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 |
|---------------|--|---------------------------------|----------------------------|----------|
| 33-BS-09A     | 1st Floor, North Stairs - between step and riser | Interior caulking - beige       | None Detected              | PLM      |
| 33-BS-09B     | 1st Floor, North Stairs - between step and riser | Interior caulking - beige       | None Detected              | PLM      |
| 33-BS-09C     | 1st Floor, North Stairs - between step and riser | Interior caulking - beige       | None Detected              | PLM      |
| 33-BS-10A     | Exterior, Front Entrance - door                  | Exterior caulking - black       | 2.03% Chrysotile           | PLM      |
| 33-BS-10B     | Exterior, Side Entrance - joint                  | Exterior caulking - black       | Positive Stop Not Analyzed | PLM      |
| 33-BS-10C     | Exterior, Common Area - window                   | Exterior caulking - black       | Positive Stop Not Analyzed | PLM      |
| 33-BS-11A     | Exterior, near Front Entrance - double doors     | Exterior caulking - brown       | None Detected              | PLM      |
| 33-BS-11B     | Exterior, near Front Entrance - double doors     | Exterior caulking - brown       | 2.12% Chrysotile           | PLM      |
| 33-BS-11C     | Exterior, near Front Entrance - double doors     | Exterior caulking - brown       | Positive Stop Not Analyzed | PLM      |
| 33-BS-12A     | Exterior, Side Entrance - siding                 | Exterior caulking - beige       | None Detected              | PLM      |
| 33-BS-12B     | Exterior, Side Entrance - siding                 | Exterior caulking - beige       | None Detected              | PLM      |
| 33-BS-12C     | Exterior, Side Entrance - siding                 | Exterior caulking - beige       | 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)

300-675 Cochrane Dr West Tower  
Markham, ON L3R 0B8  
Attn: Linda Fleet

Client PO: 122150275- 33 Bennett  
Project: 122150275  
Custody:

Report Date: 23-Jan-2017  
Order Date: 17-Jan-2017

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

| Paracel ID | Client ID        |
|------------|------------------|
| 1703201-01 | 33-BS-01A        |
| 1703201-02 | 33-BS-01B        |
| 1703201-03 | 33-BS-01C        |
| 1703201-04 | 33-BS-01D        |
| 1703201-05 | 33-BS-01E        |
| 1703201-06 | 33-BS-01F        |
| 1703201-07 | 33-BS-01G        |
| 1703201-08 | 33-BS-02A        |
| 1703201-09 | 33-BS-02B        |
| 1703201-10 | 33-BS-02C        |
| 1703201-11 | 33-BS-02D        |
| 1703201-12 | 33-BS-02E        |
| 1703201-13 | 33-BS-02F        |
| 1703201-14 | 33-BS-02G        |
| 1703201-15 | 33-BS-03A (Tile) |
| 1703201-16 | 33-BS-03B (Tile) |
| 1703201-17 | 33-BS-03C (Tile) |
| 1703201-18 | 33-BS-04A (Tile) |
| 1703201-19 | 33-BS-04B (Tile) |
| 1703201-20 | 33-BS-04C (Tile) |
| 1703201-21 | 33-BS-05A        |
| 1703201-22 | 33-BS-05B        |
| 1703201-23 | 33-BS-05C        |
| 1703201-24 | 33-BS-06A        |
| 1703201-25 | 33-BS-06B        |
| 1703201-26 | 33-BS-06C        |

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: 23-Jan-2017

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

Order Date: 17-Jan-2017

Client PO: **122150275- 33 Bennett**

**Project Description: 122150275**

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|            |           |
|------------|-----------|
| 1703201-27 | 33-BS-07A |
| 1703201-28 | 33-BS-07B |
| 1703201-29 | 33-BS-07C |
| 1703201-30 | 33-BS-08A |
| 1703201-31 | 33-BS-08B |
| 1703201-32 | 33-BS-08C |
| 1703201-33 | 33-BS-09A |
| 1703201-34 | 33-BS-09B |
| 1703201-35 | 33-BS-09C |
| 1703201-36 | 33-BS-10A |
| 1703201-37 | 33-BS-10B |
| 1703201-38 | 33-BS-10C |
| 1703201-39 | 33-BS-11A |
| 1703201-40 | 33-BS-11B |
| 1703201-41 | 33-BS-11C |
| 1703201-42 | 33-BS-12A |
| 1703201-43 | 33-BS-12B |
| 1703201-44 | 33-BS-12C |

Certificate of Analysis  
 Client: **Stantec Consulting Ltd. (Ottawa)**  
 Client PO: **122150275- 33 Bennett**

Report Date: 23-Jan-2017  
 Order Date: 17-Jan-2017  
 Project Description: **122150275**

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

| <i>Paracel 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> |
|---------------------|--------------------|------------------------|---------------|------------------------|---------------------------|--|------------------|
| 1703201-01          | 16-Jan-17          | sample homogenized     | Beige         | Texture Coat           | Yes                       | Client ID: 33-BS-01A<br><b>Chrysotile</b><br>Non-Fibers        | 1<br>99          |
| 1703201-02          | 16-Jan-17          |                        |               |                        |                           | Client ID: 33-BS-01B<br>not analyzed                           |                  |
| 1703201-03          | 16-Jan-17          |                        |               |                        |                           | Client ID: 33-BS-01C<br>not analyzed                           |                  |
| 1703201-04          | 16-Jan-17          |                        |               |                        |                           | Client ID: 33-BS-01D<br>not analyzed                           |                  |
| 1703201-05          | 16-Jan-17          |                        |               |                        |                           | Client ID: 33-BS-01E<br>not analyzed                           |                  |
| 1703201-06          | 16-Jan-17          |                        |               |                        |                           | Client ID: 33-BS-01F<br>not analyzed                           |                  |
| 1703201-07          | 16-Jan-17          |                        |               |                        |                           | Client ID: 33-BS-01G<br>not analyzed                           |                  |
| 1703201-08          | 16-Jan-17          | sample homogenized     | Beige         | Drywall Joint Compound | Yes                       | Client ID: 33-BS-02A<br><b>Chrysotile</b><br>Non-Fibers        | 1<br>99          |
| 1703201-09          | 16-Jan-17          |                        |               |                        |                           | Client ID: 33-BS-02B<br>not analyzed                           |                  |
| 1703201-10          | 16-Jan-17          |                        |               |                        |                           | Client ID: 33-BS-02C<br>not analyzed                           |                  |
| 1703201-11          | 16-Jan-17          |                        |               |                        |                           | Client ID: 33-BS-02D<br>not analyzed                           |                  |
| 1703201-12          | 16-Jan-17          |                        |               |                        |                           | Client ID: 33-BS-02E<br>not analyzed                           |                  |
| 1703201-13          | 16-Jan-17          |                        |               |                        |                           | Client ID: 33-BS-02F<br>not analyzed                           |                  |
| 1703201-14          | 16-Jan-17          |                        |               |                        |                           | Client ID: 33-BS-02G<br>not analyzed                           |                  |
| 1703201-15          | 16-Jan-17          | sample homogenized     | Grey          | Floor Tile             | Yes                       | Client ID: 33-BS-03A (Tile)<br><b>Chrysotile</b><br>Non-Fibers | 4.1<br>95.9      |
| 1703201-16          | 16-Jan-17          |                        |               |                        |                           | Client ID: 33-BS-03B (Tile)<br>not analyzed                    |                  |

Certificate of Analysis  
 Client: **Stantec Consulting Ltd. (Ottawa)**  
 Client PO: **122150275- 33 Bennett**

Report Date: 23-Jan-2017  
 Order Date: 17-Jan-2017  
 Project Description: **122150275**

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

| <i>Paracel 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> |
|---------------------|--------------------|------------------------|---------------|------------------------|---------------------------|---|------------------|
| 1703201-17          | 16-Jan-17          |                        |               |                        |                           | <b>Client ID: 33-BS-03C (Tile)</b><br>not analyzed                      |                  |
| 1703201-18          | 16-Jan-17          | sample homogenized     | White         | Floor Tile             | No                        | <b>Client ID: 33-BS-04A (Tile)</b> [AS-PRE]<br>Non-Fibers               | 100              |
| 1703201-19          | 16-Jan-17          | sample homogenized     | White         | Floor Tile             | No                        | <b>Client ID: 33-BS-04B (Tile)</b> [AS-PRE]<br>Non-Fibers               | 100              |
| 1703201-20          | 16-Jan-17          | sample homogenized     | White         | Floor Tile             | No                        | <b>Client ID: 33-BS-04C (Tile)</b> [AS-PRE]<br>Non-Fibers               | 100              |
| 1703201-21          | 16-Jan-17          | sample homogenized     | White/Brown   | Ceiling Tile           | No                        | <b>Client ID: 33-BS-05A</b> [AS-PRE]<br>Cellulose<br>MMVF<br>Non-Fibers | 40<br>20<br>40   |
| 1703201-22          | 16-Jan-17          | sample homogenized     | White/Brown   | Ceiling Tile           | No                        | <b>Client ID: 33-BS-05B</b> [AS-PRE]<br>Cellulose<br>MMVF<br>Non-Fibers | 40<br>20<br>40   |
| 1703201-23          | 16-Jan-17          | sample homogenized     | White/Brown   | Ceiling Tile           | No                        | <b>Client ID: 33-BS-05C</b> [AS-PRE]<br>Cellulose<br>MMVF<br>Non-Fibers | 40<br>20<br>40   |
| 1703201-24          | 16-Jan-17          | sample homogenized     | White/Grey    | Ceiling Tile           | No                        | <b>Client ID: 33-BS-06A</b> [AS-PRE]<br>Cellulose<br>MMVF<br>Non-Fibers | 40<br>20<br>40   |
| 1703201-25          | 16-Jan-17          | sample homogenized     | White/Grey    | Ceiling Tile           | No                        | <b>Client ID: 33-BS-06B</b> [AS-PRE]<br>Cellulose<br>MMVF<br>Non-Fibers | 40<br>20<br>40   |
| 1703201-26          | 16-Jan-17          | sample homogenized     | White/Grey    | Ceiling Tile           | No                        | <b>Client ID: 33-BS-06C</b> [AS-PRE]<br>Cellulose<br>MMVF<br>Non-Fibers | 40<br>20<br>40   |
| 1703201-27          | 16-Jan-17          | sample homogenized     | Grey          | Drywall Joint Compound | No                        | <b>Client ID: 33-BS-07A</b><br>Non-Fibers                               | 100              |

Certificate of Analysis

Report Date: 23-Jan-2017

Client: Stantec Consulting Ltd. (Ottawa)

Order Date: 17-Jan-2017

Client PO: 122150275- 33 Bennett

Project Description: 122150275

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

| Paracel I.D. | Sample Date | Layers Analyzed    | Colour | Description            | Asbestos Detected: | Material Identification   | % Content             |
|--------------|-------------|--------------------|--------|------------------------|--------------------|---|-----------------------|
| 1703201-28   | 16-Jan-17   | sample homogenized | Grey   | Drywall Joint Compound | No                 | Client ID: 33-BS-07B<br>Non-Fibers                                | 100                   |
| 1703201-29   | 16-Jan-17   | sample homogenized | Grey   | Drywall Joint Compound | No                 | Client ID: 33-BS-07C<br>Non-Fibers                                | 100                   |
| 1703201-30   | 16-Jan-17   | sample homogenized | White  | Caulking               | No                 | Client ID: 33-BS-08A [AS-PRE]<br>Non-Fibers                       | 100                   |
| 1703201-31   | 16-Jan-17   | sample homogenized | White  | Caulking               | No                 | Client ID: 33-BS-08B [AS-PRE]<br>Non-Fibers                       | 100                   |
| 1703201-32   | 16-Jan-17   | sample homogenized | White  | Caulking               | No                 | Client ID: 33-BS-08C [AS-PRE]<br>Non-Fibers                       | 100                   |
| 1703201-33   | 16-Jan-17   | sample homogenized | Beige  | Caulking               | No                 | Client ID: 33-BS-09A [AS-PRE]<br>Non-Fibers                       | 100                   |
| 1703201-34   | 16-Jan-17   | sample homogenized | Beige  | Caulking               | No                 | Client ID: 33-BS-09B [AS-PRE]<br>Non-Fibers                       | 100                   |
| 1703201-35   | 16-Jan-17   | sample homogenized | Beige  | Caulking               | No                 | Client ID: 33-BS-09C [AS-PRE]<br>Non-Fibers                       | 100                   |
| 1703201-36   | 16-Jan-17   | sample homogenized | Brown  | Caulking               | Yes                | Client ID: 33-BS-10A [AS-PRE]<br>Chrysotile<br>MMVF<br>Non-Fibers | 2.03<br>0.68<br>97.29 |
| 1703201-37   | 16-Jan-17   |                    |        |                        |                    | Client ID: 33-BS-10B<br>not analyzed                              |                       |
| 1703201-38   | 16-Jan-17   |                    |        |                        |                    | Client ID: 33-BS-10C<br>not analyzed                              |                       |
| 1703201-39   | 16-Jan-17   | sample homogenized | Brown  | Caulking               | No                 | Client ID: 33-BS-11A [AS-PRE]<br>Non-Fibers                       | 100                   |
| 1703201-40   | 16-Jan-17   | sample homogenized | Brown  | Caulking               | Yes                | Client ID: 33-BS-11B [AS-PRE]<br>Chrysotile<br>Non-Fibers         | 2.12<br>97.88         |
| 1703201-41   | 16-Jan-17   |                    |        |                        |                    | Client ID: 33-BS-11C<br>not analyzed                              |                       |
| 1703201-42   | 16-Jan-17   | sample homogenized | Beige  | Caulking               | No                 | Client ID: 33-BS-12A [AS-PRE]<br>Non-Fibers                       | 100                   |
| 1703201-43   | 16-Jan-17   | sample homogenized | Beige  | Caulking               | No                 | Client ID: 33-BS-12B [AS-PRE]<br>Non-Fibers                       | 100                   |

Certificate of Analysis

Report Date: 23-Jan-2017

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

Order Date: 17-Jan-2017

Client PO: 122150275- 33 Bennett

**Project Description: 122150275**

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

| Paracel I.D. | Sample Date | Layers Analyzed    | Colour | Description | Asbestos Detected: | Material Identification                   | % Content                      |
|--------------|-------------|--------------------|--------|-------------|--------------------|---|--------------------------------|
| 1703201-44   | 16-Jan-17   | sample homogenized | Beige  | Caulking    | No                 | <b>Client ID: 33-BS-12C</b><br>Non-Fibers | <small>(AS-PRE)</small><br>100 |

\* 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          | 2 - Ottawa West Lab | 200812-0         | 23-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.

**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

**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 | Room                 | Specific Location           | ACM Location                | ACM Type   | Estimated Quantity | Sample Number  | Original Sample? | Asbestos Content | Friable? | Visible? | Access. | ACM Condition  | Comments/ Notes |
|-------|----------------------|-----------------------------|-----------------------------|--|--------------------|----------------|------------------|------------------|----------|----------|---------|----------------|-----------------|
| 1     | APT Storage          | Walls, Ceiling and Bulkhead | Walls, Ceiling and Bulkhead | Drywall Joint-Fill Compound - Beige                                | 100 sq.m           | Ref: 33-BS-02A | No               | 1% Chrysotile    | No       | Yes      | A       | good           | ACM             |
| 1     | APT Storage          | Floor                       | Floor                       | 12"x12" Vinyl Floor Tiles - Beige with Dots                        | 25 sq. m           | Ref: 33-BS-03A | No               | 4.1% Chrysotile  | No       | Yes      | A       | good           | ACM             |
| 1     | APT Storage          | Floor                       | Under Floor Tile            | Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Dots | 25 sq. m           | NS             | No               | PACM             | No       | No       | D       | unknown (PACM) | PACM            |
| 1     | APT Storage          | Ceiling and Bulkhead        | Ceiling and Bulkhead        | Stucco   | 25 sq.m            | Ref: 33-BS-01A | No               | 1% Chrysotile    | No       | Yes      | C       | good           | ACM             |
| 1     | Common Area          | Walls, Ceiling and Bulkhead | Walls, Ceiling and Bulkhead | Drywall Joint-Fill Compound - Beige                                | 60 sq.m            | Ref: 33-BS-02A | No               | 1% Chrysotile    | No       | Yes      | A       | good           | ACM             |
| 1     | Common Area          | Storage Room                | Walls, Ceiling and Bulkhead | Drywall Joint-Fill Compound - Beige                                | 20 sq.m            | Ref: 33-BS-02A | No               | 1% Chrysotile    | No       | Yes      | A       | good           | ACM             |
| 1     | Common Area          | Storage Room                | Floor                       | 12"x12" Vinyl Floor Tiles - Beige with Dots                        | 10 sq. m           | 33-BS-03A      | Yes              | 4.1% Chrysotile  | No       | Yes      | A       | good           | ACM             |
| 1     | Common Area          | Storage Room                | Under Floor Tile            | Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Dots | 10 sq. m           | NS             | No               | PACM             | No       | No       | D       | unknown (PACM) | PACM            |
| 1     | Entrance             | Floor and Baseboard         | Floor and Baseboard         | Ceramic Tile Grout and Mortar / Adhesive                           | 15 sq.m            | NS             | No               | PACM             | No       | Yes      | A       | good (PACM)    | PACM            |
| 1     | Hallways / Corridors | Floors and Baseboards       | Floors and Baseboards       | Ceramic Tile Grout and Mortar / Adhesive                           | 30 sq.m            | 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.

## 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     | Hallways / Corridors | Doors                       | Doors                       | Fire Rated Doors   | NQ                 | NS             | No               | PACM             | No Yes            | A       | good (PACM)    | PACM            |
| 1     | Hallways / Corridors | Ceiling and Bulkhead        | Ceiling and Bulkhead        | Stucco   | 100 sq.m           | Ref: 33-BS-01A | No               | 1% Chrysotile    | No Yes            | C       | good           | ACM             |
| 1     | Hallways / Corridors | Walls, Ceiling and Bulkhead | Walls, Ceiling and Bulkhead | Drywall Joint-Fill Compound - Beige                                | 200 sq.m           | Ref: 33-BS-02A | No               | 1% Chrysotile    | No Yes            | A       | good           | ACM             |
| 1     | Janitor              | Floor                       | Under Floor Tile            | Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Dots | 5 sq. m            | NS             | No               | PACM             | No No             | D       | unknown (PACM) | PACM            |
| 1     | Janitor              | Walls, Ceiling and Bulkhead | Walls, Ceiling and Bulkhead | Drywall Joint-Fill Compound - Beige                                | 15 sq.m            | Ref: 33-BS-02A | No               | 1% Chrysotile    | No Yes            | A       | good           | ACM             |
| 1     | Janitor              | Floor                       | Floor                       | 12"x12" Vinyl Floor Tiles - Beige with Dots                        | 5 sq. m            | Ref: 33-BS-03A | No               | 4.1% Chrysotile  | No Yes            | A       | good           | ACM             |
| 1     | Janitor              | Ceiling and Bulkhead        | Ceiling and Bulkhead        | Stucco   | 5 sq.m             | Ref: 33-BS-01A | No               | 1% Chrysotile    | No Yes            | C       | good           | ACM             |
| 1     | Janitor Office       | Walls, Ceiling and Bulkhead | Walls, Ceiling and Bulkhead | Drywall Joint-Fill Compound - Beige                                | 50 sq.m            | Ref: 33-BS-02A | No               | 1% Chrysotile    | No Yes            | A       | good           | ACM             |
| 1     | Laundry Room         | Floors and Baseboards       | Floors and Baseboards       | Ceramic Tile Grout and Mortar / Adhesive                           | 10 sq.m            | NS             | No               | PACM             | No Yes            | A       | good (PACM)    | PACM            |
| 1     | Laundry Room         | Ceiling and Bulkhead        | Ceiling and Bulkhead        | Stucco   | 10 sq.m            | Ref: 33-BS-01A | No               | 1% Chrysotile    | No Yes            | C       | good           | ACM             |

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\* 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     | Laundry Room                        | Walls, Ceiling and Bulkhead | Walls, Ceiling and Bulkhead | Drywall Joint-Fill Compound - Beige  | 30 sq.m            | Ref: 33-BS-02A | No               | 1% Chrysotile    | No       | Yes      | A       | good           | ACM   |
| 1     | Mechanical and Water Treatment Room | Walls, Ceiling and Bulkhead | Walls, Ceiling and Bulkhead | Drywall Joint-Fill Compound - Beige  | 30 sq.m            | Ref: 33-BS-02A | No               | 1% Chrysotile    | No       | Yes      | A       | good           | ACM   |
| 1     | Mechanical and Water Treatment Room | Floor                       | Under Floor Tile            | Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Dots         | 25 sq. m           | NS             | No               | PACM             | No       | No       | D       | unknown (PACM) | PACM  |
| 1     | Mechanical and Water Treatment Room | Mechanical                  | Ceiling and Bulkhead        | Stucco   | 15 sq.m            | Ref: 33-BS-01A | No               | 1% Chrysotile    | No       | Yes      | B       | good           | MECHANICAL ROOM IS ANOTHER ROOM LOCATED INSIDE THE WATER TREATMENT ROOM |
| 1     | Mechanical and Water Treatment Room | Floor                       | Floor                       | 12"x12" Vinyl Floor Tiles - Beige with Dots                                | 25 sq. m           | Ref: 33-BS-03A | No               | 4.1% Chrysotile  | No       | Yes      | A       | good           | 2 SQ.M LOOSE TILES IN WATER TREATMENT ROOM                              |
| 1     | North and South Stairs              | Doors                       | Doors                       | Fire Rated Doors   | NQ                 | NS             | No               | PACM             | No       | Yes      | A       | good (PACM)    | PACM  |
| 1     | North and South Stairs              | Ceiling and Bulkhead        | Ceiling and Bulkhead        | Stucco   | 20 sq.m            | Ref: 33-BS-01A | No               | 1% Chrysotile    | No       | Yes      | C       | good           | ACM   |
| 1     | North and South Stairs              | Floor                       | Under Floor Tile            | Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Green Smears | 20 sq. m           | NS             | No               | PACM             | No       | No       | D       | unknown (PACM) | PACM  |

### Accessibility Classification

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- C - Areas of the building above 2.4 m where use of a ladder is required to reach the asbestos
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\* 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     | North and South Stairs | Walls, Ceiling and Bulkhead | Walls, Ceiling and Bulkhead | Drywall Joint-Fill Compound - Beige                                | 200 sq.m           | Ref: 33-BS-02A | No               | 1% Chrysotile    | No       | Yes      | A       | good           | ACM                                    |
| 1     | Unit 107               | Kitchen                     | Floor                       | 12"x12" Vinyl Floor Tiles - Beige with Dots                        | 5 sq. m            | Ref: 33-BS-03A | No               | 4.1% Chrysotile  | No       | No       | D       | unknown        | PEEL AND STICK FLOORING COVERING TILES |
| 1     | Unit 107               | Living Room                 | Walls, Ceiling and Bulkhead | Drywall Joint-Fill Compound - Beige                                | 50 sq.m            | Ref: 33-BS-02A | No               | 1% Chrysotile    | No       | Yes      | A       | good           | ACM                                    |
| 1     | Unit 107               | Washroom                    | Walls, Ceiling and Bulkhead | Drywall Joint-Fill Compound - Beige                                | 20 sq.m            | Ref: 33-BS-02A | No               | 1% Chrysotile    | No       | Yes      | A       | good           | ACM                                    |
| 1     | Unit 107               | Bedroom                     | Walls, Ceiling and Bulkhead | Drywall Joint-Fill Compound - Beige                                | 40 sq.m            | Ref: 33-BS-02A | No               | 1% Chrysotile    | No       | Yes      | A       | good           | ACM                                    |
| 1     | Unit 107               | Closet                      | Floor                       | 12"x12" Vinyl Floor Tiles - Beige with Dots                        | 2 sq. m            | Ref: 33-BS-03A | No               | 4.1% Chrysotile  | No       | Yes      | A       | good           | ACM                                    |
| 1     | Unit 107               | Hallway                     | Under Floor Tile            | Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Dots | 5 sq. m            | NS             | No               | PACM             | No       | No       | D       | unknown (PACM) | PACM                                   |
| 1     | Unit 107               | Hallway                     | Floor                       | 12"x12" Vinyl Floor Tiles - Beige with Dots                        | 5 sq. m            | Ref: 33-BS-03A | No               | 4.1% Chrysotile  | No       | Yes      | A       | good           | ACM                                    |
| 1     | Unit 107               | Washroom                    | Under Floor Tile            | Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Dots | 5 sq. m            | NS             | No               | PACM             | No       | No       | D       | unknown (PACM) | PACM                                   |

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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 107 | Washroom          | Floor                       | 12"x12" Vinyl Floor Tiles - Beige with Dots                        | 5 sq. m            | Ref: 33-BS-03A | No               | 4.1% Chrysotile  | No       | Yes      | A       | good           | ACM                                    |
| 1     | Unit 107 | Bedroom           | Under Floor Tile            | Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Dots | 10 sq. m           | NS             | No               | PACM             | No       | No       | D       | unknown (PACM) | CARPETED FLOORING COVERING TILES       |
| 1     | Unit 107 | Bedroom           | Floor                       | 12"x12" Vinyl Floor Tiles - Beige with Dots                        | 10 sq. m           | Ref: 33-BS-03A | No               | 4.1% Chrysotile  | No       | No       | D       | unknown        | CARPETED FLOORING COVERING TILES       |
| 1     | Unit 107 | Kitchen           | Under Floor Tile            | Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Dots | 5 sq. m            | NS             | No               | PACM             | No       | No       | D       | unknown (PACM) | PEEL AND STICK FLOORING COVERING TILES |
| 1     | Unit 107 | Closet            | Walls, Ceiling and Bulkhead | Drywall Joint-Fill Compound - Beige                                | 10 sq.m            | 33-BS-02A      | Yes              | 1% Chrysotile    | No       | Yes      | A       | good           | ACM                                    |
| 1     | Unit 107 | Living Room       | Under Floor Tile            | Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Dots | 20 sq. m           | NS             | No               | PACM             | No       | No       | D       | unknown (PACM) | LAMINATE FLOORING COVERING TILES       |
| 1     | Unit 107 | Living Room       | Ceiling and Bulkhead        | Stucco   | 20 sq.m            | Ref: 33-BS-01A | No               | 1% Chrysotile    | No       | Yes      | C       | good           | ACM                                    |
| 1     | Unit 107 | Closet            | Under Floor Tile            | Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Dots | 2 sq. m            | NS             | No               | PACM             | No       | No       | D       | unknown (PACM) | PACM                                   |
| 1     | Unit 107 | Bedroom           | Ceiling and Bulkhead        | Stucco   | 10 sq.m            | Ref: 33-BS-01A | No               | 1% Chrysotile    | No       | 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 107             | Living Room                 | Floor                       | 12"x12" Vinyl Floor Tiles - Beige with Dots                                | 20 sq. m           | Ref: 33-BS-03A | No               | 4.1% Chrysotile  | No       | No       | D       | unknown        | LAMINATE FLOORING COVERING TILES |
| 1     | Unit 107             | Foyer                       | Ceiling and Bulkhead        | Stucco   | 5 sq.m             | 33-BS-01A      | Yes              | 1% Chrysotile    | No       | Yes      | C       | good           | ACM                              |
| 1     | Unit 107             | Kitchen                     | Walls, Ceiling and Bulkhead | Drywall Joint-Fill Compound - Beige  | 20 sq.m            | Ref: 33-BS-02A | No               | 1% Chrysotile    | No       | Yes      | A       | good           | ACM                              |
| 1     | Unit 107             | Washroom                    | Walls                       | Ceramic Tile Grout and Mortar / Adhesive                                   | 5 sq.m             | NS             | No               | PACM             | No       | Yes      | A       | good (PACM)    | PACM                             |
| 1     | Washroom             | Walls, Ceiling and Bulkhead | Walls, Ceiling and Bulkhead | Drywall Joint-Fill Compound - Beige  | 20 sq.m            | Ref: 33-BS-02A | No               | 1% Chrysotile    | No       | Yes      | A       | good           | ACM                              |
| 1     | Washroom             | Floor                       | Under Floor Tile            | Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Green Smears | 10 sq. m           | NS             | No               | PACM             | No       | No       | D       | unknown (PACM) | PACM                             |
| 1     | Washroom             | Ceiling and Bulkhead        | Ceiling and Bulkhead        | Stucco   | 10 sq.m            | Ref: 33-BS-01A | No               | 1% Chrysotile    | No       | Yes      | C       | good           | ACM                              |
| 1-2   | Units Not Assessed   | Floor                       | Under Floor Tile            | Mastic Associated with Vinyl Floor Tile                                    | NQ                 | NS             | No               | PACM             | No       | No       | D       | unknown (PACM) | PACM                             |
| 1-2   | Units Not Assessed   | Washroom                    | Walls                       | Ceramic Tile Grout and Mortar / Adhesive                                   | NQ                 | NS             | No               | PACM             | No       | No       | D       | unknown (PACM) | PACM                             |
| 2     | Hallways / Corridors | Walls, Ceiling and Bulkhead | Walls, Ceiling and Bulkhead | Drywall Joint-Fill Compound - Beige  | 200 sq.m           | Ref: 33-BS-02A | 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         |
|-------|------------------------|-----------------------------|-----------------------------|--|--------------------|----------------|------------------|------------------|----------|----------|---------|----------------|-------------------------|
| 2     | Hallways / Corridors   | Ceiling and Bulkhead        | Ceiling and Bulkhead        | Stucco   | 100 sq.m           | Ref: 33-BS-01A | No               | 1% Chrysotile    | No       | Yes      | C       | good           | ACM                     |
| 2     | Hallways / Corridors   | Doors                       | Doors                       | Fire Rated Doors   | NQ                 | NS             | No               | PACM             | No       | Yes      | A       | good (PACM)    | PACM                    |
| 2     | Laundry Room           | Floor                       | Under Floor Tile            | Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Green Smears | 20 sq. m           | NS             | No               | PACM             | No       | No       | D       | unknown (PACM) | PACM                    |
| 2     | Laundry Room           | Walls, Ceiling and Bulkhead | Walls, Ceiling and Bulkhead | Drywall Joint-Fill Compound - Beige  | 50 sq.m            | Ref: 33-BS-02A | No               | 1% Chrysotile    | No       | Yes      | A       | good           | ACM                     |
| 2     | Laundry Room           | Ceiling and Bulkhead        | Ceiling and Bulkhead        | Stucco   | 25 sq.m            | Ref: 33-BS-01A | No               | 1% Chrysotile    | No       | Yes      | C       | good           | MINOR CRACKING OBSERVED |
| 2     | North and South Stairs | Doors                       | Doors                       | Fire Rated Doors   | NQ                 | NS             | No               | PACM             | No       | Yes      | A       | good (PACM)    | PACM                    |
| 2     | North and South Stairs | Floor                       | Under Floor Tile            | Mastic Associated with 12"x12" Vinyl Floor Tiles - Beige with Green Smears | 20 sq. m           | NS             | No               | PACM             | No       | No       | D       | unknown (PACM) | PACM                    |
| 2     | North and South Stairs | Walls, Ceiling and Bulkhead | Walls, Ceiling and Bulkhead | Drywall Joint-Fill Compound - Beige  | 200 sq.m           | Ref: 33-BS-02A | No               | 1% Chrysotile    | No       | Yes      | A       | good           | ACM                     |
| 2     | North and South Stairs | Ceiling and Bulkhead        | Ceiling and Bulkhead        | Stucco   | 20 sq.m            | Ref: 33-BS-01A | No               | 1% Chrysotile    | No       | 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 |
|------------|----------------------|-------------------|-----------------------------|--|--------------------|----------------|------------------|------------------|-------------------|---------|----------------|-----------------|
| 2          | Unit 208             | Closet            | Walls, Ceiling and Bulkhead | Drywall Joint-Fill Compound - Beige      | 10 sq.m            | Ref: 33-BS-02A | No               | 1% Chrysotile    | No Yes            | A       | good           | ACM             |
| 2          | Unit 208             | Bedroom           | Walls, Ceiling and Bulkhead | Drywall Joint-Fill Compound - Beige      | 40 sq.m            | Ref: 33-BS-02A | No               | 1% Chrysotile    | No Yes            | A       | good           | ACM             |
| 2          | Unit 208             | Washroom          | Walls, Ceiling and Bulkhead | Drywall Joint-Fill Compound - Beige      | 20 sq.m            | Ref: 33-BS-02A | No               | 1% Chrysotile    | No Yes            | A       | good           | ACM             |
| 2          | Unit 208             | Washroom          | Walls                       | Ceramic Tile Grout and Mortar / Adhesive | 5 sq.m             | NS             | No               | PACM             | No Yes            | A       | good (PACM)    | PACM            |
| 2          | Unit 208             | Hallway           | Ceiling and Bulkhead        | Stucco                                   | 5 sq.m             | Ref: 33-BS-01A | No               | 1% Chrysotile    | No Yes            | C       | good           | ACM             |
| 2          | Unit 208             | Bedroom           | Ceiling and Bulkhead        | Stucco                                   | 10 sq.m            | Ref: 33-BS-01A | No               | 1% Chrysotile    | No Yes            | C       | good           | ACM             |
| 2          | Unit 208             | Living Room       | Ceiling and Bulkhead        | Stucco                                   | 20 sq.m            | Ref: 33-BS-01A | No               | 1% Chrysotile    | No Yes            | C       | good           | ACM             |
| 2          | Unit 208             | Living Room       | Walls, Ceiling and Bulkhead | Drywall Joint-Fill Compound - Beige      | 50 sq.m            | Ref: 33-BS-02A | No               | 1% Chrysotile    | No Yes            | A       | good           | ACM             |
| 2          | Unit 208             | Kitchen           | Walls, Ceiling and Bulkhead | Drywall Joint-Fill Compound - Beige      | 20 sq.m            | Ref: 33-BS-02A | No               | 1% Chrysotile    | No Yes            | A       | good           | ACM             |
| Crawlspace | Water Treatment Room | Mechanical        | Below Ceiling               | Cement Pipe                              | 10 m               | NS             | No               | PACM             | No No             | B       | unknown (PACM) | PACM            |

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| Level    | Room                 | Specific Location | ACM Location | ACM Type                  | Estimated Quantity | Sample Number  | Original Sample? | Asbestos Content | Friable? Visible? | Access. | ACM Condition | Comments/ Notes                              |
|----------|----------------------|-------------------|--------------|---------------------------|--------------------|----------------|------------------|------------------|-------------------|---------|---------------|--|
| Exterior | Common Area          | Wall              | Window       | Exterior Caulking - Black | 4 m                | Ref: 33-BS-10A | No               | 2.03% Chrysotile | No Yes            | A       | good          | ACM  |
| Exterior | Common Area          | Wall              | Door         | Exterior Caulking - Black | 5 m                | Ref: 33-BS-10A | No               | 2.03% Chrysotile | No Yes            | A       | good          | ACM  |
| Exterior | Exterior             | Walls             | Walls        | Brick Mortar              | NQ                 | NS             | No               | PACM             | No Yes            | A       | good (PACM)   | PACM   |
| Exterior | Main Entrance        | Wall              | Door         | Exterior Caulking - Black | 6 m                | 33-BS-10A      | Yes              | 2.03% Chrysotile | No Yes            | A       | good          | ACM  |
| Exterior | Main Entrance        | Ceiling           | Soffit       | Exterior Caulking - White | 4 m                | NS             | No               | PACM             | No Yes            | A       | good (PACM)   | PACM   |
| Exterior | Side Entrance        | Wall              | Door         | Exterior Caulking - Black | 5 m                | Ref: 33-BS-10A | No               | 2.03% Chrysotile | No Yes            | A       | good          | ACM  |
| Exterior | Water Treatment Room | Wall              | Double Doors | Exterior Caulking - Brown | 6 m                | 33-BS-11B      | Yes              | 2.12% Chrysotile | No Yes            | A       | poor          | OBSERVED CRACKING AND CHIPPING OFF THE DOORS |
| Exterior | Water Treatment Room | Wall              | Double Doors | Exterior Caulking - Black | 12 m               | Ref: 33-BS-10A | No               | 2.03% Chrysotile | No Yes            | A       | good          | ACM  |

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# 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: Asbestos-containing 12" x 12" vinyl floor tiles – beige with dots observed to be in good condition in the foyer of unit 107.



Photo 2: Asbestos-containing texture material observed to be cracking in the 2<sup>nd</sup> floor laundry room ceiling.



Photo 3: Asbestos-containing drywall joint-fill compound on the walls and presumed asbestos-containing ceramic tile grout and mortar/adhesive on baseboards and floor observed to be in good condition in the 1<sup>st</sup> floor corridor.



Photo 4: Presumed asbestos-containing cement pipe observed to be in good condition in the crawlspace.