

Asbestos Building Materials Assessment

Multi-Unit Residential Building
11 Hastings Drive
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 11 Hastings Drive in Brockville, 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 11, 2017.

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

- Texture coat (friable);
- Exterior glazing compound - white (non-friable);
- Interior glazing compound - white (non-friable);
- 12"x12" vinyl floor tiles – brown with brown streaks (non-friable);
- 12"x12" vinyl floor tiles – beige with light brown smears (non-friable);
- Drywall joint-fill compound – beige (non-friable); and,
- Drywall joint-fill compound – white (non-friable).

Texture coat was observed to be in poor condition in various locations throughout the building. The remaining materials were observed to be in good condition.

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

- Mastic associated with 12"x12" vinyl floor tile – beige with light brown smears;
- Mastic associated with 12"x12" vinyl floor tile – beige with white and brown and black smears;
- Mastic associated with 12"x12" vinyl floor tile – beige with brown streaks;
- Mastic associated with 12"x12" vinyl floor tile – brown with brown streaks;
- Ceramic tile grout and mortar/adhesive;
- Fire rated doors; and,
- Brick mortar.

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 11 Hastings Drive in Brockville, 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 (OHS)*. 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 OHS. The site work was conducted by Victoria Pereira on January 11, 2017.

2.0 SCOPE

The scope of work for this assessment involved the following:

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

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2.1 LIMITATIONS

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

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

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

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

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

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2.1.1 Project-Specific Limitations

It should be noted that the roof, vinyl floor tiles, vinyl sheet flooring and windows replacement was reported by Leeds Grenville to have been removed and replaced within with last three (3) years.

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

- Units 103, 107, 116, 213 and 223;
- Common areas (attic, storage rooms near units 213 and 214, janitor closets by units 102 and 116, common area, entrance / lobby, stairwells, corridors, washroom, custodian office and laundry room);
- Mechanical Rooms (crawlspaces, sprinkler room and electrical room); and,
- Exterior.

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

- Roof (no access/sloped).

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.

4.1 FACILITY DESCRIPTION

The multi-residential building located at 11 Hastings Drive consists of a two (2) level building with 48 units. The reported construction date of the building is 1971. The typical structural components and finishes associated with this building consist of brick exterior walls, various types of flooring

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including cement, vinyl floor tile, ceramic tile and carpet flooring and interior concrete block and drywall walls and ceilings with texture coat.

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:

- Texture coat.

This material was observed to be in poor condition (<1 sq.m, peeling) in each of the following locations:

- lobby near main entrance;
- corridors near main entrance, unit 107 and unit 223;
- storage room near unit 214; and,
- custodian office.

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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:

- Exterior glazing compound - white;
- Interior glazing compound - white;
- 12"x12" vinyl floor tiles – brown with brown streaks;
- 12"x12" vinyl floor tiles – beige with light brown smears;
- Drywall joint-fill compound – beige; and,
- Drywall joint-fill compound – white.

These materials were observed to be in good condition.

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

Similar 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:

- Mastic associated with 12"x12" vinyl floor tile – beige with light brown smears;
- Mastic associated with 12"x12" vinyl floor tile – beige with white and brown and black smears;
- Mastic associated with 12"x12" vinyl floor tile – beige with brown streaks;
- Mastic associated with 12"x12" vinyl floor tile – brown with brown streaks;
- Ceramic tile grout and mortar/adhesive;
- Fire rated doors; and,
- Brick mortar.

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 roof, vinyl floor tiles, vinyl sheet flooring and windows replacement was reported by Leeds Grenville to have been removed and replaced within with last three (3) years.

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 texture coat (recommended corrective action), should be repaired immediately consideration should be given to removal following Type 3 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; and,
- 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.

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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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Appendix A
Summary of Results for Analysis of
Bulk Samples for Asbestos Content
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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
11-BS-01A	Main Entrance - Door	Interior Caulking - Grey	None Detected	PLM
11-BS-01B	Main Entrance - Door	Interior Caulking - Grey	None Detected	PLM
11-BS-01C	Main Entrance - Door	Interior Caulking - Grey	None Detected	PLM
11-BS-02A	Main Entrance - Door	Exterior Caulking - Grey	None Detected	PLM
11-BS-02B	Main Entrance - Door	Exterior Caulking - Grey	None Detected	PLM
11-BS-02C	Main Entrance - Door	Exterior Caulking - Grey	None Detected	PLM
11-BS-03A	1st Floor, Unit 103 Bedroom	12"x12"Vinyl Floor Tile - Brown with Brown Streaks	0.78% Chrysotile	PLM
11-BS-03B	1st Floor, Unit 103 Bedroom	12"x12"Vinyl Floor Tile - Brown with Brown Streaks	Positive Stop (Not Analyzed)	PLM
11-BS-03C	1st Floor, Unit 103 Bedroom	12"x12"Vinyl Floor Tile - Brown with Brown Streaks	Positive Stop (Not Analyzed)	PLM
11-BS-04A	1st Floor, Unit 103 Bedroom	12"x12"Vinyl Floor Tile - Beige with Brown Streaks	None Detected	PLM
11-BS-04B	1st Floor, Unit 103 Bedroom	12"x12"Vinyl Floor Tile - Beige with Brown Streaks	None Detected	PLM
11-BS-04C	1st Floor, Unit 103 Bedroom	12"x12"Vinyl Floor Tile - Beige with Brown Streaks	None Detected	PLM
11-BS-05A	1st Floor, Unit 103 Bedroom - Bulkhead	Texture Coat	5% Chrysotile	PLM
11-BS-05B	1st Floor, Unit 107 Living Room - Bulkhead	Texture Coat	Positive Stop (Not Analyzed)	PLM
11-BS-05C	1st Floor, Corridor near Unit 107 - Ceiling	Texture Coat	Positive Stop (Not Analyzed)	PLM
11-BS-05D	1st Floor, Corridor near Common Area Room - Ceiling	Texture Coat	Positive Stop (Not Analyzed)	PLM
11-BS-05E	1st Floor, Unit 116 Living Room - Bulkhead	Texture Coat	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
11-BS-05F	2nd Floor, Unit 213 near Closet - Ceiling	Texture Coat	Positive Stop (Not Analyzed)	PLM
11-BS-05G	2nd Floor, Corridor - Near Attic Ceiling	Texture Coat	Positive Stop (Not Analyzed)	PLM
11-BS-06A	1st Floor, Unit 103 Living Room - Wall	Drywall Joint-Fill Compound - Beige	1% Chrysotile	PLM
11-BS-06B	1st Floor, Unit 107 Living Room - Wall	Drywall Joint-Fill Compound - Beige	Positive Stop (Not Analyzed)	PLM
11-BS-06C	1st Floor, Janitor Closet - Bulkhead	Drywall Joint-Fill Compound - Beige	Positive Stop (Not Analyzed)	PLM
11-BS-06D	2nd Floor, Custodian Room near Unit 214 - Bulkhead	Drywall Joint-Fill Compound - Beige	Positive Stop (Not Analyzed)	PLM
11-BS-06E	1st Floor, Janitor Closet near Unit 116 - Bulkhead	Drywall Joint-Fill Compound - Beige	Positive Stop (Not Analyzed)	PLM
11-BS-06F	1st Floor, Main Entrance - Wall	Drywall Joint-Fill Compound - Beige	Positive Stop (Not Analyzed)	PLM
11-BS-06G	1st Floor, Stairwell North - Wall	Drywall Joint-Fill Compound - Beige	Positive Stop (Not Analyzed)	PLM
11-BS-07A	1st Floor, Janitor Closet North - Wall	Plaster - Swivel Pattern	None Detected	PLM
11-BS-07B	1st Floor, Janitor Closet North - Wall	Plaster - Swivel Pattern	None Detected	PLM
11-BS-07C	1st Floor, Janitor Closet North - Wall	Plaster - Swivel Pattern	None Detected	PLM
11-BS-08A	1st Floor, Unit 116 Kitchen - Wall	Drywall Joint-Fill Compound - White	1% Chrysotile	PLM
11-BS-08B	1st Floor, Unit 116 Hallway - Wall	Drywall Joint-Fill Compound - White	Positive Stop (Not Analyzed)	PLM
11-BS-08C	1st Floor, Sprinkler Room - Wall	Drywall Joint-Fill Compound - White	Positive Stop (Not Analyzed)	PLM
11-BS-08D	1st Floor, Unit 116 Bedroom - Wall	Drywall Joint-Fill Compound - White	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
11-BS-08E	2nd Floor, Unit 213 near Closet - Wall	Drywall Joint-Fill Compound - White	Positive Stop (Not Analyzed)	PLM
11-BS-08F	2nd Floor, Unit 213 Living Room - Wall	Drywall Joint-Fill Compound - White	Positive Stop (Not Analyzed)	PLM
11-BS-08G	2nd Floor, Custodian Room near Unit 214 - Wall	Drywall Joint-Fill Compound - White	Positive Stop (Not Analyzed)	PLM
11-BS-09A	2nd Floor, Unit 213 Washroom	12"x12"Vinyl Floor Tile - Beige with White and Brown and Black Smears	None Detected	PLM
11-BS-09B	2nd Floor, Unit 213 Washroom	12"x12"Vinyl Floor Tile - Beige with White and Brown and Black Smears	None Detected	PLM
11-BS-09C	2nd Floor, Unit 213 Washroom	12"x12"Vinyl Floor Tile - Beige with White and Brown and Black Smears	None Detected	PLM
11-BS-10A	2nd Floor, Unit 213 Closet	12"x12"Vinyl Floor Tile - Beige with Light Brown Smears	0.77% Chrysotile	PLM
11-BS-10B	2nd Floor, Unit 213 Closet	12"x12"Vinyl Floor Tile - Beige with Light Brown Smears	Positive Stop (Not Analyzed)	PLM
11-BS-10C	2nd Floor, Unit 213 Closet	12"x12"Vinyl Floor Tile - Beige with Light Brown Smears	Positive Stop (Not Analyzed)	PLM
11-BS-11A	1st Floor, Main Entrance - Window	Exterior Glazing Compound - White	0.84% Chrysotile	PLM
11-BS-11B	1st Floor, Stairwell Northeast - Window	Exterior Glazing Compound - White	Positive Stop (Not Analyzed)	PLM
11-BS-11C	1st Floor, Main Entrance - Window	Exterior Glazing Compound - White	Positive Stop (Not Analyzed)	PLM
11-BS-12A	1st Floor, Main Entrance - Window	Interior Glazing Compound - White	0.86% Chrysotile	PLM
11-BS-12B	1st Floor, Main Entrance - Window	Interior Glazing Compound - White	Positive Stop (Not Analyzed)	PLM
11-BS-12C	1st Floor, Main Entrance - Window	Interior Glazing Compound - White	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
11-BS-13A	1st Floor, Stairwell North - Door	Exterior Caulking - White	None Detected	PLM
11-BS-13B	1st Floor, Stairwell Northeast - Window	Exterior Caulking - White	None Detected	PLM
11-BS-13C	1st Floor, Stairwell South - Door	Exterior Caulking - White	None Detected	PLM

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Appendix B
Laboratory Analytical Reports – Asbestos: Polarized Light Microscopy
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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

Project: 122150275- 11 Hastings

Custody:

Report Date: 20-Jan-2017

Order Date: 16-Jan-2017

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

Paracel ID	Client ID
1703090-01	11-BS-01A
1703090-02	11-BS-01B
1703090-03	11-BS-01C
1703090-04	11-BS-02A
1703090-05	11-BS-02B
1703090-06	11-BS-02C
1703090-07	11-BS-03A (Tile)
1703090-08	11-BS-03B (Tile)
1703090-09	11-BS-03C (Tile)
1703090-10	11-BS-04A (Tile)
1703090-11	11-BS-04B (Tile)
1703090-12	11-BS-04C (Tile)
1703090-13	11-BS-05A
1703090-14	11-BS-05B
1703090-15	11-BS-05C
1703090-16	11-BS-05D
1703090-17	11-BS-05E
1703090-18	11-BS-05F
1703090-19	11-BS-05G
1703090-20	11-BS-06A
1703090-21	11-BS-06B
1703090-22	11-BS-06C
1703090-23	11-BS-06D
1703090-24	11-BS-06E
1703090-25	11-BS-06F
1703090-26	11-BS-06G

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: 20-Jan-2017

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

Order Date: 16-Jan-2017

Client PO: **122150275**

Project Description: **122150275- 11 Hastings**

1703090-27	11-BS-07A
1703090-28	11-BS-07B
1703090-29	11-BS-07C
1703090-30	11-BS-08A
1703090-31	11-BS-08B
1703090-32	11-BS-08C
1703090-33	11-BS-08D
1703090-34	11-BS-08E
1703090-35	11-BS-08F
1703090-36	11-BS-08G
1703090-37	11-BS-09A (Tile)
1703090-38	11-BS-09B (Tile)
1703090-39	11-BS-09C (Tile)
1703090-40	11-BS-10A (Tile)
1703090-41	11-BS-10B (Tile)
1703090-42	11-BS-10C (Tile)
1703090-43	11-BS-11A
1703090-44	11-BS-11B
1703090-45	11-BS-11C
1703090-46	11-BS-12A
1703090-47	11-BS-12B
1703090-48	11-BS-12C
1703090-49	11-BS-13A
1703090-50	11-BS-13B
1703090-51	11-BS-13C

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

Report Date: 20-Jan-2017

Order Date: 16-Jan-2017

 Project Description: **122150275- 11 Hastings**
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>
1703090-01	13-Jan-17	sample homogenized	Grey	Caulking	No	Non-Fibers	97.15
						Other fibers	2.85
1703090-02	13-Jan-17	sample homogenized	Grey	Caulking	No	Non-Fibers	97.15
						Other fibers	2.85
1703090-03	13-Jan-17	sample homogenized	Grey	Caulking	No	Non-Fibers	97.17
						Other fibers	2.83
1703090-04	13-Jan-17	sample homogenized	Grey	Caulking	No	Non-Fibers	97.14
						Other fibers	2.86
1703090-05	13-Jan-17	sample homogenized	Grey	Caulking	No	Non-Fibers	97.08
						Other fibers	2.92
1703090-06	13-Jan-17	sample homogenized	Grey	Caulking	No	Non-Fibers	97.02
						Other fibers	2.98
1703090-07	13-Jan-17	sample homogenized	Brown	Floor Tile	Yes	Chrysotile	0.78
						Non-Fibers	99.22
1703090-08	13-Jan-17					not analyzed	
1703090-09	13-Jan-17					not analyzed	
1703090-10	13-Jan-17	sample homogenized	Beige	Floor Tile	No	Non-Fibers	100
1703090-11	13-Jan-17	sample homogenized	Beige	Floor Tile	No	Non-Fibers	100
1703090-12	13-Jan-17	sample homogenized	Beige	Floor Tile	No	Non-Fibers	100
1703090-13	13-Jan-17	sample homogenized	Beige	Texture Coat	Yes	Chrysotile	5
						Non-Fibers	95

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Report Date: 20-Jan-2017
 Order Date: 16-Jan-2017

Project Description: **122150275- 11 Hastings**

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>
1703090-14	13-Jan-17					not analyzed	
1703090-15	13-Jan-17					not analyzed	
1703090-16	13-Jan-17					not analyzed	
1703090-17	13-Jan-17					not analyzed	
1703090-18	13-Jan-17					not analyzed	
1703090-19	13-Jan-17					not analyzed	
1703090-20	13-Jan-17	sample homogenized	Beige	Drywall Joint Compound	Yes	Chrysotile Non-Fibers	1 99
1703090-21	13-Jan-17					not analyzed	
1703090-22	13-Jan-17					not analyzed	
1703090-23	13-Jan-17					not analyzed	
1703090-24	13-Jan-17					not analyzed	
1703090-25	13-Jan-17					not analyzed	
1703090-26	13-Jan-17					not analyzed	
1703090-27	13-Jan-17	sample homogenized	Grey	Plaster	No	Non-Fibers	100
1703090-28	13-Jan-17	sample homogenized	Grey	Plaster	No	Non-Fibers	100
1703090-29	13-Jan-17	sample homogenized	Grey	Plaster	No	Non-Fibers	100

Certificate of Analysis
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 Client PO: **122150275**

Report Date: 20-Jan-2017
 Order Date: 16-Jan-2017

Project Description: **122150275- 11 Hastings**

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>
1703090-30	13-Jan-17	sample homogenized	Grey	Drywall Joint Compound	Yes	Chrysotile	1
						Non-Fibers	99
1703090-31	13-Jan-17					not analyzed	
1703090-32	13-Jan-17					not analyzed	
1703090-33	13-Jan-17					not analyzed	
1703090-34	13-Jan-17					not analyzed	
1703090-35	13-Jan-17					not analyzed	
1703090-36	13-Jan-17					not analyzed	
1703090-37	13-Jan-17	sample homogenized	Beige	Floor Tile	No	Non-Fibers	100
1703090-38	13-Jan-17	sample homogenized	Beige	Floor Tile	No	Non-Fibers	100
1703090-39	13-Jan-17	sample homogenized	Beige	Floor Tile	No	Non-Fibers	100
1703090-40	13-Jan-17	sample homogenized	Beige	Floor Tile	Yes	Chrysotile	0.77
						Non-Fibers	99.23
1703090-41	13-Jan-17					not analyzed	
1703090-42	13-Jan-17					not analyzed	
1703090-43	13-Jan-17	sample homogenized	White	Glaze	Yes	Chrysotile	0.84
						Non-Fibers	99.16
1703090-44	13-Jan-17					not analyzed	
1703090-45	13-Jan-17					not analyzed	

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Report Date: 20-Jan-2017
 Order Date: 16-Jan-2017

Project Description: 122150275- 11 Hastings

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

Parcel I.D.	Sample Date	Layers Analyzed	Colour	Description	Asbestos Detected:	Material Identification	% Content
1703090-46	13-Jan-17	sample homogenized	Brown	Glaze	Yes	Chrysotile	0.86
						Non-Fibers	99.14
1703090-47	13-Jan-17					not analyzed	
1703090-48	13-Jan-17					not analyzed	
1703090-49	13-Jan-17	sample homogenized	White	Caulking	No	Non-Fibers	100
1703090-50	13-Jan-17	sample homogenized	White	Caulking	No	Non-Fibers	100
1703090-51	13-Jan-17	sample homogenized	White	Caulking	No	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	18-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	Common Area	Walls and Ceiling	Walls and Ceiling	Drywall Joint-Fill Compound - White	100 sq.m	Ref: 11-BS-08A	No	1% Chrysotile	No Yes	A	good	ACM
1	Corridors	North	Ceiling	Texture Coat	50 sq.m	Ref: 11-BS-05A	No	5% Chrysotile	No Yes	C	poor	<1 SQ.M PEELING OFF NEAR UNIT 107
1	Corridors	Floor	Floor	Ceramic Tile Grout and Mortar / Adhesive	150 sq.m	NS	No	PACM	No Yes	A	good (PACM)	PACM
1	Corridors	North	Walls and Ceiling	Drywall Joint-Fill Compound - White	50 sq.m	Ref: 11-BS-08A	No	1% Chrysotile	No Yes	A	good	ACM
1	Corridors	South	Ceiling	Texture Coat	50 sq.m	Ref: 11-BS-05A	No	5% Chrysotile	No Yes	C	poor	<1SQ.M PEELING NEAR MAIN ENTRANCE AND COMMON ROOM
1	Corridors	South	Walls and Ceiling	Drywall Joint-Fill Compound - Beige	75 sq.m	Ref: 11-BS-06A	No	1% Chrysotile	No Yes	A	good	ACM
1	Corridors	Doors	Doors	Fire rated doors	NQ	NS	No	PACM	No Yes	A	good (PACM)	PACM
1	Custodian Office	Walls and Ceiling	Walls and Ceiling	Drywall Joint-Fill Compound - White	30 sq.m	Ref: 11-BS-08A	No	1% Chrysotile	No Yes	A	good	ACM
1	Custodian Office	Ceiling	Ceiling	Texture Coat	10 sq.m	Ref: 11-BS-05A	No	5% Chrysotile	No Yes	A	poor	<1 SQ. M PEELING
1	Electrical Room	Ceiling	Ceiling	Texture Coat	5 sq.m	Ref: 11-BS-05A	No	5% Chrysotile	No Yes	B	good	ACM
1	Electrical Room	Walls and Ceiling	Walls and Ceiling	Drywall Joint-Fill Compound - Beige	20 sq.m	Ref: 11-BS-06A	No	1% Chrysotile	No Yes	A	good	ACM
1	Janitor Closet by Unit 102	Walls and Ceiling	Walls and Ceiling	Drywall Joint-Fill Compound - Beige	20 sq.m	Ref: 11-BS-06A	No	1% Chrysotile	No Yes	A	good	ACM

Accessibility Classification

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

Visibility

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

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

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

Summary of Occurrences of Asbestos-Containing Materials

Level	Room	Specific Location	ACM Location	ACM Type	Estimated Quantity	Sample Number	Original Sample?	Asbestos Content	Friable?	Visible?	Access.	ACM Condition	Comments/ Notes
1	Janitor Closet by Unit 116	Walls and Ceiling	Walls and Ceiling	Drywall Joint-Fill Compound - Beige	20 sq.m	Ref: 11-BS-06A	No	1% Chrysotile	No	Yes	A	good	ACM
1	Laundry Room	Ceiling	Ceiling	Texture Coat	15 sq.m	Ref: 11-BS-05A	No	5% Chrysotile	No	Yes	C	good	ACM
1	Laundry Room	Walls and Ceiling	Walls and Ceiling	Drywall Joint-Fill Compound - White	30 sq.m	Ref: 11-BS-08A	No	1% Chrysotile	No	Yes	A	good	ACM
1	Main Entrance / Lobby	Floor	Floor	Ceramic Tile Grout and Mortar / Adhesive	10 sq.m	NS	No	PACM	No	Yes	A	good (PACM)	PACM
1	Main Entrance / Lobby	Main Entrance	Windows / Doors	Interior glazing compound - white	36m	11-BS-12A	Yes	0.86% Chrysotile	No	Yes	A	good	ACM
1	Main Entrance / Lobby	Walls and Ceiling	Walls and Ceiling	Drywall Joint-Fill Compound - Beige	20 sq.m	Ref: 11-BS-06A	No	1% Chrysotile	No	Yes	A	good	ACM
1	Main Entrance / Lobby	Ceiling	Ceiling	Texture Coat	10 sq.m	Ref: 11-BS-05A	No	5% Chrysotile	No	Yes	C	poor	<1SQ.M PEELING NEAR MAIN ENTRANCE AND COMMON ROOM
1	Main Entrance / Lobby	Walls and Ceiling	Walls and Ceiling	Drywall Joint-Fill Compound - White	20 sq.m	Ref: 11-BS-08A	No	1% Chrysotile	No	Yes	A	good	ACM
1	Main Entrance / Lobby	Windows / Doors	Windows / Doors	Interior Glaze - White	36 m	11-BS-12A	Yes	0.86% Chrysotile	No	Yes	A	good	ACM
1	Sprinkler Room	Ceiling	Ceiling	Texture Coat	5 sq.m	Ref: 11-BS-05A	No	5% Chrysotile	No	Yes	B	good	ACM
1	Sprinkler Room	Walls and Ceiling	Walls and Ceiling	Drywall Joint-Fill Compound - White	30 sq.m	Ref: 11-BS-08A	No	1% Chrysotile	No	Yes	B	good	ACM
1	Stairs	South	Walls and Ceiling	Drywall Joint-Fill Compound - Beige	50 sq.m	Ref: 11-BS-06A	No	1% Chrysotile	No	Yes	A	good	ACM

Accessibility Classification

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Visibility

- Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
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 - ns - not sampled
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Summary of Occurrences of Asbestos-Containing Materials

Level	Room	Specific Location	ACM Location	ACM Type	Estimated Quantity	Sample Number	Original Sample?	Asbestos Content	Friable? Visible?	Access.	ACM Condition	Comments/ Notes
1	Stairs	North	Walls and Ceiling	Drywall Joint-Fill Compound - White	50 sq.m	Ref: 11-BS-08A	No	1% Chrysotile	No Yes	A	good	ACM
1	Stairs	Southeast	Walls and Ceiling	Drywall Joint-Fill Compound - Beige	50 sq.m	Ref: 11-BS-06A	No	1% Chrysotile	No Yes	A	good	ACM
1	Stairs	Northeast	Walls and Ceiling	Drywall Joint-Fill Compound - White	50 sq.m	Ref: 11-BS-08A	No	1% Chrysotile	No Yes	A	good	ACM
1	Stairs	Doors	Doors	Fire rated doors	NQ	NS	No	PACM	No Yes	A	good (PACM)	PACM
1	Unit 103	Washroom	Walls	Ceramic Tile Grout and Mortar / Adhesive	5 sq.m	NS	No	PACM	No Yes	A	good (PACM)	PACM
1	Unit 103	Bedroom	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Brown with Brown Streaks	10 sq.m	NS	No	PACM	No No	D	unknown (PACM)	PACM
1	Unit 103	Bedroom	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Beige with Brown Streaks	0.25 sq.m	NS	No	PACM	No No	D	unknown (PACM)	PACM
1	Unit 103	Closets, Corridor, Washroom, Bedroom, Living Room and Kitchen	Walls and Ceiling	Drywall Joint-Fill Compound - Beige	150 sq.m	11-BS-06A	Yes	1% Chrysotile	No Yes	A	good	ACM
1	Unit 103	Bedroom	Floor	12"x12" Vinyl Floor Tile - Brown with Brown Streaks	10 sq.m	11-BS-03A	Yes	0.78% Chrysotile	No Yes	A	good	ACM

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Summary of Occurrences of Asbestos-Containing Materials

Level	Room	Specific Location	ACM Location	ACM Type	Estimated Quantity	Sample Number	Original Sample?	Asbestos Content	Friable?	Visible?	Access.	ACM Condition	Comments/ Notes
1	Unit 103	Bedroom, Living Room, Corridor	Ceiling	Texture Coat	30 sq.m	11-BS-05A	Yes	5% Chrysotile	No	Yes	A	good	ACM
1	Unit 107	Closets, Kitchen, Living Room, Corridor and Bedroom	Under Floor Tile	Mastic Associated with 12"x12"Vinyl Floor Tile - Brown with Brown Streaks	50 sq.m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
1	Unit 107	Closets, Bedroom, Living Room and Corridor	Ceiling	Texture Coat	30 sq.m	Ref: 11-BS-05A	No	5% Chrysotile	No	Yes	A	good	ACM
1	Unit 107	Closets, Corridor, Washroom, Bedroom, Living Room and Kitchen	Walls and Ceiling	Drywall Joint-Fill Compound - Beige	150 sq.m	Ref: 11-BS-06A	No	1% Chrysotile	No	Yes	A	good	ACM
1	Unit 107	Closets, Kitchen, Living Room, Corridor and Bedroom	Floor	12"x12"Vinyl Floor Tile - Brown with Brown Streaks	50 sq.m	Ref: 11-BS-03A	No	0.78% 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	Unit 116	Closets, Bedroom, Living Room, Corridor	Ceiling	Texture Coat	30 sq.m	Ref: 11-BS-05A	No	5% Chrysotile	No	Yes	A	good	ACM

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Summary of Occurrences of Asbestos-Containing Materials

Level	Room	Specific Location	ACM Location	ACM Type	Estimated Quantity	Sample Number	Original Sample?	Asbestos Content	Friable?	Visible?	Access.	ACM Condition	Comments/ Notes
1	Unit 116	Washroom	Under Floor Tile	Mastic Associated with 12"x12"Vinyl Floor Tile - Brown with Brown Streaks	5 sq.m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
1	Unit 116	Washroom	Floor	12"x12"Vinyl Floor Tile - Brown with Brown Streaks	5 sq.m	Ref: 11-BS-03A	No	0.78% Chrysotile	No	Yes	A	good	ACM
1	Unit 116	Closets, Corridor, Washroom, Bedroom, Living Room and Kitchen	Walls and Ceiling	Drywall Joint-Fill Compound - White	150 sq.m	11-BS-08A	Yes	1% Chrysotile	No	Yes	A	good	ACM
1	Unit 116	Washroom	Walls	Ceramic Tile Grout and Mortar / Adhesive	5 sq.m	NS	No	PACM	No	Yes	A	good (PACM)	PACM
1	Washroom 1	Walls and Ceiling	Walls and Ceiling	Drywall Joint-Fill Compound - White	10 sq.m	Ref: 11-BS-08A	No	1% Chrysotile	No	Yes	A	good	ACM
1	Washroom 2	Walls and Ceiling	Walls and Ceiling	Drywall Joint-Fill Compound - White	10 sq.m	Ref: 11-BS-08A	No	1% Chrysotile	No	Yes	A	good	ACM
2	Corridors	North	Ceiling	Texture Coat	20 sq.m	Ref: 11-BS-05A	No	5% Chrysotile	No	Yes	C	poor	<1 SQ.M PEELING BETWEEN UNITS 223 AND 224 NEAR ATTIC
2	Corridors	North	Walls and Ceiling	Drywall Joint-Fill Compound - White	75 sq.m	Ref: 11-BS-08A	No	1% Chrysotile	No	Yes	A	good	ACM
2	Corridors	South	Ceiling	Texture Coat	20 sq.m	Ref: 11-BS-05A	No	5% 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	Corridors	South	Walls and Ceiling	Drywall Joint-Fill Compound - Beige	75 sq.m	Ref: 11-BS-06A	No	1% Chrysotile	No Yes	A	good	ACM
2	Corridors	Doors	Doors	Fire rated doors	NQ	NS	No	PACM	No Yes	A	good (PACM)	PACM
2	Stairs	Southeast	Walls and Ceiling	Drywall Joint-Fill Compound - Beige	50 sq.m	Ref: 11-BS-06A	No	1% Chrysotile	No Yes	A	good	ACM
2	Stairs	South	Ceiling	Texture Coat	20 sq.m	Ref: 11-BS-05A	No	5% Chrysotile	No Yes	C	good	ACM
2	Stairs	Northeast	Ceiling	Texture Coat	20 sq.m	Ref: 11-BS-05A	No	5% Chrysotile	No Yes	C	good	ACM
2	Stairs	Southeast	Ceiling	Texture Coat	20 sq.m	Ref: 11-BS-05A	No	5% Chrysotile	No Yes	C	good	ACM
2	Stairs	Doors	Doors	Fire rated doors	NQ	NS	No	PACM	No Yes	A	good (PACM)	PACM
2	Stairs	North	Ceiling	Texture Coat	20 sq.m	Ref: 11-BS-05A	No	5% Chrysotile	No Yes	C	good	ACM
2	Stairs	Northeast	Walls and Ceiling	Drywall Joint-Fill Compound - White	50 sq.m	Ref: 11-BS-08A	No	1% Chrysotile	No Yes	A	good	ACM
2	Stairs	North	Walls and Ceiling	Drywall Joint-Fill Compound - White	50 sq.m	Ref: 11-BS-08A	No	1% Chrysotile	No Yes	A	good	ACM
2	Stairs	South	Walls and Ceiling	Drywall Joint-Fill Compound - Beige	50 sq.m	Ref: 11-BS-06A	No	1% Chrysotile	No Yes	A	good	ACM
2	Storage by 213	Ceiling	Ceiling	Texture Coat	5 sq.m	Ref: 11-BS-05A	No	5% Chrysotile	No Yes	C	good	ACM
2	Storage by 213	Walls and Ceiling	Walls and Ceiling	Drywall Joint-Fill Compound - Beige	10 sq.m	Ref: 11-BS-06A	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	Storage by Unit 214	Ceiling	Ceiling	Texture Coat	20 sq.m	Ref: 11-BS-05A	No	5% Chrysotile	No Yes	A	poor	<1 SQ.M PEELING OFF
2	Storage by Unit 214	Walls and Ceiling	Walls and Ceiling	Drywall Joint-Fill Compound - Beige	10 sq.m	Ref: 11-BS-06A	No	1% Chrysotile	No Yes	A	good	ACM
2	Storage by Unit 214	Walls and Ceiling	Walls and Ceiling	Drywall Joint-Fill Compound - White	10 sq.m	Ref: 11-BS-08A	No	1% Chrysotile	No Yes	A	good	ACM
2	Unit 213	Washroom	Walls	Ceramic Tile Grout and Mortar / Adhesive	5 sq.m	NS	No	PACM	No Yes	A	good (PACM)	PACM
2	Unit 213	Closets, Corridor, Washroom, Bedroom, Living Room and Kitchen	Walls and Ceiling	Drywall Joint-Fill Compound - White	150 sq.m	Ref: 11-BS-08A	No	1% Chrysotile	No Yes	A	good	ACM
2	Unit 213	Living Room, Corridor and Bedroom	Floor	12"x12"Vinyl Floor Tile - Brown with Brown Streaks	50 sq.m	Ref: 11-BS-03A	No	0.78% Chrysotile	No Yes	D	unknown	CARPET COVERING TILES IN LIVING ROOM, BEDROOM AND CORRIDOR
2	Unit 213	Living Room, Corridor and Bedroom	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Brown with Brown Streaks	50 sq.m	NS	No	PACM	No No	D	unknown (PACM)	PACM
2	Unit 213	Closet	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Beige with Light Brown Smears	5 sq.m	NS	No	PACM	No No	D	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
2	Unit 213	Closet	Floor	12"x12" Vinyl Floor Tile - Beige with Light Brown Smears	5 sq.m	11-BS-10A	Yes	0.77% Chrysotile	No	Yes	D	unknown	CARPET COVERING TILES IN LIVING ROOM, BEDROOM AND CORRIDOR
2	Unit 213	Washroom	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Beige with White and Brown and Black Smear	5 sq.m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
2	Unit 213	Closets, Bedroom, Living Room and Corridor	Ceiling	Texture Coat	30 sq.m	Ref: 11-BS-05A	No	5% Chrysotile	No	Yes	A	good	ACM
2	Unit 223	Bedroom, Living Room, Corridor, Closet	Ceiling	Texture Coat	30 sq.m	Ref: 11-BS-05A	No	5% Chrysotile	No	Yes	C	good	ACM
2	Unit 223	Closet, Bedroom, Corridor, Living Room and Kitchen	Walls and Ceiling	Drywall Joint-Fill Compound - Beige	150 sq.m	Ref: 11-BS-06A	No	1% Chrysotile	No	Yes	A	good	ACM
2	Unit 223	Washroom	Under Floor Tile	Mastic Associated with 12"x12" Vinyl Floor Tile - Beige with White and Brown and Black Smear	5 sq.m	NS	No	PACM	No	No	D	unknown (PACM)	PACM
2	Unit 223	Washroom	Walls	Ceramic Tile Grout and Mortar / Adhesive	5 sq.m	NS	No	PACM	No	Yes	A	good (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	Exterior	Main Entrance	Windows / Doors	Exterior glazing compound - white	36m	11-BS-11A	Yes	0.84% Chrysotile	No	Yes	A	good	ACM
Exterior	Exterior	Walls	Walls	Brick Mortar	NQ	NS	No	PACM	No	Yes	A	good (PACM)	PACM
Exterior	Exterior	Southeast Stairs	Windows / Doors	Exterior glazing compound - white	5m	Ref: 11-BS-11A	No	0.84% Chrysotile	No	Yes	A	good	ACM
Exterior	Exterior	Northeast Stairs	Windows / Doors	Exterior glazing compound - white	5m	Ref: 11-BS-11A	No	0.84% 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

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Selected Site Photographs
February 17, 2017



Photo 1: Asbestos-containing texture coat observed to be in poor condition on the ceiling in the lobby area



Photo 2: Asbestos-containing texture coat observed to be in poor condition on the ceiling in the storage by unit 214.



Photo 3: Asbestos-containing 12"x12" vinyl floor tiles – brown with brown streaks observed to be in good condition in unit 103 bedroom.



Photo 4: Asbestos-containing 12"x12" vinyl floor tiles – beige with light brown smears observed to be in good condition in unit 213 closet.

ASBESTOS BUILDING MATERIALS ASSESSMENT

Appendix D
Selected Site Photographs
February 17, 2017



Photo 5: Asbestos-containing exterior window glaze – white observed to be in good condition on the windows at the main entrance doors.



Photo 6: Asbestos-containing interior window glaze – white observed to be in good condition on the windows at the main entrance doors.



Photo 7: Presumed asbestos-containing brick mortar observed to be in good condition on the North exterior walls.