



# DESIGNATED SUBSTANCES AND HAZARDOUS BUILDING MATERIALS ASSESSMENT

## FINAL REPORT

YWCA Kitchener-Waterloo, Emergency Shelter  
84 Frederick Street, Kitchener, Ontario



*Prepared for:*

**Region of Waterloo**

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## EXECUTIVE SUMMARY

Access Environmental Solutions (Access) was retained by the Region of Waterloo (the Region / Client) to complete an assessment for designated substances and hazardous building materials at the YWCA Kitchener-Waterloo, Emergency Shelter (KW Shelter) located at 84 Frederick Street, Kitchener, Ontario.

The assessment was undertaken as a due diligence measure in advance of the acquisition of the property by the Region and for compliance with the Ontario Occupational Health and Safety Act and Regulations.

The assessment documents the locations of accessible designated substances and hazardous building materials, evaluates their condition, and provides recommendations for their management. The scope of the assessment is sufficient for routine maintenance and minor building renovation, which should be reviewed on a case-by-case basis by the Client. The scope of this assessment is not sufficient for more extensive renovations and/or building exterior renovations (i.e., roof replacement/ repairs) or demolition work for which additional material testing and intrusive investigation should be conducted.

The assessment was conducted by Andy Andriotis and Norbert Nabbe of Access on June 20, 2024. They were accompanied by Mr. Adrian Donner from the Region of Waterloo and Mr. Paul Legare (KW Shelter Maintenance staff) who provided historical information and access to various rooms within the building. The facility was partially occupied during the site visit.

## KEY FINDINGS

Designated substances and hazardous building materials were identified to be present as summarized below.

### Asbestos (Confirmed)

Asbestos was confirmed to be present in the following building materials:

- block wall primer in basement of the 1914 building (similar asbestos-containing primer should be presumed to be present in other areas of the 1914 building)
- block wall primer in the stairwell at the north-end of the 1988 building (similar asbestos-containing primer should be presumed to be present in other areas of the 1988 addition)
- residual floor tile mastic within the basement of the 1937 addition (similar asbestos-containing mastic is likely present concealed beneath flooring in other areas of the 1937 addition)
- cementitious cladding on spandrel panels above and below the windows at the north façade of the 1988 addition (at stairwell)

### Asbestos (Presumed)

Asbestos is presumed to be present in the following building materials:

- electrical equipment, wiring, panels etc. (energized)
- fire-rated door cores (core inaccessible)
- gaskets, sheet type on flanges (concealed)

Refer to **Appendix 3** for a summary of building components and materials that were assessed for asbestos and **Appendix 4** for a detailed summary of components and materials confirmed to contain and/or presumed to be asbestos containing.

Refer to Section 4.1.3 of the report for a list of additional building materials that if uncovered should be suspected of containing asbestos.

### Lead

Lead is presumed to be present in the following materials:

- all paints and coatings
- batteries (i.e., emergency lighting, exit signs etc.)
- cable and wire sheathing
- cast iron pipe gaskets and connections
- glazing (i.e., ceramic tiles)
- solder used on domestic water lines, bell fittings for cast iron pipes
- structural steel primer

### Mercury

Mercury is suspected to be present in the following materials:

- fluorescent light tubes (vapour form)
- compact fluorescent lights (vapour form)
- high intensity discharge (HID) lamps (vapour form)
- paints and adhesives (in stable form)

### Silica

Silica may be present in the following materials common to buildings:

- concrete and cement
- masonry and mortar
- tiles (including clay, ceramic, concrete, etc.) and grout
- cement board
- block walls
- ceiling tiles

- drywall
- paints
- textured finish
- plaster
- stucco
- roofing materials (i.e., ballast on “green roof”)

### **Polychlorinated Biphenyls (PCB)**

PCBs may be present in the ballasts of older fluorescent light fixtures that pre-date 1981.

### **Ozone-Depleting Substances (ODS)**

Equipment suspected to contain ODS include the following:

- rooftop HVAC units
- wall-mounted a/c units

### **Mould**

Visible mould growth was observed at the following location:

- black staining and black spots on drywall wall in Mechanical Room B-27 (L0-22)

The following was observed which may be indicative of concealed mould growth:

- water staining on ceiling tiles
- water damage, peeling paint on ceilings

## **SUMMARY OF RECOMMENDATIONS**

### **General Recommendations**

- A copy of this designated substances and hazardous building materials assessment report should be kept on the premises during minor renovation/maintenance work.
- A copy of the most current asbestos record should be kept on the premises.
- An asbestos management plan (AMP) should be implemented for the management of ACMs and PACMs that were identified to be present. The AMP would specify requirements with respect to roles and responsibilities for the management of asbestos, notification, and training requirements.
- Reassess the condition of asbestos-containing materials (ACMs) and presumed asbestos-containing materials (PACMs) and update the asbestos record at least once in every 12-month period or when there is new information.
- The current assessment is not intended for extensive renovations or building demolition. Before proceeding with such operations, a project-specific designated substances and hazardous building materials assessment, including intrusive investigations and material testing, should be conducted.

## Recommendations for Minor Renovation and Routine Maintenance Work

### Asbestos

- Building materials excluded from the scope of this assessment or that could not be assessed due to limitations encountered at the time of the assessment, as noted in the report, should be investigated prior to disturbance.
- Building materials confirmed and presumed to contain asbestos must be removed prior to disturbance in accordance with procedures prescribed in O. Reg. 278/05. Refer to **Appendix 3** and **Appendix 4** for removal recommendations.
- Safe work procedures satisfying the requirements of O. Reg. 278/05 should be implemented if the asbestos-containing materials and presumed asbestos-containing materials are not removed but may potentially be disturbed by any renovation, alteration, or maintenance work.
- The removal of asbestos-containing floor mastic can be undertaken following O. Reg. 278/05 Type 1 operations using only non-powered handheld tools while wetting the material. Alternatively, follow O. Reg. 278/05 Type 2 operations using mechanical equipment (i.e., grinders, shot blaster etc.) attached to a HEPA-filtered dust collection system to remove floor mastic, otherwise Type 3 operations are required.
- O. Reg. 278/05 Type 2 operations should be followed for the removal of the asbestos-containing cementitious cladding present on spandrel panels located above and below stairwell windows on the exterior of the 1988 addition.
- Follow O. Reg. 278/05 Type 2 operations using power tools attached to a HEPA filtered dust collection system when disturbing block walls with asbestos primer, otherwise higher-level operations are required.
- Conduct intrusive testing of fire-rated door cores upon removal to determine if the core insulation contains asbestos. If the core contains or is presumed to contain asbestos, remove and dispose of the door in accordance with O. Reg. 278/05 requirements depending on the friability and condition of the material.
- If disturbance of gaskets that are presumed or confirmed to contain asbestos is likely, remove gaskets following O. Reg. 278/05 Type 1 operations (using only non-powered handheld tools, wetting the material).
- When deenergized, assess electrical equipment that may be disturbed for asbestos-containing wiring and components. Confirmed and presumed asbestos components should be managed in accordance with O. Reg. 278/05 requirements depending on the friability and condition of the material.

- If suspect asbestos-containing materials are uncovered during minor renovation/maintenance work, work that may disturb the material should stop immediately. Samples of the materials should be collected and tested for asbestos content. Materials confirmed to contain asbestos should be removed prior to further disturbance in accordance with O. Reg. 278/05 work procedures. Alternatively, the suspect materials can be presumed to be asbestos-containing and removed following O. Reg. 278/05 work procedures. If a sprayed-on friable material is uncovered and presumed to contain asbestos, the material should be treated as though it contains a type of asbestos other than chrysotile and removed as such in accordance with O. Reg. 278/05 work procedures.
- In accordance with the requirements of O. Reg. 278/05, the Ministry of Labour, Joint Health and Safety Committee, building owner(s) and contractors should be notified when previously unidentified friable material that is confirmed to be asbestos containing (i.e., Aircell® pipe insulation, parging cement pipe fitting insulation, etc.) is discovered during demolition and construction work.
- The asbestos record should be updated upon completion of any remedial or abatement operations.

### Lead

- The safe work practices provided in the following documents should be followed for the disturbance of lead-containing materials:
  - “Lead on Construction Projects”, Ministry of Labour, April 2011
  - “Lead Guideline for Construction, Renovation, Maintenance or Repair”, Environmental Abatement Council of Canada (EACC), October 2014
- Loose and flaking paints presumed to contain lead should be cleaned-up and disposed of in accordance with the requirements of O. Reg. 347/90, the Ontario waste management regulation.
- Building materials containing lead should be tested for leachable lead prior to disposal as they may be subject to classification as hazardous waste.
- Lead-containing batteries should be recycled when taken out of service.

### Mercury

- Avoid damage to mercury-containing equipment.
- Complete removal of mercury-containing equipment is required when the equipment is taken out of service or prior to renovation or demolition work.
- Mercury-containing equipment can be sent for recycling.
- Mercury is a hazardous waste and should be disposed of in accordance with the requirements of O. Reg. 347/90.

## Silica

- The safe work practices provided in the following document should be followed for the disturbance of silica-containing materials:
  - “Silica on Construction Projects”, Ministry of Labour, April 2011

The guideline provides specific recommendations for controlling silica hazards on construction projects including i) engineering controls; ii) work practices; iii) hygiene practices; iv) protective clothing and equipment; v) work classifications; vi) training; and vii) medical surveillance.
- Silica exposure monitoring should be considered to determine the adequate level of protection that may be required, if any, for project-specific tasks that disturb silica-containing materials. In the absence of such monitoring, the use of personal protective equipment including respirators and implementation of other safe work practices, housekeeping and hygiene measures are recommended to reduce the potential for over-exposure to silica dust during drilling, cutting, grinding, sawing, sanding, scarifying, sweeping or other demolition activities that disturb silica-containing materials.
- The “Silica Control Tool”, created and implemented by the Occupational Health Clinics for Ontario Workers Inc. (OHCOW), assists construction companies in managing silica exposure. By developing and providing an Exposure Control Plan, this tool helps reduce risks, safeguard workers, and enhance operational efficiency for companies handling silica. Refer to the following link for additional information [OHCOW Silica Control Tool](#).

## Polychlorinated Biphenyls (PCB)

- Prior to decommissioning, verify the PCB content of lighting ballasts using the Environment Canada publication entitled “Identification of Light Ballasts Containing PCBs”, 1991. Based on this publication, ballasts date coded after 1980 should not contain PCBs.
- Confirmed PCB-containing ballasts should be handled, stored and disposed of in accordance with applicable federal and provincial regulations.
- The end-of use deadlines set by the Federal PCB Regulation (SOR/2008-273) require the decommissioning of PCB-containing lamp ballasts (i.e., > 50 mg/kg) by 2025.

## Ozone-Depleting Substances (ODS)

- Equipment containing or suspected to contain ODS refrigerants should be decommissioned by a licenced refrigeration technician prior to removal.

## Mould

- Mould abatement work should be undertaken where mould-impacted building materials were identified. The work should be completed by specialized mould abatement contractors following the safe work practices and precautions provided in the Environmental Abatement Council of Canada (EACC) publication entitled “EACC Mould Abatement Guideline”, Edition 3, (2015).

- The degree of mould growth noted may change with time if water or humidity issues continue or develop beyond the assessment date(s). As such, it is recommended that any sources of water infiltration or high humidity be corrected to prevent the continuation or reoccurrence of mould growth prior to remedial efforts and reinstatement of removed materials.

Refer to Section 5.0 of the report for more detailed recommendations.

**The findings and recommendations provided in the Executive Summary must be read and understood within the context of the full report including all standard limitations.**

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- APPENDIX 3** Building Components and Materials (BCM) Assessed for Asbestos
- APPENDIX 4** Summary of Confirmed and Presumed Asbestos-Containing Materials
- APPENDIX 5** Laboratory Analytical Report – Asbestos

## 1.0 INTRODUCTION

Access Environmental Solutions (Access) was retained by the Region of Waterloo (the Region / Client) to complete an assessment for designated substances and hazardous building materials at the YWCA Kitchener-Waterloo, Emergency Shelter (KW Shelter) located at 84 Frederick Street, Kitchener, Ontario.

The assessment was undertaken as a due diligence measure in advance of the acquisition of the property by the Region and for compliance with the Ontario Occupational Health and Safety Act and Regulations.

The assessment documents the locations of accessible designated substances and hazardous building materials, evaluates their condition, and provides recommendations for their management. The scope of the assessment is sufficient for routine maintenance and minor building renovation, which should be reviewed on a case-by-case basis by the Client. The scope of this assessment is not sufficient for more extensive renovations and/or building exterior renovations (i.e., roof replacement/ repairs) or demolition work for which additional material testing and intrusive investigation should be conducted.

The assessment is required to meet the requirements of the Ontario Occupational Health and Safety Act and Regulations (refer to **Appendix 1**, Regulatory Framework). In accordance with these requirements, the assessment is intended to identify designated substances and hazardous materials requiring special attention prior to their disturbance. The report identifies the presence of building materials that contain and/or are presumed to contain asbestos and other building-related designated substances. Additionally, the report identifies the potential presence of hazardous building materials such as mould, polychlorinated biphenyls (PCB) and ozone-depleting substances. These were included in the assessment as there are regulations, standards and best practices in place governing their management.

The assessment was conducted by Andy Andriotis and Norbert Nabbe of Access on June 20, 2024. They were accompanied by Mr. Adrian Donner from the Region of Waterloo and Mr. Paul Legare (KW Shelter Maintenance staff) who provided historical information and access to various rooms within the building. The facility was partially occupied during the site visit.

## 2.0 ASSESSMENT APPROACH

### 2.1 Scope of Work

Access assessed the subject building for designated substances including asbestos, lead, mercury, and silica that may be incorporated in the building's structure and finishes.

Additionally, Access assessed for the following hazardous materials:

- Mould
- Polychlorinated Biphenyls (PCB)
- Ozone Depleting Substances (ODS)

The assessment excluded the following designated substances that are not typically incorporated into building materials:

- Arsenic
- Acrylonitrile
- Benzene
- Coke oven emissions
- Ethylene oxide
- Isocyanates
- Vinyl chloride (i.e., monomer form)

### 2.2 Methodology

Details on the methodology that were used during the assessment are provided in **Appendix 1**.

### 2.3 Extent of the Assessment

The assessment included the original 1914 building as well as the 1937 and 1988 additions. It included a visual review of the basement, first, second and third levels as well as a walkthrough of the rooftop.

Exterior wall cavities were inspected at a select but at a limited number of locations where openings were made by Access.

Additionally, the building's exterior was assessed as viewed from ground level.

The assessment included 15 to 20% of the bedroom units and accessible common areas of the building including the lobby, corridors/hallways, stairwells, service rooms (i.e. custodial, electrical, mechanical etc.), administrative spaces, garbage room, laundry room, kitchen etc., as applicable to this facility.

Units chosen for inspection by the KW Shelter maintenance person were intended to be representative of the original construction or, if modified, those renovated before 1994. This is because asbestos-containing materials were less frequently used in construction after 1994, with some exceptions.

## 2.4 Areas Not Inspected

The following areas were not assessed for the reasons provided:

- roofing materials (replaced in 2007)
- building exterior at elevated heights (access limitations)
- occupied rooms within the building (inaccessible for inspection)

Rooms that were not assessed are indicated in the floor plans provided in **Appendix 2**.

## 2.5 Standard Limitations

Unless explicitly included in the project scope of work, the assessment by Access excludes the following:

- sub-grade materials and equipment (i.e., buried storage tanks, drums, vessels, conduits, pipes etc.)
- concealed drywall and/or plaster finishes (i.e., behind new walls in renovated areas)
- interior surfaces of ductwork (i.e., insulation, woven tape on duct joints etc.)
- building contents including non-fixed equipment, stored items, furniture, appliances, etc.
- building and structural components that are subject to damage if sampled
- energized equipment and systems
- areas deemed unsafe to enter due to structural damage, confined spaces etc.
- operational and process-related equipment including associated process chemicals and stored materials etc.

All quantities referenced within the report are approximate and should be verified by the user.

## 3.0 BACKGROUND INFORMATION

### 3.1 Relevant Historic Reports

The following reports were provided to Access as part of this assessment:

- “84 Frederick Street, Physical Building Condition Assessment Report, Kitchener, Ontario”, dated May 31, 2024, prepared by RJC Engineers (RJC), Job No. TOR.139424.0001
- Floor layout (fire plan)

The RJC report provided Access with an understanding of major systems employed in the building.

### 3.2 Description of Assessed Building

The following describes existing conditions known to be present or encountered during the assessment:

Assessed / Subject Building		
Location	General Information	Construction Materials
84 Frederick Street, Kitchener, Ontario	<ul style="list-style-type: none"> <li>- <i>usage</i>: emergency shelter</li> <li>- <i>no. of levels</i>: 3 + basement</li> <li>- <i>total area (sf)</i>: ~13k (footprint)</li> <li>- <i>age (orig. construction)</i>: 1914</li> <li>- <i>age (additions)</i>: 1937, 1988</li> <li>- <i>renovations</i>: extensive renovation undertaken in 2007</li> </ul>	<ul style="list-style-type: none"> <li>- <i>foundation</i>: poured concrete floor, walls</li> <li>- <i>building structure</i>: block walls, concrete, metal construction</li> <li>- <i>exterior cladding</i>: brick, cement board, ceramic wall tile, parging</li> <li>- <i>interior finishes</i>: plaster, gypsum board, acoustic ceiling tiles, textured finish, stucco, vinyl baseboards</li> <li>- <i>flooring</i>: carpet, vinyl sheet flooring, vinyl floor tiles, vinyl plank, ceramic, wood plank, concrete</li> <li>- <i>roofing system</i>: mechanically fastened thermoplastic polyolefin (TPO) and green roof (modified bitumen membrane under concrete paver), roofing replaced in 2007</li> <li>- <i>building insulation</i>: fibreglass batt, foam board</li> <li>- <i>heating &amp; cooling</i>: HVAC, three rooftop units, gas fired hydronic boiler system and ventilation from rooftop makeup air units (with cooling), fan coil units (kitchen/prep areas), electric heaters (baseboards)</li> </ul>

## 4.0 FINDINGS

The findings of the assessment for designated substances and hazardous building materials are provided below.

### 4.1 Asbestos

The assessment involved a review of each building component and material that was suspected to contain asbestos. For ease of reference, each component and material were assigned a unique “Building Component & Material” (BCM) number. A summary of all building components and materials that were assessed is provided in **Appendix 3**. The summary includes the following information:

- BCM Reference #
- identification of each building component or material under review
- a description of the material
- whether the material is friable or not (based on the definition provided in the asbestos regulation)
- sample reference numbers and analytical results
- comments
- photographs depicting the material or building component

Where asbestos was confirmed to be present, the following additional details were provided for each building component or material:

- Access Location ID Numbers (for cross reference with floorplans provided in **Appendix 2**)
- location/area description (i.e., common names for each room space)
- approximate quantity
- condition
- damaged quantity (as a percentage of the total quantity)
- accessibility (i.e., criterion for how easily the asbestos-containing material can be accessed by building occupants, maintenance workers etc.)
- visibility (i.e., whether the building materials are hidden from view versus those that are visible without opening hatches or removing ceiling tiles)
- comments
- recommendations for the management of the particular building component or material

A copy of the laboratory Certificate of Analysis for asbestos testing is provided in **Appendix 5**.

#### **4.1.1 Asbestos-Containing Materials (Confirmed)**

Based on the findings of the assessment, asbestos was confirmed to be present in the following building materials:

- block wall primer in the basement of the 1914 building (similar asbestos-containing primer should be presumed to be present in other areas of the 1914 building)
- block wall primer in the stairwell at the north-end of the 1988 building (similar asbestos-containing primer should be presumed to be present in other areas of the 1988 addition)
- residual floor tile mastic within basement of the 1937 addition (similar asbestos-containing mastic is likely present concealed beneath flooring in other areas of the 1937 addition)
- cementitious cladding on spandrel panels above and below the windows at the north façade of the 1988 addition (at stairwell)

#### **4.1.2 Asbestos-Containing Materials (Presumed)**

Asbestos is presumed to be present in the following building materials that were specifically observed during the assessment that are known to contain asbestos and/or materials that could not be sampled and tested due to limitations encountered:

- electrical equipment, wiring, panels etc. (energized)
- fire-rated door cores (core inaccessible)
- gaskets, sheet type on flanges (concealed)

#### 4.1.3 Asbestos-Containing Materials (Suspected)

The following building materials may contain asbestos but were not specifically observed during the assessment and may become uncovered during renovation or demolition activities:

- floor levelling compounds
- concealed older flooring materials including older floor tiles, vinyl sheet flooring and associated mastics that may have been covered over during renovations
- concealed caulking, sealants, mastics, adhesives
- concealed Transite® cement products such as board or pipe/conduit
- concealed older roofing materials, including caulking, tar paper/felt etc.
- concealed insulation (i.e., thermal systems insulation, thermal or fire spray insulation, insulative linings, firestop etc.) in wall and ceiling cavities, crawlspaces, chimneys, inside masonry cavities, interstitial spaces between masonry walls, within any mechanical equipment, inside fire doors etc.
- paper products under wood flooring

These are listed as suspected materials **that require special attention should they be encountered during renovation or demolition activities**. If encountered, work that may disturb the material should stop immediately. Samples of the materials should be collected and tested for asbestos content. As noted in the recommendations section below, materials confirmed to contain asbestos should be removed prior to further disturbance in accordance with O. Reg. 278/05 work procedures.

Please refer to **Appendix 4** for a detailed summary of building components and materials that were confirmed and presumed to contain asbestos.

## 4.2 Lead

### 4.2.1 Paint and Surface Coatings

All paint and surface applications are presumed to be lead-containing. The paints were generally in good condition, though some areas exhibited loose and flaking applications.



**Photo 1:** Example of loose and flaking paint.



**Photo 2:** Example of loose and flaking paint.

#### 4.2.2 Other Presumed Lead-Containing Materials

Lead is presumed to be present in the following building materials:

- batteries (i.e., emergency lighting, exit signs etc.)
- cable and wire sheathing
- cast iron pipe gaskets and connections
- glazing (i.e., ceramic tiles)
- solder used on domestic water lines, bell fittings for cast iron pipes
- structural steel primer



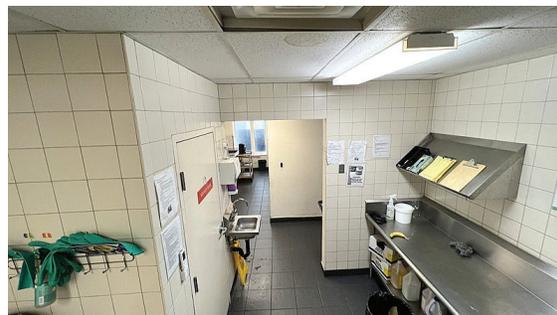
**Photo 3:** Example of emergency exit sign and lighting suspected to contain lead-acid batteries.



**Photo 4:** Example of glazing on ceramic countertop tiles that may contain lead.



**Photo 5:** Example of structural steel primer suspected to contain lead.



**Photo 6:** Example of glazing on ceramic floor and wall tiles that may contain lead.



**Photo 7:** Example of solder used on domestic water lines suspected to contain lead.

### 4.3 Mercury

Mercury is suspected to be present in the following materials:

- fluorescent light tubes (vapour form)
- compact fluorescent lights (vapour form)
- high intensity discharge (HID) lamps (vapour form)
- paints and adhesives (in stable form)



**Photo 8:** Example of light fixture with fluorescent light tubes suspected to contain mercury (vapour form).



**Photo 9:** Example of high intensity discharge light fixture suspected to contain mercury (vapour form).

### 4.4 Silica

The following common building materials may contain crystalline silica and are present within the assessed area.

- concrete and cement
- masonry and mortar
- tiles (including clay, ceramic, concrete, etc.) and grout
- cement board
- block walls
- ceiling tiles
- drywall
- paints
- textured finish
- plaster
- stucco
- roofing materials (i.e., ballast on “green roof”)

#### 4.5 Polychlorinated Biphenyls (PCB)

PCBs may be present in the ballasts of older fluorescent light fixtures that pre-date 1981.



**Photo 10:** Example of older light fixtures with ballasts suspected to contain PCB.



**Photo 11:** Example of high intensity discharge light fixture suspected to contain PCB ballast.

#### 4.6 Ozone Depleting Substances (ODS)

Equipment suspected to contain ODS include the following:

- rooftop HVAC units
- wall-mounted a/c units



**Photo 12:** Example of rooftop HVAC units suspected to contain ODS.



**Photo 13:** Example of air conditioning unit suspected to contain ODS.

##### 4.6.1 Visible Mould

At the time of the assessment, visible mould growth was observed at the following location:

Visible Mould Growth	Location	Building Material Impacted	Quantity (approx.)
Black spots / staining	Mechanical Room B-27, 1914 building (L0-21)	Wall (drywall)	15 sf



**Photo 14:** Mould growth on drywall in Mechanical Room B-27.



**Photo 15:** Mould growth on drywall in Mechanical Room B-27.

#### 4.6.2 Indicators of Potential Mould Growth

At the time of the assessment, the following indicators of the potential for mould growth were identified and summarized in the following table.

Mould Growth Indicator	Location	Building Material Impacted	Quantity (approx.)
Water damage	Room 332 (1937)	ceiling	5 sf
Water damage	Room 322 (1937)	ceiling	5 sf
Water damage	Room 234 (1937)	ceiling	5 sf
Water staining	First Floor Lounge (1914) (L1-11)	ceiling tiles	-
Water staining	First Floor Dining (L1-14), Kitchen Corridor (L1-17) (1914)	ceiling tiles	-



**Photo 16:** Example of water damage to paint coating on ceiling in Room 332 (L3-23).



**Photo 17:** Example of water-staining on ceiling tile in first floor lounge (L1-11).

## 5.0 RECOMMENDATIONS

### 5.1 General Recommendations

The following general recommendations apply to the management of designated substances and hazardous materials identified at the subject building:

- A copy of this designated substances and hazardous building materials assessment report should be kept on the premises during minor renovation/maintenance work.
- A copy of the most current asbestos record should be kept on the premises.
- An asbestos management plan (AMP) should be implemented for the management of ACMs and PACMs that were identified to be present. The AMP would specify requirements with respect to roles and responsibilities for the management of asbestos, notification, and training requirements.
- Reassess the condition of ACMs and PACMs and update the asbestos record at least once in every 12-month period or when there is new information.
- The current assessment is not intended for extensive renovations or building demolition. Before proceeding with such operations, a project-specific designated substances and hazardous building materials assessment, including intrusive investigations and material testing, should be conducted.
- In addition to specific recommendations provided below, apply the following good general work practices on minor renovation/maintenance work:
  - Avoid dry-sweeping and use of compressed air for cleaning surfaces. Alternatively, high-efficiency particulate air (HEPA) vacuums are recommended for cleaning up dust settled on surfaces.
  - Implement good personal hygiene measures including:
    - prohibiting eating drinking or use of tobacco products in work areas
    - washing hands and face before eating, drinking, or smoking outside of work areas
  - Ensure workers have awareness training with respect to the hazards of asbestos, lead, silica, mercury and mould.

### 5.2 Recommendations for Minor Renovation and Routine Maintenance Work

#### 5.2.1 Asbestos

- Building materials excluded from the scope of this assessment or that could not be assessed due to limitations encountered at the time of the assessment, as noted in the report, should be investigated prior to disturbance.

- Building materials confirmed and presumed to contain asbestos must be removed prior to disturbance in accordance with procedures prescribed in O. Reg. 278/05. Refer to **Appendix 3** and **Appendix 4** for removal recommendations.
- Safe work procedures satisfying the requirements of O. Reg. 278/05 should be implemented if the asbestos-containing materials and presumed asbestos-containing materials are not removed but may potentially be disturbed by any renovation, alteration, or maintenance work.
- The removal of asbestos-containing floor mastic can be undertaken following O. Reg. 278/05 Type 1 operations using only non-powered handheld tools while wetting the material. Alternatively, follow O. Reg. 278/05 Type 2 operations using mechanical equipment (i.e., grinders, shot blaster etc.) attached to a HEPA-filtered dust collection system to remove floor mastic, otherwise Type 3 operations are required.
- O. Reg. 278/05 Type 2 operations should be followed for the removal of the asbestos-containing cementitious cladding present on spandrel panels located above and below stairwell windows on the exterior of the 1988 addition.
- Follow O. Reg. 278/05 Type 2 operations using power tools attached to a HEPA filtered dust collection system when disturbing block walls with asbestos primer, otherwise higher-level operations are required.
- Conduct intrusive testing of fire-rated door cores upon removal to determine if the core insulation contains asbestos. If the core contains or is presumed to contain asbestos, remove and dispose of the door in accordance with O. Reg. 278/05 requirements depending on the friability and condition of the material.
- If disturbance of gaskets that are presumed or confirmed to contain asbestos is likely, remove gaskets following O. Reg. 278/05 Type 1 operations (using only non-powered handheld tools, wetting the material).
- When deenergized, assess electrical equipment that may be disturbed for asbestos-containing wiring and components. Confirmed and presumed asbestos components should be managed in accordance with O. Reg. 278/05 requirements depending on the friability and condition of the material.
- If suspect asbestos-containing materials are uncovered during minor renovation/maintenance work, work that may disturb the material should stop immediately. Samples of the materials should be collected and tested for asbestos content. Materials confirmed to contain asbestos should be removed prior to further disturbance in accordance with O. Reg. 278/05 work procedures. Alternatively, the suspect materials can be presumed to be asbestos-containing and removed following O. Reg. 278/05 work procedures. If a sprayed-on friable material is uncovered and presumed to contain asbestos, the material should be treated as though it contains a type of

asbestos other than chrysotile and removed as such in accordance with O. Reg. 278/05 work procedures.

- In accordance with the requirements of O. Reg. 278/05, the Ministry of Labour, Joint Health and Safety Committee, building owner(s) and contractors should be notified when previously unidentified friable material that is confirmed to be asbestos-containing (i.e., Aircell® pipe insulation, parging cement pipe fitting insulation, etc.) is discovered during demolition and construction work.
- The asbestos record should be updated upon completion of any remedial or abatement operations.

### 5.2.2 *Lead*

- The safe work practices provided in the following documents should be followed for the disturbance of lead-containing materials:
  - “Lead on Construction Projects”, Ministry of Labour, April 2011
  - “Lead Guideline for Construction, Renovation, Maintenance or Repair”, Environmental Abatement Council of Canada (EACC), October 2014

The guidelines referenced above provide specific recommendations for controlling lead hazards on construction projects including i) engineering controls; ii) work practices; iii) hygiene practices; iv) protective clothing and equipment; v) work classifications; vi) training; and vii) medical surveillance.

- Lead exposure monitoring should be considered to determine the adequate level of protection that may be required, if any, for project-specific tasks that disturb lead-containing materials. In the absence of such monitoring, the use of personal protective equipment including respirators and implementation of other safe work practices are recommended to reduce the potential for over-exposure to lead dust.
- Loose and flaking paints presumed to contain lead should be cleaned-up and disposed of in accordance with the requirements of O. Reg. 347/90, the waste management regulation made under the Environmental Protection Act.
- Building materials containing lead should be tested for leachable lead prior to disposal as they may be subject to classification as hazardous waste.
- Lead-containing batteries should be recycled when taken out of service.

### 5.2.3 *Mercury*

- Avoid damage to mercury-containing equipment.
- Complete removal of mercury-containing equipment is required when the equipment is taken out of service or prior to renovation or demolition work.

- Mercury-containing equipment can be sent for recycling.
- Mercury is a hazardous waste and should be disposed of in accordance with the requirements of O. Reg. 347/90.

#### 5.2.4 *Silica*

- The safe work practices provided in the following document should be followed for the disturbance of silica-containing materials:
  - “Silica on Construction Projects”, Ministry of Labour, April 2011The guideline provides specific recommendations for controlling silica hazards on construction projects including i) engineering controls; ii) work practices; iii) hygiene practices; iv) protective clothing and equipment; v) work classifications; vi) training; and vii) medical surveillance.
- Silica exposure monitoring should be considered to determine the adequate level of protection that may be required, if any, for project-specific tasks that disturb silica-containing materials. In the absence of such monitoring, the use of personal protective equipment including respirators and implementation of other safe work practices, housekeeping and hygiene measures are recommended to reduce the potential for over-exposure to silica dust during drilling, cutting, grinding, sawing, sanding, scarifying, sweeping or other demolition activities that disturb silica-containing materials.
- The “Silica Control Tool”, created and implemented by the Occupational Health Clinics for Ontario Workers Inc. (OHCOW), assists construction companies in managing silica exposure. By developing and providing an Exposure Control Plan, this tool helps reduce risks, safeguard workers, and enhance operational efficiency for companies handling silica. Refer to the following link for additional information [OHCOW Silica Control Tool](#).

#### 5.2.5 *Polychlorinated Biphenyls (PCB)*

- Prior to decommissioning, verify the PCB content of lighting ballasts using the Environment Canada publication entitled “Identification of Light Ballasts Containing PCBs”, 1991. Based on this publication, ballasts date coded after 1980 should not contain PCBs.
- Confirmed PCB-containing ballasts should be handled, stored and disposed of in accordance with applicable federal and provincial regulations.
- The end-of use deadlines set by the Federal PCB Regulation (SOR/2008-273) require the decommissioning of PCB-containing lamp ballasts (i.e., > 50 mg/kg) by 2025.

#### 5.2.6 *Ozone-Depleting Substances (ODS)*

- Equipment containing or suspected to contain ODS refrigerants should be decommissioned by a licenced refrigeration technician prior to removal.

### 5.2.7 Mould

- Mould abatement work should be undertaken where mould-impacted building materials were identified. The work should be completed by specialized mould abatement contractors following the safe work practices and precautions provided in the EACC publication entitled “EACC Mould Abatement Guideline”, Edition 3, (2015)
- The degree of mould growth noted may change with time if water or humidity issues continue or develop beyond the assessment date(s). As such, it is recommended that any sources of water infiltration or high humidity be corrected to prevent the continuation or reoccurrence of mould growth prior to remedial efforts and reinstatement of removed materials.

## 6.0 CLOSURE

Limitations with respect to the assessment methodology are provided in **Appendix 1**.

The work performed by Access is conducted by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time and geographic location the work is performed.

The findings of the assessment represent the best technical judgment of Access based on the information made available by the Client and on the site conditions encountered by Access at the date and time the work was performed. The findings are limited to the areas assessed based on the mutually agreed to scope of work. The extent of the area that was assessed may be limited by various factors including building construction and conditions, subsurface conditions, concealed or obscured areas, weather, building usage, occupancy and other factors. Due to the nature of the investigation and the limited data available, Access cannot warrant against undiscovered environmental liabilities. Conclusions presented in the report or other information provided should not be construed as legal advice.

No warranty is either expressed or implied, or intended by this agreement or by furnishing oral or written reports or findings. Access' liability will be limited to the lesser of the fees paid or actual damages incurred by the Client. Access will not be responsible for any consequential or indirect damages and can only be liable for damages resulting from the negligence of Access.

The report and other information provided by Access is intended for Client use only unless the Client, in writing to Access, requests the report and other information to be provided to a third party or unless disclosure by Access is required by law. Unless consented to by Access, which consent may be reasonably and/or arbitrarily withheld, only the Client shall be entitled to rely on the documents provided by Access in the performance of the services. The documents relate solely to the services for which Access has been retained and shall not be used or relied upon by the Client or any third party for any variation or extension of the services, any other project or any other purpose.

We trust the report is in accordance with your expectations. 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.

Should you have any questions or require clarification on any aspect of this assessment, please feel free to contact the undersigned at any time.

Thank you for choosing Access.

Sincerely,

**ACCESS ENVIRONMENTAL SOLUTIONS**



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[https://accessenv-my.sharepoint.com/personal/andy\\_accessenvironmental\\_ca/Documents/AccessES/Projects/10105 RofW/011 DSHz\\_84 FrederickKitchener/Report/10105.011 DSHazMat Assessment Report 84 Frederick Street Kitchener RoW July 5 2024.docx](https://accessenv-my.sharepoint.com/personal/andy_accessenvironmental_ca/Documents/AccessES/Projects/10105%20RofW/011%20DSHz_84%20FrederickKitchener/Report/10105.011%20DSHazMat%20Assessment%20Report%2084%20Frederick%20Street%20Kitchener%20RoW%20July%205%202024.docx)

# APPENDIX 1

Regulations, Methodology  
& References

## 1.0 REGULATORY FRAMEWORK

Under Ontario Regulation 490/09 (O. Reg. 490/09) of the Occupational Health and Safety Act (OHSA), there are eleven designated substances that are regulated and must be controlled for on a construction, renovation or demolition project. Of the eleven substances, four are commonly associated with buildings. These include asbestos, lead, mercury and silica. Under Section 30 of the OHSA, before beginning a project, an owner is obligated to determine whether any designated substances are present at the project site and to provide a list of designated substances to prospective contractors bidding on the work. Additionally, Ontario Regulation 278/05 (O. Reg. 278/05) specifically regulates the disturbance of asbestos-containing materials (ACM) on construction projects and requires building owners to inform contractors of the presence of ACMs prior to requesting tenders or contracting the work. Contractors are in turn obligated to inform their sub-contractors of the presence of these materials.

O. Reg. 278/05 defines asbestos-containing materials (ACM) as materials that contain 0.5 per cent or more asbestos by dry weight.

Regulations and guidelines are also in place for the management of hazardous materials such as mould, polychlorinated biphenyls (PCBs) and ozone depleting substances (ODS) that may be present in a building and that can be potentially disturbed on a project.

## 2.0 GENERAL METHODOLOGY

Access undertook a room-by-room walkthrough of the subject building to assess spaces for the presence of designated substances and hazardous materials that may be present in building materials based on the defined scope of work. Samples of building materials that were collected were submitted for laboratory analysis.

The assessment by Access was non-intrusive in nature (i.e., no demolition of building components such as walls, solid ceilings, finishes, under carpets, under multiple layers of flooring etc. to view concealed spaces was performed). Ceiling and wall cavities were inspected where access hatches are present and accessible. The relocation of building contents such as shelving, wall mounted materials, stored items or other items restricting our ability to fully inspect areas was not undertaken.

Details on the methodology employed during the assessment are provided in the following sections.

### 2.1 Asbestos

Access assessed the subject building for asbestos-containing building materials. During the assessment, representative samples of building materials that are suspected to contain asbestos were collected in accordance with the requirements of Ontario Regulation 278/05 (O. Reg. 278/05). The approach used to determine which building materials are suspected to contain asbestos and require confirmatory testing is

based on an understanding of “last use” dates after which asbestos was banned or phased out for a particular type of building material plus a few years to allow for uncertainty.

The condition and approximate quantity of visually encountered potential asbestos-containing material (ACMs) were recorded along with information on the accessibility and visibility of the ACMs. These criteria were used in evaluating the presence and risk posed by the ACMs based on evaluation and risk criteria provided in the Public Works and Government Services Canada (PWGSC) document entitled “Deputy Ministers Directive 057 – Asbestos Management” (Last Revised June 16th, 1999).

Bulk samples collected were submitted for analysis following EPA 600/R-93/116 test method. The samples were submitted to EMC Scientific Inc. (EMC), a NVLAP<sup>1</sup> accredited laboratory. Building materials identified to be non-asbestos are subject to the limitations of the analytical method used.

The number of bulk samples collected is based on the requirements of O. Reg. 278/05 (Table 1, Bulk Material Samples). The regulation specifies the minimum number of samples of a particular building material that should be collected and tested to consider a material non-asbestos-containing. The number of samples will vary between 3 and 7 per set depending on the type of building material.

A “positive stop” option is used during the laboratory analysis of the bulk samples. The “positive stop” option involves consecutively testing a series of samples of a particular building material until test results indicate the presence of asbestos. When this occurs, the remaining samples are not tested. If none of the samples in a sample set test positive for asbestos, the building material under consideration is identified as non-asbestos. This is a cost-effective method of limiting the number of samples that are ultimately tested.

Depending on the project scope of work, age of construction and/or access limitations, some building materials may or may not be sampled and tested for asbestos content per the rationale provided in the following sections.

### 2.1.1 Roofing Materials

Roofing materials have been known to contain asbestos. The following common roofing products may contain asbestos: felts; flashing; underlayment; roofing paper; vapour retardants; mastic; adhesives; caulking; coatings; sealants; and decking.

Intrusive sampling of roofing materials was not undertaken (outside scope of work as roofing was replaced in 2007).

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<sup>1</sup> National Voluntary Laboratory Accreditation Program

### *2.1.2 Vermiculite*

Vermiculite may contain asbestos depending on where the material was mined. Vermiculite sourced from the former Libby mine in Montana is known to have been contaminated with asbestos.

Intrusive sampling of building components (i.e., wall cavities) was undertaken at select representative locations.

### *2.1.3 Drywall Joint Compound*

Drywall joint compound (DJC) may contain asbestos based on date of installation (i.e., pre-1986 after which the use of asbestos-containing drywall joint compound was banned). DJC was sampled at locations where original drywall was likely still in place (i.e., exterior walls, columns etc.).

### *2.1.4 Mastics, Adhesives*

Mastics and adhesives associated with flooring materials (i.e., carpet, vinyl floor tile, sheet flooring, baseboards etc.), wall or ceiling materials (acoustic tiles, wall board, paneling etc.) have been known to contain asbestos.

Intrusive sampling of building components to collect sufficient amounts of mastics or adhesives was not undertaken. Instead, mastics and adhesives were tested and commented on only if sufficient amounts were present on the samples collected. As the facility is occupied, only small-sized samples were collected (albeit from discrete locations) to minimize the extent of visible damage.

### *2.1.5 Cement-Based Products*

Asbestos-cement products such as cement board (i.e., Transite) or cement pipe may contain asbestos. Sampling of cement board siding on the exterior of the building was undertaken.

### *2.1.6 Caulking, Sealants, Putties*

Caulking, sealants and putties have been known to contain asbestos and were sampled based on project requirements.

### *2.1.7 Floor Levelling Compounds*

Floor levelling compounds are known to contain asbestos. Sampling was not undertaken due to access restrictions and uncertainty with respect to where the material is applied. Complete removal of floor coverings would be required to fully assess and sample levelling compounds.

### *2.1.8 Electrical Equipment, Wiring and Components*

Electrical equipment such as wiring insulation, switchgear panels, arc chutes, breakers, busbars, motor windings, transformers, and cables are known to contain asbestos. Sampling was not conducted for safety reasons, as the equipment was energized.

### **2.1.9 Gaskets**

Gaskets (i.e., sheet, plate, spiral wound etc.) within mechanical equipment may contain asbestos. Due to the variety of gaskets that may be present and their inaccessibility for sampling without causing damage to active processes, gaskets were not sampled but listed as a material presumed to contain asbestos.

### **2.1.10 Presumed Asbestos Containing Materials (PACM)**

Building materials that were visually identified to be present and are widely known to contain asbestos or that are reasonably expected to be present and suspected to be asbestos-containing based on age of construction but that could not be sampled due to limitations of the assessment, project scope of work and/or methodology are listed herein as presumed asbestos-containing materials (PACM). These materials would require confirmatory testing to determine their asbestos content if they are uncovered. These would include but not be limited to the building materials listed within the body of the report.

### **2.2 Lead**

Samples of paint applications and surface coating were not collected as to the agreed upon scope of work for this project. All paint applications are presumed to be lead-containing.

The potential presence of lead in equipment such as batteries, sheeting, flashing was recorded.

### **2.3 Mercury**

Equipment, including thermostat switches, light tubes, pressure gauges etc. that are suspected to contain liquid mercury or mercury vapour were visually assessed. Equipment was not disassembled to determine the presence of mercury. Laboratory testing for mercury was not undertaken.

### **2.4 Silica**

Building components (i.e., cement, concrete, ceramics, masonry, mortar etc.) that may contain crystalline silica were visually assessed and reported on but not quantified. Laboratory testing for crystalline content was not undertaken.

### **2.5 Polychlorinated Biphenyls**

Electrical equipment suspected to contain PCBs were visually assessed and reported on based on the age of the equipment, equipment labels and/or historical information made available to Access. For health and safety reasons, the ballasts of individual lamp fixtures were not inspected as the fluorescent light fixtures may be energized. Laboratory testing of equipment and/or their contents was not undertaken.

### **2.6 Ozone Depleting Substances (ODS)**

Fixed building equipment (i.e., coolers, air conditioners, chillers etc.) likely to contain ozone-depleting substances were identified based on manufacturer's labels, name plates and historic information provided by the Client.

## **2.7 Mould**

The presence of mould-impacted building materials was identified where visually accessible at the time of the assessment. Indicators of potential mould growth such as water damage, staining, delamination, efflorescence were reported. Concealed areas were not assessed. Confirmatory bulk or air testing was not undertaken.

## **3.0 REFERENCES**

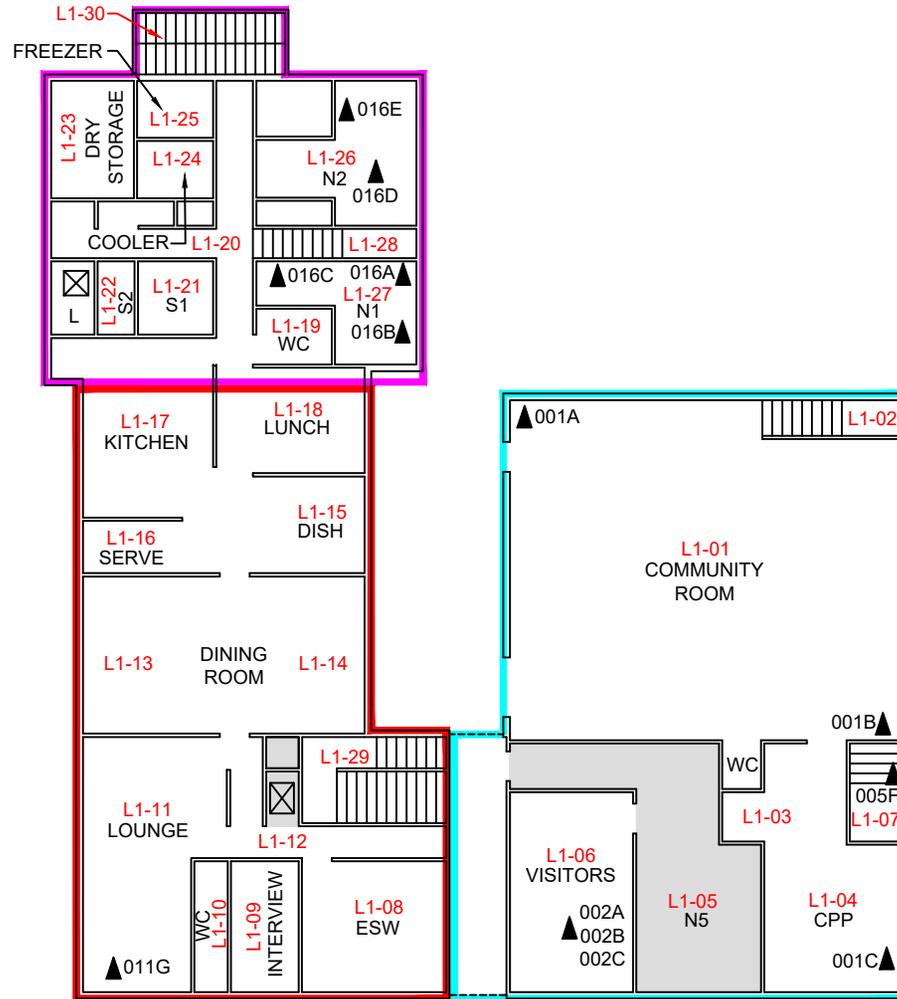
The assessment was completed based on information obtained from the following references:

- Occupational Health and Safety Act, R.S.O. 1990
- Environmental Protection Act, R.S.O. 1990
- Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations, Ontario Regulation 278/05
- Designated Substances, Ontario Regulation 490/09, Occupational Health and Safety Act
- General – Waste Management, Ontario Regulation 347/90, Environmental Protection Act
- Surface Coating Materials Regulations, SOR/2005-109, Hazardous Products Act
- Lead on Construction Projects, Ministry of Labour Guidance Document, Occupational Health and Safety Act
- Silica on Construction Projects, Ministry of Labour Guidance Document
- EACC Mould Abatement Guidelines, Edition 3 (2015)
- Alert – Mould in Workplace Buildings, Ontario Ministry of Labour

# APPENDIX 2

Floor Plans





**LEGEND**

- L# LOCATION IDs
- ▲ BULK SAMPLING LOCATION
- 1914 ORIGINAL BUILDING
- 1937 ADDITION
- 1988 ADDITION
- NOT ASSESSED

- NOTES:**
1. PRIMER ON BLOCK WALLS IN THE BASEMENT OF THE 1914 BUILDING CONTAINS ASBESTOS. SIMILAR PRIMER MAY BE PRESENT ON BLOCK WALLS IN OTHER AREAS OF THE 1914 BUILDING.
  2. PRIMER ON BLOCK WALLS IN THE STAIRWELL OF THE 1988 ADDITION CONTAINS ASBESTOS. SIMILAR PRIMER MAY BE PRESENT ON BLOCK WALLS IN OTHER AREAS OF THE 1988 ADDITION.
  3. DRAWING CONTAINS COLOURED ELEMENTS THAT MAY NOT BE VISIBLE ON BLACK AND WHITE COPIES.
  4. NOT ALL ASBESTOS-CONTAINING MATERIALS (ACM) MAY BE DEPICTED ON THE DRAWINGS. REFER TO THE REPORT FOR MORE INFORMATION.
  5. DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO AN ACCESS ENVIRONMENTAL SOLUTIONS REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

**FIRST FLOOR**

**DESIGNATED SUBSTANCES AND  
HAZARDOUS BUILDING MATERIALS ASSESSMENT**  
84 FREDERICK STREET, KITCHENER, ONTARIO

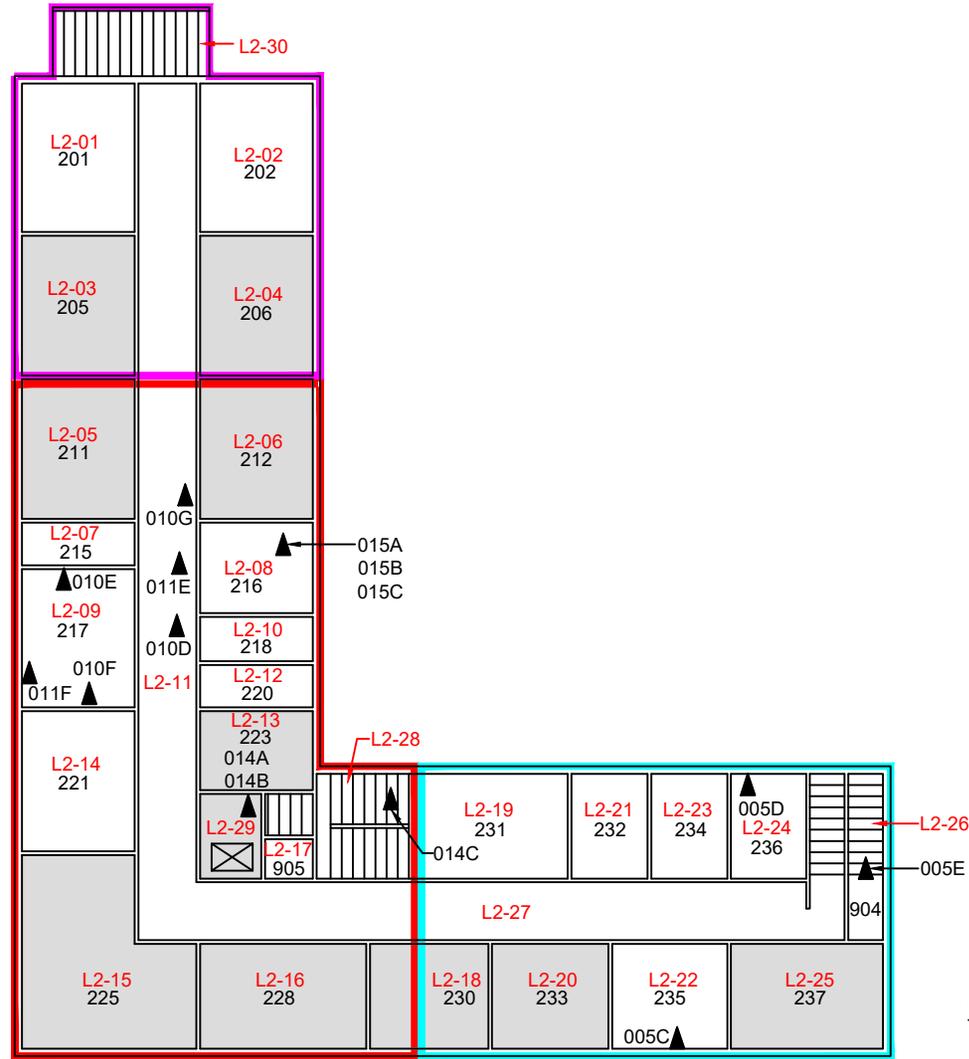
**Client:** REGION OF WATERLOO, 150 FREDERICK STREET, 4TH FLOOR, KITCHENER, ONTARIO N2H 2L9

<b>Project No.:</b> 10105.011
<b>Scale:</b> N.T.S.
<b>Date:</b> 24/07/04
<b>Dwn. By:</b> CD <sub>CS</sub> AC2024070010
<b>App'd By:</b> AA

**Dwg. No.:**

2





**LEGEND**

- L# LOCATION IDs
- ▲ BULK SAMPLING LOCATION
- 1914 ORIGINAL BUILDING
- 1937 ADDITION
- 1988 ADDITION
- NOT ASSESSED

**NOTES:** 1. PRIMER ON BLOCK WALLS IN THE BASEMENT OF THE 1914 BUILDING CONTAINS ASBESTOS. SIMILAR PRIMER MAY BE PRESENT ON BLOCK WALLS IN OTHER AREAS OF THE 1914 BUILDING. 2. PRIMER ON BLOCK WALLS IN THE STAIRWELL OF THE 1988 ADDITION CONTAINS ASBESTOS. SIMILAR PRIMER MAY BE PRESENT ON BLOCK WALLS IN OTHER AREAS OF THE 1988 ADDITION. 3. DRAWING CONTAINS COLOURED ELEMENTS THAT MAY NOT BE VISIBLE ON BLACK AND WHITE COPIES. 4. NOT ALL ASBESTOS-CONTAINING MATERIALS (ACM) MAY BE DEPICTED ON THE DRAWINGS. REFER TO THE REPORT FOR MORE INFORMATION. 5. DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO AN ACCESS ENVIRONMENTAL SOLUTIONS REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

**SECOND FLOOR**

**DESIGNATED SUBSTANCES AND  
HAZARDOUS BUILDING MATERIALS ASSESSMENT**  
84 FREDERICK STREET, KITCHENER, ONTARIO

**Client:** REGION OF WATERLOO, 150 FREDERICK STREET, 4TH FLOOR, KITCHENER, ONTARIO N2H 2L9

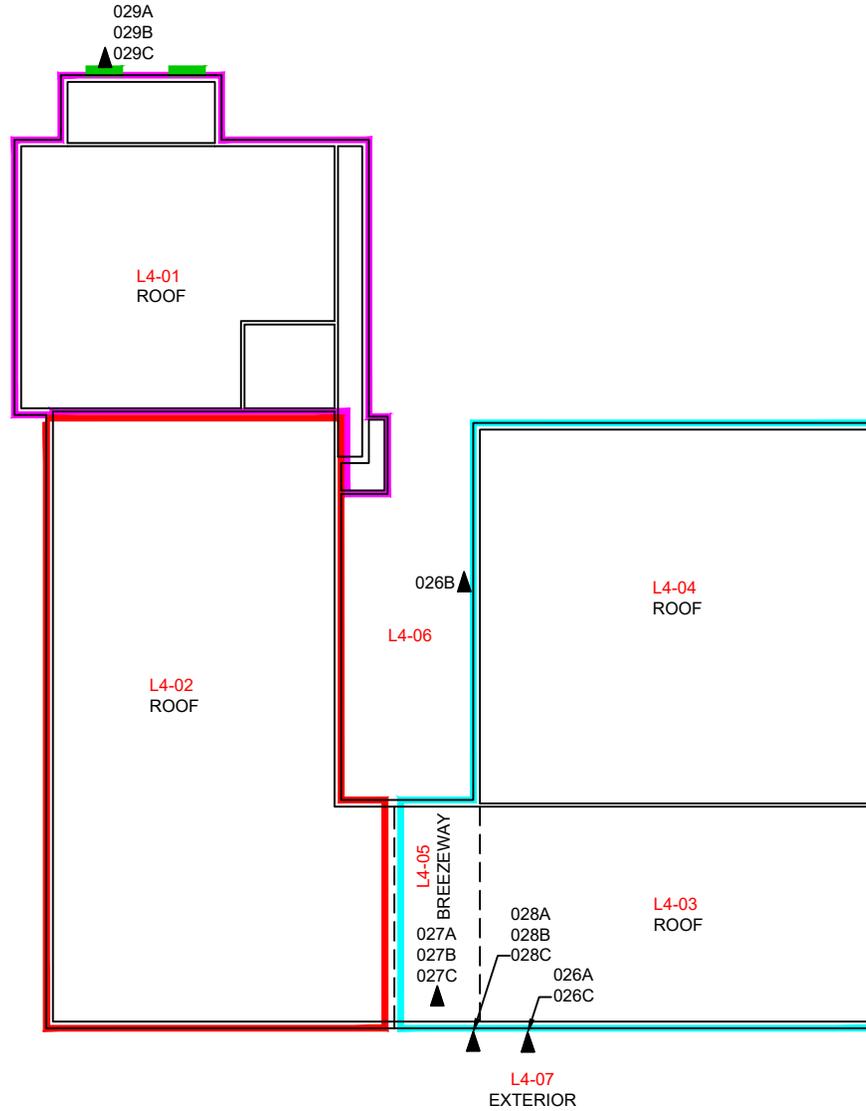
<b>Project No.:</b> 10105.011
<b>Scale:</b> N.T.S.
<b>Date:</b> 24/07/04
<b>Dwn. By:</b> CD <sub>CS</sub> AC2024070011
<b>App'd By:</b> AA

**Dwg. No.:**

**3**







**LEGEND**

- L# LOCATION IDs
- ▲ BULK SAMPLING LOCATION
- 1914 ORIGINAL BUILDING
- 1937 ADDITION
- 1988 ADDITION

**ASBESTOS-CONTAINING MATERIAL**

- SPANDREL PANELS

### ROOF AND EXTERIOR

NOTES: 1. DRAWING CONTAINS COLOURED ELEMENTS THAT MAY NOT BE VISIBLE ON BLACK AND WHITE COPIES.  
 2. NOT ALL ASBESTOS-CONTAINING MATERIALS (ACM) MAY BE DEPICTED ON THE DRAWINGS. REFER TO THE REPORT FOR MORE INFORMATION.  
 3. DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO AN ACCESS ENVIRONMENTAL SOLUTIONS REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

## DESIGNATED SUBSTANCES AND HAZARDOUS BUILDING MATERIALS ASSESSMENT

84 FREDERICK STREET, KITCHENER, ONTARIO

**Client:** REGION OF WATERLOO, 150 FREDERICK STREET, 4TH FLOOR, KITCHENER, ONTARIO N2H 2L9

<b>Project No.:</b> 10105.011
<b>Scale:</b> N.T.S.
<b>Date:</b> 24/07/04
<b>Dwn. By:</b> CD <sub>CS</sub> AC2024070013
<b>App'd By:</b> AA

**Dwg. No.:**

5



# APPENDIX 3

Building Components and Materials (BCM)

Assessed for Asbestos

ORIGINAL 1914 BUILDING

# Building Component and Materials (BCM) Inventory

**ORIGINAL 1914 BUILDING**

## BCM # 100 PLASTER

**Description:** *Where present in the assessed areas of the 1914 building.*

**Colour:** *White (finish)  
Grey (base)*

**Friable:** *na*

**Samples:** *010A to E, 010G (grey & white plaster)  
017A to C (grey plaster)  
020A to C (white plaster)*

**Lab Result:** *None detected*

**Comment:** *Plaster tested does not contain asbestos.*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:
- nq - not quantified
  - na - not applicable
  - ns - not sampled
  - sf - square feet
  - lf - linear feet
  - F - friable
  - NF - non friable
  - PFM - potentially friable material
  - BCM - building component and material
  - ACM - asbestos-containing material
  - PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**ORIGINAL 1914 BUILDING**

## BCM # 101 DRYWALL JOINT-FILL COMPOUND

**Description:** *Where present in assessed areas of the 1914 building.*

**Colour:** *White*

**Friable:** *na*

**Samples:** *011A to G*

**Lab Result:** *None detected*

**Comment:** *Drywall joint-fill compound tested does not contain asbestos.*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments
------------	------------------	----------	-----------	--------------	------	------	----------

**Recommendation**

No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**ORIGINAL 1914 BUILDING**

## BCM # 102 SUSPENDED CEILING TILE

**Description:** 2' x 4' ceiling tile with medium width-wise fissure and random pinhole pattern where present in the 1914 building.

**Colour:** White

**Friable:** na

**Samples:** 012A to C

**Lab Result:** *None detected*

**Comment:** Ceiling tiles tested do not contain asbestos.



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**ORIGINAL 1914 BUILDING**

## BCM # 103 SUSPENDED CEILING TILE

**Description:** 2' x 4' ceiling tile with very small fissure and random pinhole pattern where present in the 1914 building.

**Colour:** White

**Friable:** na

**Samples:** 013A to C

**Lab Result:** *None detected*

**Comment:** Ceiling tiles tested do not contain asbestos.



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

## ORIGINAL 1914 BUILDING

### BCM # 104 TEXTURE COAT

**Description:** *Where present on Stairwell ceiling and bulkheads (L0-34, L1-29, L2-28, L3-13) in the 1914 building.*

**Colour:** *White*

**Friable:** na

**Samples:** *014A to C*

**Lab Result:** *None detected*

**Comment:** *Texture coat tested does not contain asbestos.*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

## ORIGINAL 1914 BUILDING

### BCM # 105 VINYL FLOOR TILE (VFT), MASTIC & LEVELLING COMPOUND (LC)

**Description:** *Mastic and levelling compound under VFT in Laundry Room (L2-08) in the 1914 building.*

**Colour:** *Yellow (mastic)  
Grey (LC)*

**Friable:** na

**Samples:** 015A to C

**Lab Result:** *None detected*

**Comment:** *Mastic and levelling compound tested do not contain asbestos. Vinyl floor tile does not contain asbestos (2007 installation).*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:
- nq - not quantified
  - na - not applicable
  - ns - not sampled
  - sf - square feet
  - lf - linear feet
  - F - friable
  - NF - non friable
  - PFM - potentially friable material
  - BCM - building component and material
  - ACM - asbestos-containing material
  - PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**ORIGINAL 1914 BUILDING**

## BCM # 106 TEXTURED PLASTER

**Description:** *Where present on ceiling in Meeting Room B07 (L0-08) in the 1914 building.*

**Colour:** *Grey*

**Friable:** *na*

**Samples:** *017A to C*

**Lab Result:** *None detected*

**Comment:** *Textured plaster tested does not contain asbestos.*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**ORIGINAL 1914 BUILDING**

## BCM # 107 BLOCK WALL PRIMER

**Description:** *Where present on block walls in basement of 1914 building.*

**Colour:** *Off white*

**Friable:** No

**Samples:** 018B

**Lab Result:** 0.5% Chrysotile

**Comment:** *Block wall primer tested contains asbestos.*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged	Qty.	Acc.	Vis.	Comments	Recommendation
Various	Where present in the 1914 building.	nq	good	-		A	Yes	Primer on block walls in other areas of the building should be presumed to contain asbestos.	Maintain in good condition.  Implement safe work procedures in accordance with the requirements of O. Reg. 278/05 if the primer is likely to be disturbed.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**ORIGINAL 1914 BUILDING**

## BCM # 108 DRYWALL JOINT-FILL COMPOUND

**Description:** Present in Mechanical Room B19 (LO-10) in the 1914 building.

**Colour:** White

**Friable:** na

**Samples:** 019A to C

**Lab Result:** None detected

**Comment:** Drywall joint-fill compound tested does not contain asbestos.



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:  
 nq - not quantified  
 na - not applicable  
 ns - not sampled  
 sf - square feet  
 lf - linear feet  
 F - friable  
 NF - non friable  
 PFM - potentially friable material  
 BCM - building component and material  
 ACM - asbestos-containing material  
 PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**ORIGINAL 1914 BUILDING**

## BCM # 109 TEXTURED PLASTER

**Description:** Present in Mechanical Room B19 (LO-10) in the 1914 building.

**Colour:** White

**Friable:** na

**Samples:** 020A to C

**Lab Result:** *None detected*

**Comment:** Textured plaster tested does not contain asbestos.



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

## ORIGINAL 1914 BUILDING

### BCM # 110 VINYL FLOOR TILE (VFT), MASTIC & LEVELLING COMPOUND (LC)

**Description:** *Mastic and levelling compound under VFT in Basement Storage Room (L0-20) in the 1914 building.*

**Colour:** *Black (mastic)  
Grey (LC)*

**Friable:** na

**Samples:** 021A to C

**Lab Result:** *None detected*

**Comment:** *Mastic and levelling compound tested do not contain asbestos. Vinyl floor tile does not contain asbestos (2007 installation).*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:
- nq - not quantified
  - na - not applicable
  - ns - not sampled
  - sf - square feet
  - lf - linear feet
  - F - friable
  - NF - non friable
  - PFM - potentially friable material
  - BCM - building component and material
  - ACM - asbestos-containing material
  - PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**ORIGINAL 1914 BUILDING**

## BCM # 111 VINYL FLOOR TILE (VFT)

**Description:** 12" x 12" VFT where present in assessed areas of the 1914 building.

**Colour:** *Varies*

**Friable:** na

**Samples:** *ns*

**Lab Result:** *na*

**Comment:** *Vinyl floor tile does not contain asbestos (2007 installation).*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments
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**Recommendation**

No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**ORIGINAL 1914 BUILDING**

## BCM # 112 VINYL SHEET FLOORING (VSF)

**Description:** *VSF where present in the assessed areas of the 1914 building.*

**Colour:** *Varies*

**Friable:** *na*

**Samples:** *ns*

**Lab Result:** *na*

**Comment:** *VSF does not contain asbestos (2007 installation).*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
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- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**ORIGINAL 1914 BUILDING**

## BCM # 113 VINYL PLANK FLOORING (VPF)

**Description:** *VPF where present in the assessed areas of the 1914 building.*

**Colour:** *Grey (wood grain)*

**Friable:** na

**Samples:** *ns*

**Lab Result:** *na*

**Comment:** *VPF is not expected to contain asbestos.*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments
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**Recommendation**

No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
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# Building Component and Materials (BCM) Inventory

**ORIGINAL 1914 BUILDING**

## BCM # 114 FIRE STOP

**Description:** *Where present in assessed areas of the 1914 building.*

**Colour:** Red

**Friable:** na

**Samples:** ns

**Lab Result:** na

**Comment:** *Fire stop is not expected to contain asbestos (new installation). Other older forms of fire stop may contain asbestos.*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments
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**Recommendation**

If encountered and likely to be disturbed, test older forms of fire stop for asbestos.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**ORIGINAL 1914 BUILDING**

## BCM # 115 SEALANT (DUCTWORK)

**Description:** *Where present on ductwork in the 1914 building.*

**Colour:** Grey

**Friable:** na

**Samples:** ns

**Lab Result:** na

**Comment:** *Sealant is not expected to contain asbestos (installed during 2007 renovations).*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**ORIGINAL 1914 BUILDING**

## BCM # 116 ELECTRICAL EQUIPMENT, PANELS, WIRING ETC.

**Description:** *Where present in the 1914 building.*

**Colour:** *Varies*

**Friable:** PFM

**Samples:** *ns*

**Lab Result:** **PACM**

**Comment:** *Electrical equipment (i.e. wire sheathing, cable wrap, circuit breakers, switches, switchgear, fuse holders etc.) are presumed to contain asbestos until testing proves otherwise.*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
Various	Where present in the 1914 building.	nq	-	-	-	-		<p>Avoid disturbance.</p> <p>When deenergized, assess electrical equipment that may be disturbed for asbestos-containing wiring and components.</p> <p>Confirmed and presumed asbestos components should be managed in accordance with O. Reg. 278/05 requirements.</p>

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:  
 nq - not quantified  
 na - not applicable  
 ns - not sampled  
 sf - square feet  
 lf - linear feet  
 F - friable  
 NF - non friable  
 PFM - potentially friable material  
 BCM - building component and material  
 ACM - asbestos-containing material  
 PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**ORIGINAL 1914 BUILDING**

## BCM # 117 THERMAL INSULATION (PIPES AND DUCTS)

**Description:** *Where present in assessed areas of the 1914 building.*

**Colour:** *Varies*

**Friable:** *na*

**Samples:** *ns*

**Lab Result:** *na*

**Comment:** *Pipes and ducts are either bare or insulated with fibreglass (non-asbestos).*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**ORIGINAL 1914 BUILDING**

## BCM # 118 FIRE-RATED DOORS

**Description:** *Where present in the 1914 building.*

**Colour:** *Varies*

**Friable:** PFM

**Samples:** *ns*

**Lab Result:** **PACM**

**Comment:** *Fire-rated doors are presumed to contain asbestos until testing proves otherwise.*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged	Qty.	Acc.	Vis.	Comments	Recommendation
Various	Where present in the 1914 building	nq	good	-		D	No	Cores of fire-rated doors are presumed to contain asbestos insulation until intrusive inspection and testing prove otherwise.	Intrusive testing of door core for insulation should be undertaken when door is removed or insulation may be disturbed to determine if it contains asbestos.  Dispose of door in accordance with O. Reg. 278/05 requirements if core contains asbestos.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

## ORIGINAL 1914 BUILDING

### BCM # 119 GASKETS (SHEET TYPE ON FLANGES)

**Description:** *Present on mechanical systems within the 1914 building.*

**Colour:** *Varies*

**Friable:** No

**Samples:** *ns*

**Lab Result:** *PACM*

**Comment:** *All gaskets are presumed to contain asbestos until testing proves otherwise.*

#### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged	Qty.	Acc.	Vis.	Comments	Recommendation
Various	Where present within the 1914 building.	nq	-	-	-	-	-		Avoid disturbance.  If disturbance is likely, remove confirmed and presumed asbestos containing gaskets following O. Reg. 278/05 Type 1 operations (using only non-powered handheld tools, wetting the material).

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**ORIGINAL 1914 BUILDING**

## BCM # 120 BASEBOARD MASTIC

**Description:** *Where present behind vinyl baseboards in the 1914 addition.*

**Colour:** *Varies*

**Friable:** na

**Samples:** ns

**Lab Result:** na

**Comment:** *Baseboard mastic is not expected to contain asbestos (2007 installation).*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

1937 ADDITION

# Building Component and Materials (BCM) Inventory

**1937 ADDITION**

## BCM # 200 DRYWALL JOINT-FILL COMPOUND

**Description:** Where present in Community Room (L1-01) and CPP Room (L1-04) of the 1937 addition.

**Colour:** White

**Friable:** na

**Samples:** 001A to C

**Lab Result:** *None detected*

**Comment:** Drywall joint-fill compound tested does not contain asbestos.



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1937 ADDITION**

## BCM # 201 SUSPENDED CEILING TILE

**Description:** 2' x 4' ceiling tile with small random fissure and random pinhole in Community Room (L1-01) of the 1937 addition.

**Colour:** White

**Friable:** na

**Samples:** ns

**Lab Result:** na

**Comment:** Ceiling tiles are not expected to contain asbestos (2007 installation).



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1937 ADDITION**

## BCM # 202 VINYL FLOOR TILE (VFT), MASTIC & LEVELLING COMPOUND (LC)

**Description:** *Mastic and levelling compound under VFT in Visitors Room (L1-06) in the 1937 addition.*

**Colour:** *Yellow (mastic)  
Grey (LC)*

**Friable:** na

**Samples:** 002A to C

**Lab Result:** *None detected*

**Comment:** *Mastic and levelling compound tested do not contain asbestos. Vinyl floor tile does not contain asbestos (2007 installation).*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:  
 nq - not quantified  
 na - not applicable  
 ns - not sampled  
 sf - square feet  
 lf - linear feet  
 F - friable  
 NF - non friable  
 PFM - potentially friable material  
 BCM - building component and material  
 ACM - asbestos-containing material  
 PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1937 ADDITION**

## BCM # 203 SUSPENDED CEILING TILE

**Description:** 2' x 4' ceiling tile with small random fissure, random pinhole and dark backing in Visitors Room (L1-06) in the 1937 addition.

**Colour:** White

**Friable:** na

**Samples:** ns

**Lab Result:** na

**Comment:** Ceiling tile does not contain asbestos (date stamped 09/28/22).



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1937 ADDITION**

## BCM # 204 SUSPENDED CEILING TILE

**Description:** 2' x 4' ceiling tile with medium width-wise fissure and random pinhole in Visitors Room (L1-06) in the 1937 addition.

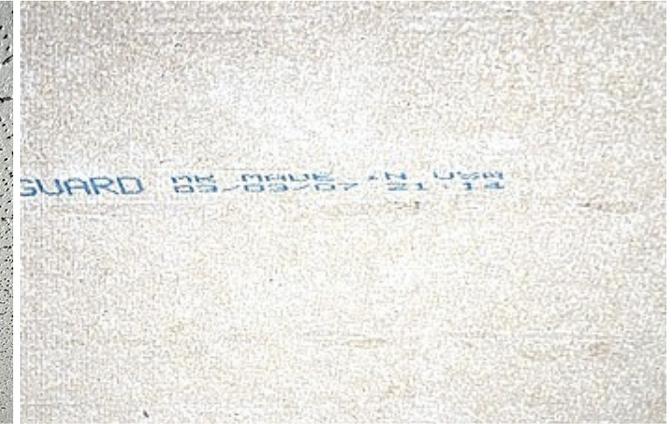
**Colour:** White

**Friable:** na

**Samples:** ns

**Lab Result:** na

**Comment:** Ceiling tile does not contain asbestos (date stamped 03/03/07).



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1937 ADDITION**

## BCM # 205 DRYWALL JOINT-FILL COMPOUND

**Description:** Where present in assessed areas of the 1937 addition.

**Colour:** White

**Friable:** na

**Samples:** 005A to G

**Lab Result:** *None detected*

**Comment:** Drywall joint-fill compound tested does not contain asbestos.



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged	Qty.	Acc.	Vis.	Comments
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**Recommendation**

No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

## 1937 ADDITION

### BCM # 206 PLASTER

**Description:** Where present in assessed areas of the 1937 addition.

**Colour:** White (finish)  
Grey (base)

**Friable:** na

**Samples:** 006A to G

**Lab Result:** *None detected*

**Comment:** Plaster tested does not contain asbestos.



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged	Qty.	Acc.	Vis.	Comments	Recommendation
									No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

## 1937 ADDITION

### BCM # 207 VINYL FLOOR TILE (VFT), MASTIC & LEVELLING COMPOUND (LC)

**Description:** Where present in 3rd floor corridor in the 1937 addition.

**Colour:** Yellow (mastic)  
Grey (LC)

**Friable:** na

**Samples:** 007A to C

**Lab Result:** *None detected*

**Comment:** Mastic and levelling compound tested do not contain asbestos. Vinyl floor tile does not contain asbestos (2007 installation).



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:
- nq - not quantified
  - na - not applicable
  - ns - not sampled
  - sf - square feet
  - lf - linear feet
  - F - friable
  - NF - non friable
  - PFM - potentially friable material
  - BCM - building component and material
  - ACM - asbestos-containing material
  - PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1937 ADDITION**

## BCM # 208 BASEBOARD MASTIC

**Description:** Where present behind baseboard in the 3rd floor corridor of the 1937 addition.

**Colour:** Off white, green, grey

**Friable:** na

**Samples:** 008A to C

**Lab Result:** *None detected*

**Comment:** Mastic tested does not contain asbestos.



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1937 ADDITION**

## BCM # 209 VINYL FLOOR TILE (VFT) & MASTIC

**Description:** *VFT and mastic where present at stairs in 3rd floor corridor of the 1937 addition.*

**Colour:** *Yellow (mastic)*

**Friable:** na

**Samples:** *009A to C*

**Lab Result:** *None detected*

**Comment:** *Mastic tested does not contain asbestos. Vinyl floor tile does not contain asbestos (2007 installation).*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1937 ADDITION**

## BCM # 210 STUCCO

**Description:** Present on ceiling in Mechanical Room B26 (L0-22) of the 1937 addition.

**Colour:** White

**Friable:** na

**Samples:** 022A to C

**Lab Result:** *None detected*

**Comment:** Stucco tested does not contain asbestos.



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged	Qty.	Acc.	Vis.	Comments	Recommendation
									No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1937 ADDITION**

## BCM # 211 BLOCK WALL PRIMER

**Description:** *Where present on block walls throughout the basement of the 1937 addition.*

**Colour:** *White, green*

**Friable:** na

**Samples:** *023A to G*

**Lab Result:** *None detected*

**Comment:** *Primer tested does not contain asbestos.*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged	Qty.	Acc.	Vis.	Comments	Recommendation
									No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1937 ADDITION**

## BCM # 212 TEXTURED PLASTER

**Description:** *Where present on ceilings and walls above suspended ceiling in basement area of the 1937 addition.*

**Colour:** Grey

**Friable:** na

**Samples:** 024A to C

**Lab Result:** *None detected*

**Comment:** *Textured plaster tested does not contain asbestos.*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged	Qty.	Acc.	Vis.	Comments	Recommendation
									No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1937 ADDITION**

## BCM # 213 RESIDUAL FLOOR TILE MASTIC

**Description:** Where present in Heritage Hall-B33 (L0-27) and basement corridor (L0-37).

**Colour:** Black

**Friable:** No

**Samples:** 025A

**Lab Result:** 2% Chrysotile

**Comment:** Mastic tested contains asbestos. Similar asbestos mastic is likely present concealed beneath flooring in other areas of the 1937 addition.



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
L0-27 L0-37	Heritage Hall (B33) Corridor.	nq	good	-	A	Yes	Similar asbestos mastic is likely present concealed beneath flooring in other areas of the 1937 addition.	Remove mastic following O. Reg. 278/05 Type 1 operations using only non-powered handheld tools while wetting the material.  Or remove following O. Reg. 278/05 Type 2 operations using HEPA filtered grinding equipment otherwise Type 3 operations apply.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:
- nq - not quantified
  - na - not applicable
  - ns - not sampled
  - sf - square feet
  - lf - linear feet
  - F - friable
  - NF - non friable
  - PFM - potentially friable material
  - BCM - building component and material
  - ACM - asbestos-containing material
  - PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1937 ADDITION**

## BCM # 214 VINYL FLOOR TILE (VFT)

**Description:** 12" x 12" VFT where present in assessed areas of the 1937 addition.

**Colour:** *Varies*

**Friable:** na

**Samples:** *ns*

**Lab Result:** *na*

**Comment:** *VFT does not contain asbestos (2007 installation).*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1937 ADDITION**

## BCM # 215 VINYL SHEET FLOORING (VSF)

**Description:** *VSF where present in assessed areas of the 1937 addition.*

**Colour:** *Varies*

**Friable:** *na*

**Samples:** *ns*

**Lab Result:** *na*

**Comment:** *VSF does not contain asbestos (2007 installation).*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments
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**Recommendation**

No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1937 ADDITION**

## BCM # 216 VINYL PLANK FLOORING (VPF)

**Description:** *VPF where present in assessed areas of the 1937 addition.*

**Colour:** *Grey (wood grain)*

**Friable:** *na*

**Samples:** *ns*

**Lab Result:** *na*

**Comment:** *VPF is not expected to contain asbestos.*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:  
 nq - not quantified  
 na - not applicable  
 ns - not sampled  
 sf - square feet  
 lf - linear feet  
 F - friable  
 NF - non friable  
 PFM - potentially friable material  
 BCM - building component and material  
 ACM - asbestos-containing material  
 PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

## 1937 ADDITION

### BCM # 217 FIRE STOP

**Description:** Where present in assessed areas of the 1937 addition.

**Colour:** Red

**Friable:** na

**Samples:** ns

**Lab Result:** na

**Comment:** Fire stop is not expected to contain asbestos (new installation). Other older forms of fire stop may contain asbestos.



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments
------------	------------------	----------	-----------	--------------	------	------	----------

**Recommendation**

If encountered and likely to be disturbed, test older forms of fire stop for asbestos.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1937 ADDITION**

## BCM # 218 SEALANT (DUCTWORK)

**Description:** *Where present on ductwork in the 1937 addition.*

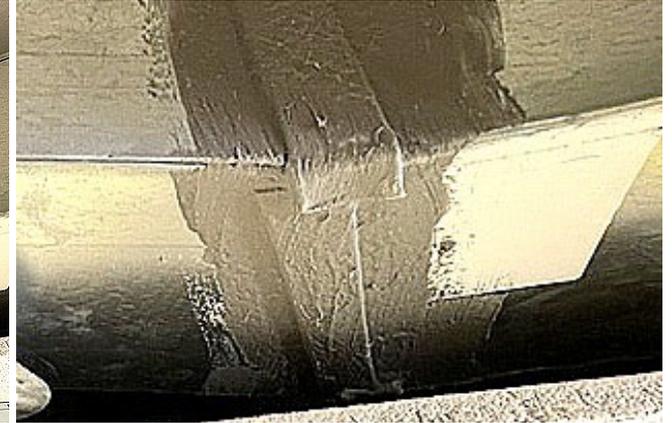
**Colour:** *Grey*

**Friable:** *na*

**Samples:** *ns*

**Lab Result:** *na*

**Comment:** *Sealant is not expected to contain asbestos (installed during 2007 renovations).*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

## 1937 ADDITION

### BCM # 219 ELECTRICAL EQUIPMENT, PANELS, WIRING ETC.

Description: *Where present in the 1937 addition.*

Colour: *Varies*

Friable: PFM

Samples: *ns*

Lab Result: **PACM**

Comment: *Electrical equipment (i.e. wire sheathing, cable wrap, circuit breakers, switches, switchgear, fuse holders etc.) are presumed to contain asbestos until testing proves otherwise.*

#### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
Various	Where present in the 1937 addition.	nq	good	-	A	Yes		<p>Avoid disturbance.</p> <p>When deenergized, assess electrical equipment that may be disturbed for asbestos-containing wiring and components.</p> <p>Confirmed and presumed asbestos components should be managed in accordance with O. Reg. 278/05 requirements.</p>

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1937 ADDITION**

## BCM # 220 THERMAL INSULATION (PIPES AND DUCTS)

**Description:** *Where present in the 1937 addition.*

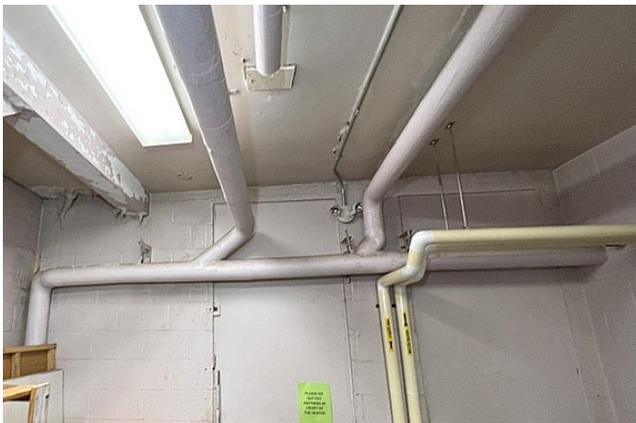
**Colour:** *Varies*

**Friable:** *na*

**Samples:** *ns*

**Lab Result:** *na*

**Comment:** *Pipes and ducts are either bare or insulated with fibreglass (non-asbestos).*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments
------------	------------------	----------	-----------	--------------	------	------	----------

**Recommendation**

No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1937 ADDITION**

## BCM # 221 FIRE-RATED DOORS

**Description:** *Where present in the 1937 addition.*

**Colour:** *Varies*

**Friable:** PFM

**Samples:** *ns*

**Lab Result:** **PACM**

**Comment:** *Fire-rated doors are presumed to contain asbestos until testing proves otherwise.*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
Various	Where present in the 1937 addition.	nq	good	-	D	No	Cores of fire-rated doors are presumed to contain asbestos insulation until intrusive inspection and testing prove otherwise.	Intrusive testing of door core for insulation should be undertaken when door is removed or insulation may be disturbed to determine if it contains asbestos.  Dispose of door in accordance with O. Reg. 278/05 requirements if core contains asbestos.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1937 ADDITION**

## BCM # 222 BASEBOARD MASTIC

**Description:** *Where present behind vinyl baseboards in the 1937 addition.*

**Colour:** *Yellow*

**Friable:** *na*

**Samples:** *ns*

**Lab Result:** *na*

**Comment:** *Baseboard mastic is not expected to contain asbestos (2007 installation).*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

## 1937 ADDITION

### BCM # 223 GASKETS (SHEET TYPE ON FLANGES)

**Description:** *Present on mechanical systems within the 1937 addition.*

**Colour:** *Varies*

**Friable:** No

**Samples:** *ns*

**Lab Result:** *PACM*

**Comment:** *All gaskets are presumed to contain asbestos until testing proves otherwise.*

#### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
Various	Where present within the 1937 addition.	nq	-	-	-	-		Avoid disturbance.  If disturbance is likely, remove confirmed and presumed asbestos containing gaskets following O. Reg. 278/05 Type 1 operations (using only non-powered handheld tools, wetting the material).

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

1988 ADDITION

# Building Component and Materials (BCM) Inventory

**1988 ADDITION**

## BCM # 300 BLOCK WALL PRIMER

**Description:** *Where present in Staircase (L0-33, L1-30, L2-30, L3-01) at north end of the 1988 addition.*

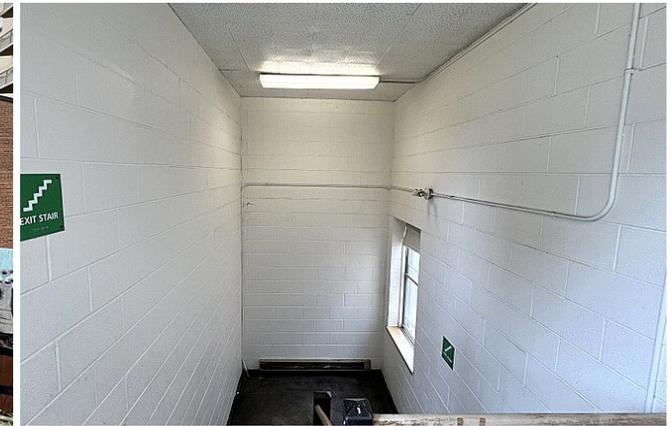
**Colour:** *Beige*

**Friable:** No

**Samples:** 003A

**Lab Result:** *0.5% Chrysotile*

**Comment:** *Primer tested contains asbestos. Primer on block walls in other areas of the 1988 addition should be presumed to contain asbestos.*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
L0-33 L1-30 L2-30 L3-01	Staircase 1988 addition.	nq	good	-	A	Yes	Primer on block walls in other areas of the 1988 addition should be presumed to contain asbestos.	Maintain in good condition.  Implement safe work procedures in accordance with the requirements of O. Reg. 278/05 if the primer is likely to be disturbed.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1988 ADDITION**

## BCM # 301 DRYWALL JOINT-FILL COMPOUND

**Description:** *Where present in the Staircase (L0-33, L1-30, L2-30, L3-01) at north end of the 1988 addition.*

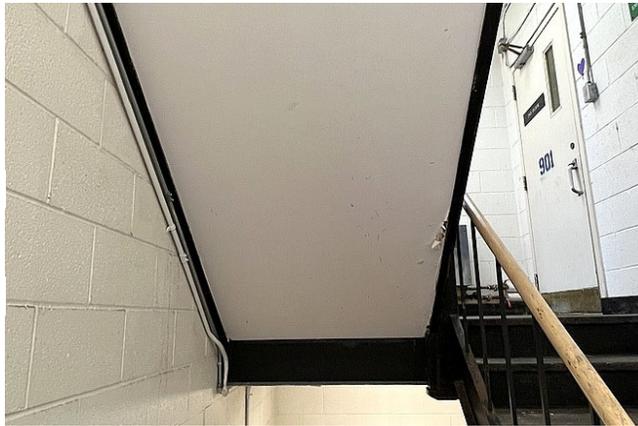
**Colour:** *White*

**Friable:** na

**Samples:** *004A to C*

**Lab Result:** *None detected*

**Comment:** *Drywall joint-fill compound tested does not contain asbestos.*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:  
 nq - not quantified  
 na - not applicable  
 ns - not sampled  
 sf - square feet  
 lf - linear feet  
 F - friable  
 NF - non friable  
 PFM - potentially friable material  
 BCM - building component and material  
 ACM - asbestos-containing material  
 PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1988 ADDITION**

## BCM # 302 ACOUSTICAL CEILING TILES (1'X1')

**Description:** *Present in Staircase (L3-01) at north end of the 1988 addition.*

**Colour:** *White*

**Friable:** *na*

**Samples:** *ns*

**Lab Result:** *na*

**Comment:** *Ceiling tiles are cellulose-based (non-asbestos).*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1988 ADDITION**

## BCM # 303 WALL PANEL

**Description:** *Present in Staircase (L2-30) at north end of the 1988 addition.*

**Colour:** *White*

**Friable:** *na*

**Samples:** *ns*

**Lab Result:** *na*

**Comment:** *Panel is drywall (non-asbestos).*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:  
 nq - not quantified  
 na - not applicable  
 ns - not sampled  
 sf - square feet  
 lf - linear feet  
 F - friable  
 NF - non friable  
 PFM - potentially friable material  
 BCM - building component and material  
 ACM - asbestos-containing material  
 PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1988 ADDITION**

## BCM # 304 DRYWALL JOINT-FILL COMPOUND

**Description:** *Where present within assessed areas of the 1988 addition.*

**Colour:** *White*

**Friable:** *na*

**Samples:** *016A to E*

**Lab Result:** *None detected*

**Comment:** *Drywall joint-fill compound tested does not contain asbestos.*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1988 ADDITION**

## BCM # 305 VINYL SHEET FLOORING (VSF)

**Description:** *VSF where present in the assessed areas of the 1988 addition.*

**Colour:** *Varies*

**Friable:** *na*

**Samples:** *ns*

**Lab Result:** *na*

**Comment:** *VSF does not contain asbestos (2007 installation).*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments
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**Recommendation**

No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1988 ADDITION**

## BCM # 306 VINYL PLANK FLOORING (VPF)

**Description:** VPF where present in the 1988 addition.

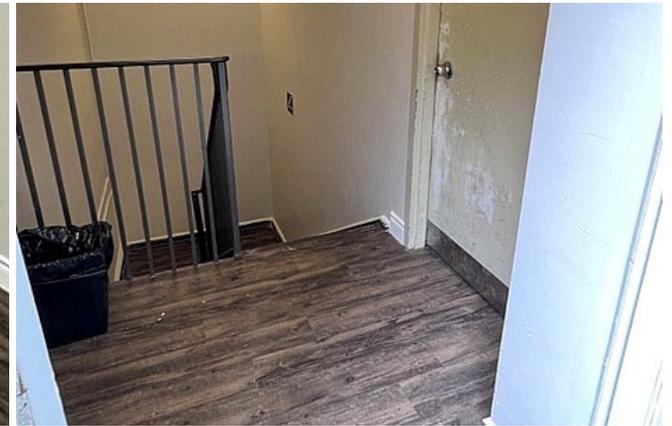
**Colour:** Grey (wood grain)

**Friable:** na

**Samples:** ns

**Lab Result:** na

**Comment:** VPF is not expected to contain asbestos.



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:
- nq - not quantified
  - na - not applicable
  - ns - not sampled
  - sf - square feet
  - lf - linear feet
  - F - friable
  - NF - non friable
  - PFM - potentially friable material
  - BCM - building component and material
  - ACM - asbestos-containing material
  - PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1988 ADDITION**

## BCM # 307 FIRE STOP

**Description:** *Where present in the 1988 addition.*

**Colour:** *Red*

**Friable:** *na*

**Samples:** *ns*

**Lab Result:** *na*

**Comment:** *Fire stop is not expected to contain asbestos (new installation). Other older forms of fire stop may contain asbestos.*

### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								If encountered and likely to be disturbed, test older forms of fire stop for asbestos.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1988 ADDITION**

## BCM # 308 SEALANT (DUCTWORK)

**Description:** *Where present on ductwork in the 1988 addition.*

**Colour:** *Grey*

**Friable:** *na*

**Samples:** *ns*

**Lab Result:** *na*

**Comment:** *Sealant is not expected to contain asbestos (2007 installation)*

### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:  
nq - not quantified  
na - not applicable  
ns - not sampled  
sf - square feet  
lf - linear feet  
F - friable  
NF - non friable  
PFM - potentially friable material  
BCM - building component and material  
ACM - asbestos-containing material  
PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1988 ADDITION**

## BCM # 309 ELECTRICAL EQUIPMENT, PANELS, WIRING ETC.

**Description:** *Where present in the 1988 addition.*

**Colour:** *Varies*

**Friable:** PFM

**Samples:** *ns*

**Lab Result:** *PACM*

**Comment:** *Electrical equipment (i.e. wire sheathing, cable wrap, circuit breakers, switches, switchgear, fuse holders etc.) are presumed to contain asbestos until testing proves otherwise.*

### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
Various	1988 addition.	nq	-	-	-	-		<p>Avoid disturbance.</p> <p>When deenergized, assess electrical equipment that may be disturbed for asbestos-containing wiring and components.</p> <p>Confirmed and presumed asbestos components should be managed in accordance with O. Reg. 278/05 requirements.</p>

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1988 ADDITION**

## BCM # 310 THERMAL INSULATION (PIPES AND DUCTS)

**Description:** *Where present in the 1988 addition.*

**Colour:** *Varies*

**Friable:** *na*

**Samples:** *ns*

**Lab Result:** *na*

**Comment:** *Pipes and ducts are either bare or insulated with fiberglass (non-asbestos).*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1988 ADDITION**

## BCM # 311 FIRE-RATED DOORS

**Description:** *Where present in the 1988 addition.*

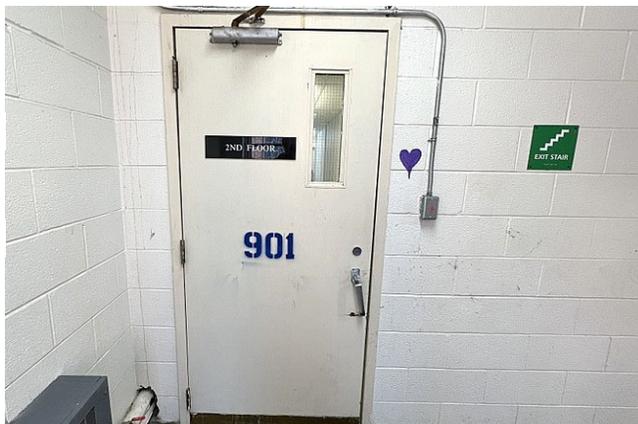
**Colour:** *Varies*

**Friable:** PFM

**Samples:** *ns*

**Lab Result:** **PACM**

**Comment:** *Fire-rated doors are presumed to contain asbestos until testing proves otherwise.*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
Various	1988 addition.	nq	good	-	D	No	Cores of fire-rated doors are presumed to contain asbestos insulation until intrusive inspection and testing prove otherwise.	Intrusive testing of the door core should be undertaken when door is removed to determine if core insulation contains asbestos.  Dispose of door in accordance with O. Reg. 278/05 requirements if core contains asbestos.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1988 ADDITION**

## BCM # 312 GASKETS (SHEET TYPE ON FLANGES)

**Description:** *Where present on mechanical systems within the 1988 addition.*

**Colour:** *Varies*

**Friable:** No

**Samples:** *ns*

**Lab Result:** *PACM*

**Comment:** *All gaskets are presumed to contain asbestos until testing proves otherwise.*

### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
Various	Where present within the 1988 addition.	-	-	-	-	-	-	Avoid disturbance.  If disturbance is likely, remove confirmed and presumed asbestos containing gaskets following O. Reg. 278/05 Type 1 operations (using only non-powered handheld tools, wetting the material).

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**1988 ADDITION**

## BCM # 313 BASEBOARD MASTICS

**Description:** *Where present behind vinyl baseboards in the 1988 addition.*

**Colour:** *Varies*

**Friable:** na

**Samples:** *ns*

**Lab Result:** *na*

**Comment:** *Baseboard mastic is not expected to contain asbestos (2007 installation).*

### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:
- nq - not quantified
  - na - not applicable
  - ns - not sampled
  - sf - square feet
  - lf - linear feet
  - F - friable
  - NF - non friable
  - PFM - potentially friable material
  - BCM - building component and material
  - ACM - asbestos-containing material
  - PACM - presumed asbestos-containing material

## EXTERIOR OF 1914, 1937 AND 1988 BUILDINGS

# Building Component and Materials (BCM) Inventory

**EXTERIOR OF 1914, 1937 AND 1988 BUILDINGS**

## BCM # 400 ROOFING SYSTEMS

**Description:** *Roofing present on the original 1914 building and 1937 and 1988 additions.*

**Colour:** *White*

**Friable:** *na*

**Samples:** *ns*

**Lab Result:** *na*

**Comment:** *Roofing is not expected to contain asbestos (approximately 17 years of age).*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
							Intrusive testing to determine if older roofing is present beneath new roofing was not undertaken.	No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**EXTERIOR OF 1914, 1937 AND 1988 BUILDINGS**

## BCM # 401 CAULKING

**Description:** *Where present on roof penetrations throughout the original 1914 building and 1937 and 1988 additions.*

**Colour:** Grey

**Friable:** na

**Samples:** ns

**Lab Result:** na

**Comment:** *Caulking is silicone (non-asbestos).*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments
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**Recommendation**

No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**EXTERIOR OF 1914, 1937 AND 1988 BUILDINGS**

## BCM # 402 CAULKING

**Description:** *Where present on roof flashing on the original 1914 building and 1937 and 1988 additions.*

**Colour:** *Off white*

**Friable:** *na*

**Samples:** *ns*

**Lab Result:** *na*

**Comment:** *Caulking is silicone (non-asbestos).*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**EXTERIOR OF 1914, 1937 AND 1988 BUILDINGS**

## BCM # 403 CAULKING

**Description:** *Where present on exterior windows of the 1937 addition.*

**Colour:** *Grey*

**Friable:** *na*

**Samples:** *ns*

**Lab Result:** *na*

**Comment:** *Caulking is silicone based (non-asbestos).*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments
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**Recommendation**

No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**EXTERIOR OF 1914, 1937 AND 1988 BUILDINGS**

## BCM # 404 CEMENT BOARD SIDING

**Description:** *Where present at various locations on exterior of subject building.*

**Colour:** *Brown*

**Friable:** na

**Samples:** *026A to C*

**Lab Result:** *None detected*

**Comment:** *Cement board tested does not contain asbestos.*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments
------------	------------------	----------	-----------	--------------	------	------	----------

**Recommendation**

No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**EXTERIOR OF 1914, 1937 AND 1988 BUILDINGS**

## BCM # 405 TEXTURE COAT

**Description:** Present on entrance breezeway ceiling.

**Colour:** White (texture coat)  
 Grey (plaster)  
 Brown (fibrous material)

**Friable:** na

**Samples:** 027A to C

**Lab Result:** *None detected*

**Comment:** Texture coat, plaster and underlying fibrous material tested do not contain asbestos.



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**EXTERIOR OF 1914, 1937 AND 1988 BUILDINGS**

## BCM # 406 CAULKING

**Description:** *Where present on cement board siding.*

**Colour:** *Off white*

**Friable:** *na*

**Samples:** *028A to C*

**Lab Result:** *None detected*

**Comment:** *Caulking tested does not contain asbestos.*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:
- nq - not quantified
  - na - not applicable
  - ns - not sampled
  - sf - square feet
  - lf - linear feet
  - F - friable
  - NF - non friable
  - PFM - potentially friable material
  - BCM - building component and material
  - ACM - asbestos-containing material
  - PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

## EXTERIOR OF 1914, 1937 AND 1988 BUILDINGS

### BCM # 407 CLADDING ON SPANDREL PANELS

**Description:** *Hard cementitious cladding present on spandrel panels beneath and above windows of the north façade (stairwell, 1988 addition).*

**Colour:** *White, grey*

**Friable:** No

**Samples:** 029A

**Lab Result:** *1% Chrysotile*

**Comment:** *Cladding material tested contains asbestos.*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
L4-07	Under and above windows at rear or 1988 addition.	nq	good	-	A	Yes		If disturbance is likely, remove following O. Reg. 278/05 Type 2 operations.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**EXTERIOR OF 1914, 1937 AND 1988 BUILDINGS**

## BCM # 408 CAULKING

**Description:** *Where present on exterior windows of the 1988 addition.*

**Colour:** *Off white*

**Friable:** *na*

**Samples:** *ns*

**Lab Result:** *na*

**Comment:** *Caulking is silicone (non-asbestos).*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments
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**Recommendation**

No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**EXTERIOR OF 1914, 1937 AND 1988 BUILDINGS**

## BCM # 409 CAULKING

**Description:** *Where present on exterior doors on 1988 addition.*

**Colour:** *Off white*

**Friable:** *na*

**Samples:** *ns*

**Lab Result:** *na*

**Comment:** *Caulking is silicone (non-asbestos).*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
								No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- sf - square feet
- lf - linear feet
- F - friable
- NF - non friable
- PFM - potentially friable material
- BCM - building component and material
- ACM - asbestos-containing material
- PACM - presumed asbestos-containing material

# Building Component and Materials (BCM) Inventory

**EXTERIOR OF 1914, 1937 AND 1988 BUILDINGS**

## BCM # 410 WALL CAVITIES

**Description:** *Wall cavities of subject building.*

**Colour:** -

**Friable:** na

**Samples:** ns

**Lab Result:** na

**Comment:** *Wall cavities are empty (no vermiculite observed at locations where intrusive openings were made).*



### Summary of ACMs and PACMs

Location #	Area Description	Quantity	Condition	Damaged Qty.	Acc.	Vis.	Comments	Recommendation
							A limited number of openings were made.	No action required.

#### Accessibility (Acc.)

- 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 (Vis.)

- 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:  
 nq - not quantified  
 na - not applicable  
 ns - not sampled  
 sf - square feet  
 lf - linear feet  
 F - friable  
 NF - non friable  
 PFM - potentially friable material  
 BCM - building component and material  
 ACM - asbestos-containing material  
 PACM - presumed asbestos-containing material

# APPENDIX 4

Summary of Confirmed and Presumed  
Asbestos-Containing Materials

ORIGINAL 1914 BUILDING

# Summary of Asbestos-Containing and Presumed Asbestos-Containing Materials

## ORIGINAL 1914 BUILDING

Loc. #	Loc. Description	BCM #	ACM Type	ACM Description	ACM Colour	Total Quantity	Cond.	Damaged Quantity	Acc.	Vis.	Fri?	Comments	Recommendation
Various	Where present in the 1914 building.	107	Block Wall Primer	Where present on block walls in basement of 1914 building.	Off white	nq	good	-	A	Yes	No	Block wall primer tested contains asbestos.	Maintain in good condition.  Implement safe work procedures in accordance with the requirements of O. Reg. 278/05 if the primer is likely to be disturbed.
Various	Where present in the 1914 building.	116	Electrical Equipment, Panels, Wiring Etc.	Where present in the 1914 building.	Varies	nq	-	-	-	-	PFM	Electrical equipment (i.e. wire sheathing, cable wrap, circuit breakers, switches, switchgear, fuse holders etc.) are presumed to contain asbestos until testing proves otherwise.	Avoid disturbance.  When deenergized, assess electrical equipment that may be disturbed for asbestos-containing wiring and components.  Confirmed and presumed asbestos components should be managed in accordance with O. Reg. 278/05 requirements.

### Accessibility

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- F - friable
- NF - non friable
- PFM - potentially friable material
- ACM - asbestos-containing material
- BCM - building component and material
- Acc. - accessibility
- Vis. - visibility
- Fru, - friable

# Summary of Asbestos-Containing and Presumed Asbestos-Containing Materials

## ORIGINAL 1914 BUILDING

Loc. #	Loc. Description	BCM #	ACM Type	ACM Description	ACM Colour	Total Quantity	Cond.	Damaged Quantity	Acc.	Vis.	Fri?	Comments	Recommendation
Various	Where present in the 1914 building	118	Fire-rated Doors	Where present in the 1914 building.	Varies	nq	good	-	D	No	PFM	Fire-rated doors are presumed to contain asbestos until testing proves otherwise.	Intrusive testing of door core for insulation should be undertaken when door is removed or insulation may be disturbed to determine if it contains asbestos.  Dispose of door in accordance with O. Reg. 278/05 requirements if core contains asbestos.
Various	Where present within the 1914 building.	119	Gaskets (Sheet Type on Flanges)	Present on mechanical systems within the 1914 building.	Varies	nq	-	-	-	-	No	All gaskets are presumed to contain asbestos until testing proves otherwise.	Avoid disturbance.  If disturbance is likely, remove confirmed and presumed asbestos containing gaskets following O. Reg. 278/05 Type 1 operations (using only non-powered handheld tools, wetting the material).

### Accessibility

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- F - friable
- NF - non friable
- PFM - potentially friable material
- ACM - asbestos-containing material
- BCM - building component and material
- Acc. - accessibility
- Vis. - visibility
- Fru, - friable

1937 ADDITION

# Summary of Asbestos-Containing and Presumed Asbestos-Containing Materials

## 1937 ADDITION

Loc. #	Loc. Description	BCM #	ACM Type	ACM Description	ACM Colour	Total Quantity	Cond.	Damaged Quantity	Acc.	Vis.	Fri?	Comments	Recommendation
L0-27 L0-37	Heritage Hall (B33) Corridor.	213	Residual Floor Tile Mastic	Where present in Heritage Hall-B33 (L0-27) and basement corridor (L0-37).	Black	nq	good	-	A	Yes	No	Mastic tested contains asbestos. Similar asbestos mastic is likely present concealed beneath flooring in other areas of the 1937 addition.	Remove mastic following O. Reg. 278/05 Type 1 operations using only non-powered handheld tools while wetting the material.  Or remove following O. Reg. 278/05 Type 2 operations using HEPA filtered grinding equipment otherwise Type 3 operations apply.

### Accessibility

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- F - friable
- NF - non friable
- PFM - potentially friable material
- ACM - asbestos-containing material
- BCM - building component and material
- Acc. - accessibility
- Vis. - visibility
- Fru, - friable

# Summary of Asbestos-Containing and Presumed Asbestos-Containing Materials

## 1937 ADDITION

Loc. #	Loc. Description	BCM #	ACM Type	ACM Description	ACM Colour	Total Quantity	Cond.	Damaged Quantity	Acc.	Vis.	Fri?	Comments	Recommendation
Various	Where present in the 1937 addition.	219	Electrical Equipment, Panels, Wiring Etc.	Where present in the 1937 addition.	Varies	nq	good	-	A	Yes	PFM	Electrical equipment (i.e. wire sheathing, cable wrap, circuit breakers, switches, switchgear, fuse holders etc.) are presumed to contain asbestos until testing proves otherwise.	Avoid disturbance.  When deenergized, assess electrical equipment that may be disturbed for asbestos-containing wiring and components.  Confirmed and presumed asbestos components should be managed in accordance with O. Reg. 278/05 requirements.
Various	Where present in the 1937 addition.	221	Fire-rated Doors	Where present in the 1937 addition.	Varies	nq	good	-	D	No	PFM	Fire-rated doors are presumed to contain asbestos until testing proves otherwise.	Intrusive testing of door core for insulation should be undertaken when door is removed or insulation may be disturbed to determine if it contains asbestos.  Dispose of door in accordance with O. Reg. 278/05 requirements if core contains asbestos.

### Accessibility

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- F - friable
- NF - non friable
- PFM - potentially friable material
- ACM - asbestos-containing material
- BCM - building component and material
- Acc. - accessibility
- Vis. - visibility
- Fru, - friable

# Summary of Asbestos-Containing and Presumed Asbestos-Containing Materials

## 1937 ADDITION

Loc. #	Loc. Description	BCM #	ACM Type	ACM Description	ACM Colour	Total Quantity	Cond.	Damaged Quantity	Acc.	Vis.	Fri?	Comments	Recommendation
Various	Where present within the 1937 addition.	223	Gaskets (Sheet Type on Flanges)	Present on mechanical systems within the 1937 addition.	Varies	nq	-	-	-	-	No	All gaskets are presumed to contain asbestos until testing proves otherwise.	Avoid disturbance.  If disturbance is likely, remove confirmed and presumed asbestos containing gaskets following O. Reg. 278/05 Type 1 operations (using only non-powered handheld tools, wetting the material).

### Accessibility

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- F - friable
- NF - non friable
- PFM - potentially friable material
- ACM - asbestos-containing material
- BCM - building component and material
- Acc. - accessibility
- Vis. - visibility
- Fru, - friable

## 1988 ADDITION

# Summary of Asbestos-Containing and Presumed Asbestos-Containing Materials

## 1988 ADDITION

Loc. #	Loc. Description	BCM #	ACM Type	ACM Description	ACM Colour	Total Quantity	Cond.	Damaged Quantity	Acc.	Vis.	Fri?	Comments	Recommendation
L0-33 L1-30 L2-30 L3-01	Staircase 1988 addition.	300	Block Wall Primer	Where present in Staircase (L0-33, L1- 30, L2-30, L3-01) at north end of the 1988 addition.	Beige	nq	good	-	A	Yes	No	Primer tested contains asbestos. Primer on block walls in other areas of the 1988 addition should be presumed to contain asbestos.	Maintain in good condition.  Implement safe work procedures in accordance with the requirements of O. Reg. 278/05 if the primer is likely to be disturbed.
Various	1988 addition.	309	Electrical Equipment, Panels, Wiring Etc.	Where present in the 1988 addition.	Varies	nq	-	-	-	-	PFM	Electrical equipment (i.e. wire sheathing, cable wrap, circuit breakers, switches, switchgear, fuse holders etc.) are presumed to contain asbestos until testing proves otherwise.	Avoid disturbance.  When deenergized, assess electrical equipment that may be disturbed for asbestos-containing wiring and components.  Confirmed and presumed asbestos components should be managed in accordance with O. Reg. 278/05 requirements.

### Accessibility

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- F - friable
- NF - non friable
- PFM - potentially friable material
- ACM - asbestos-containing material
- BCM - building component and material
- Acc. - accessibility
- Vis. - visibility
- Fru, - friable

# Summary of Asbestos-Containing and Presumed Asbestos-Containing Materials

## 1988 ADDITION

Loc. #	Loc. Description	BCM #	ACM Type	ACM Description	ACM Colour	Total Quantity	Cond.	Damaged Quantity	Acc.	Vis.	Fri?	Comments	Recommendation
Various	1988 addition.	311	Fire-rated Doors	Where present in the 1988 addition.	Varies	nq	good	-	D	No	PFM	Fire-rated doors are presumed to contain asbestos until testing proves otherwise.	Intrusive testing of the door core should be undertaken when door is removed to determine if core insulation contains asbestos.  Dispose of door in accordance with O. Reg. 278/05 requirements if core contains asbestos.
Various	Where present within the 1988 addition.	312	Gaskets (Sheet Type on Flanges)	Where present on mechanical systems within the 1988 addition.	Varies	-	-	-	-	-	No	All gaskets are presumed to contain asbestos until testing proves otherwise.	Avoid disturbance.  If disturbance is likely, remove confirmed and presumed asbestos containing gaskets following O. Reg. 278/05 Type 1 operations (using only non-powered handheld tools, wetting the material).

### Accessibility

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- F - friable
- NF - non friable
- PFM - potentially friable material
- ACM - asbestos-containing material
- BCM - building component and material
- Acc. - accessibility
- Vis. - visibility
- Fru, - friable

## EXTERIOR OF 1914, 1937 AND 1988 BUILDINGS

# Summary of Asbestos-Containing and Presumed Asbestos-Containing Materials

## EXTERIOR OF 1914, 1937 AND 1988 BUILDINGS

Loc. #	Loc. Description	BCM #	ACM Type	ACM Description	ACM Colour	Total Quantity	Cond.	Damaged Quantity	Acc.	Vis.	Fri?	Comments	Recommendation
L4-07	Under and above windows at rear or 1988 addition.	407	Cladding on Spandrel Panels	Hard cementitious cladding present on spandrel panels beneath and above windows of the north façade (stairwell, 1988 addition).	White, grey	nq	good	-	A	Yes	No	Cladding material tested contains asbestos.	If disturbance is likely, remove following O. Reg. 278/05 Type 2 operations.

### Accessibility

- 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:

- nq - not quantified
- na - not applicable
- ns - not sampled
- F - friable
- NF - non friable
- PFM - potentially friable material
- ACM - asbestos-containing material
- BCM - building component and material
- Acc. - accessibility
- Vis. - visibility
- Fru, - friable

# APPENDIX 5

Laboratory Analytical Report – Asbestos

# Laboratory Analysis Report

To:

**Andy Andriotis**  
 Access Environmental Solutions  
 7775 Lucerne Avenue  
 Waterloo, Ontario  
 N2T 2Y3

**EMC LAB REPORT NUMBER:** A105760  
**Job/Project Name:** 84 Frederick, Kitchener  
**Analysis Method:** Polarized Light Microscopy – EPA 600  
**Date Received:** Jun 24/24      **Date Analyzed:** Jun 25/24  
**Analysts:** Ameerah Ngai, John Paul Cantillon & Elizabeth Mierzynski  
**Reviewed By:** Malgorzata Sybydlo

**Job No:** 10105.011  
**Number of Samples:** 111  
**Date Reported:** Jun 26/24

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)		
				Asbestos Fibres	Non-asbestos Fibres	Non-fibrous Material
001A	A105760-1	Drywall Joint-Fill Compound (1937 - Comm. Room & CPP)	White, joint compound	ND		100
001B	A105760-2	Drywall Joint-Fill Compound (1937 - Comm. Room & CPP)	White, joint compound	ND		100
001C	A105760-3	Drywall Joint-Fill Compound (1937 - Comm. Room & CPP)	White, joint compound	ND		100
002A	A105760-4	Vinyl Floor Tile & Mastic (1937 - Visitor Ctr)	2 Phases: a) Yellow, mastic b) Grey, cementitious material	ND ND		100 100
002B	A105760-5	Vinyl Floor Tile & Mastic (1937 - Visitor Ctr)	2 Phases: a) Yellow, mastic b) Grey, cementitious material	ND ND		100 100
002C	A105760-6	Vinyl Floor Tile & Mastic (1937 - Visitor Ctr)	2 Phases: a) Yellow, mastic b) Grey, cementitious material	ND ND		100 100
003A	A105760-7	Block Wall Primer (3 <sup>rd</sup> Building – Stairwell)	Beige, primer	Chrysotile	0.5	99.5
003B	A105760-8	Block Wall Primer (3 <sup>rd</sup> Building – Stairwell)	NA	NA		
003C	A105760-9	Block Wall Primer (3 <sup>rd</sup> Building – Stairwell)	NA	NA		
004A	A105760-10	Drywall Joint-Fill Compound (3 <sup>rd</sup> Building – Stairwell)	White, joint compound	ND		100
004B	A105760-11	Drywall Joint-Fill Compound (3 <sup>rd</sup> Building – Stairwell)	White, joint compound	ND		100

**EMC LAB REPORT NUMBER:** A105760

**Client's Job/Project Name/No.:** 10105.011

**Analysts:** Ameerah Ngai / John Paul Cantillon / Elizabeth Mierzynski

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)		
				Asbestos Fibres	Non-asbestos Fibres	Non-fibrous Material
004C	A105760-12	Drywall Joint-Fill Compound (3 <sup>rd</sup> Building – Stairwell)	White, joint compound	ND		100
005A	A105760-13	Drywall Joint-Fill Compound (1937- Unit 333)	White, joint compound	ND		100
005B	A105760-14	Drywall Joint-Fill Compound (1937 - Unit 325)	White, joint compound	ND		100
005C	A105760-15	Drywall Joint-Fill Compound (1937 - Unit 235)	White, joint compound	ND		100
005D	A105760-16	Drywall Joint-Fill Compound (1937 – Lounge, 2 <sup>nd</sup> Level)	White, joint compound	ND		100
005E	A105760-17	Drywall Joint-Fill Compound (1937 – Stairwell, 2 <sup>nd</sup> /North)	White, joint compound	ND		100
005F	A105760-18	Drywall Joint-Fill Compound (1937 – Stairwell, Ground/North)	White, joint compound	ND		100
005G	A105760-19	Drywall Joint-Fill Compound (1937 – Stairwell, Basement/North)	White, joint compound	ND		100
006A	A105760-20	Plaster (1937 - Unit 325)	2 Phases: a) White, plaster b) Grey, plaster	ND ND	1	100 99
006B	A105760-21	Plaster (1937 - 3 <sup>rd</sup> Floor Corridor Wall)	2 Phases: a) White, plaster b) Grey, plaster	ND ND	1	100 99
006C	A105760-22	Plaster (1937 - 3 <sup>rd</sup> Floor Corridor Ceiling)	2 Phases: a) White, plaster b) Grey, plaster	ND ND	1	100 99
006D	A105760-23	Plaster (1937 - 3 <sup>rd</sup> Floor Corridor	2 Phases:			

**EMC LAB REPORT NUMBER:** A105760

**Client's Job/Project Name/No.:** 10105.011

**Analysts:** Ameerah Ngai / John Paul Cantillon / Elizabeth Mierzynski

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)		
				Asbestos Fibres	Non-asbestos Fibres	Non-fibrous Material
		Wall)	a) White, plaster b) Light grey, plaster	ND ND		100 100
006E	A105760-24	Plaster (1937 - 3 <sup>rd</sup> Floor Corridor Ceiling)	2 Phases: a) White, plaster b) Grey, plaster	ND ND	1	100 99
006F	A105760-25	Plaster (1937 - 3 <sup>rd</sup> Floor Corridor Wall)	2 Phases: a) White, plaster b) Grey, plaster	ND ND	1	100 99
006G	A105760-26	Plaster (1937 - 3 <sup>rd</sup> Floor Corridor Wall)	2 Phases: a) White, plaster b) Grey, plaster	ND ND	1	100 99
007A	A105760-27	Vinyl Floor Tile, Mastic & LC (1937 - 3 <sup>rd</sup> Floor Corridor)	2 Phases: a) Yellow, mastic b) Grey, cementitious material	ND ND	1	100 99
007B	A105760-28	Vinyl Floor Tile, Mastic & LC (1937 - 3 <sup>rd</sup> Floor Corridor)	2 Phases: a) Yellow, mastic b) Grey, cementitious material	ND ND	1	100 99
007C	A105760-29	Vinyl Floor Tile, Mastic & LC (1937 - 3 <sup>rd</sup> Floor Corridor)	2 Phases: a) Yellow, mastic b) Grey, cementitious material	ND ND	1	100 99
008A	A105760-30	Baseboard Mastic (1937 - 3 <sup>rd</sup> Floor Corridor)	2 Phases: a) Off white, mastic b) Green and grey, mastic	ND ND		100 100
008B	A105760-31	Baseboard Mastic (1937 - 3 <sup>rd</sup> Floor Corridor)	2 Phases: a) Off white, mastic b) Green and grey, mastic	ND ND		100 100

**EMC LAB REPORT NUMBER:** A105760

**Client's Job/Project Name/No.:** 10105.011

**Analysts:** Ameerah Ngai / John Paul Cantillon / Elizabeth Mierzynski

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)		
				Asbestos Fibres	Non-asbestos Fibres	Non-fibrous Material
008C	A105760-32	Baseboard Mastic (1937 - 3 <sup>rd</sup> Floor Corridor)	2 Phases: a) Off white, mastic b) Green and grey, mastic	ND ND		100 100
009A	A105760-33	Vinyl Floor Tile, Mastic & LC (1937 - 3 <sup>rd</sup> Floor Corridor)	Yellow, mastic	ND		100
009B	A105760-34	Vinyl Floor Tile, Mastic & LC (1937 - 3 <sup>rd</sup> Floor Corridor)	Yellow, mastic	ND		100
009C	A105760-35	Vinyl Floor Tile, Mastic & LC (1937 - 3 <sup>rd</sup> Floor Corridor)	Yellow, mastic	ND		100
010A	A105760-36	Plaster (1914 – 3 <sup>rd</sup> Floor Lounge)	2 Phases: a) White, plaster b) Grey, plaster	ND ND		100 100
010B	A105760-37	Plaster (1914 – 3 <sup>rd</sup> Floor Storage Room 304)	2 Phases: a) White, plaster b) Grey, plaster	ND ND		100 100
010C	A105760-38	Plaster (1914 – 3 <sup>rd</sup> Floor Storage Room 304)	2 Phases: a) White, plaster b) Grey, plaster	ND ND		100 100
010D	A105760-39	Plaster (1914 – 2 <sup>nd</sup> Floor Corridor)	2 Phases: a) White, plaster b) Grey, plaster	ND ND		100 100
010E	A105760-40	Plaster (1914 – 2 <sup>nd</sup> Floor Lounge)	2 Phases: a) White, plaster b) Grey, plaster	ND ND		100 100
010F	A105760-41	Plaster (1914 – 2 <sup>nd</sup> Floor Lounge)	White, joint compound	ND		100

**EMC LAB REPORT NUMBER:** A105760

**Client's Job/Project Name/No.:** 10105.011

**Analysts:** Ameerah Ngai / John Paul Cantillon / Elizabeth Mierzynski

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)		
				Asbestos Fibres	Non-asbestos Fibres	Non-fibrous Material
010G	A105760-42	Plaster (1914 – 2 <sup>nd</sup> Floor Corridor)	2 Phases: a) White, plaster b) Grey, plaster	ND ND		100 100
011A	A105760-43	Drywall Joint-Fill Compound (1914 - 3 <sup>rd</sup> Floor Corridor)	White, joint compound	ND		100
011B	A105760-44	Drywall Joint-Fill Compound (1914 - 3 <sup>rd</sup> Floor Corridor)	White, joint compound	ND		100
011C	A105760-45	Drywall Joint-Fill Compound (1914 - 3 <sup>rd</sup> Floor Corridor)	White, joint compound	ND		100
011D	A105760-46	Drywall Joint-Fill Compound (1914 - 3 <sup>rd</sup> Floor Corridor)	White, joint compound	ND		100
011E	A105760-47	Drywall Joint-Fill Compound (1914 - 2 <sup>nd</sup> Floor Corridor)	White, joint compound	ND		100
011F	A105760-48	Drywall Joint-Fill Compound (1914 - 2 <sup>nd</sup> Floor Lounge)	White, joint compound	ND		100
011G	A105760-49	Drywall Joint-Fill Compound (1914 - Main Floor Lounge)	White, joint compound	ND		100
012A	A105760-50	Ceiling Tile (1914 – 3 <sup>rd</sup> Floor Corridor)	Grey, ceiling tile	ND	75	25
012B	A105760-51	Ceiling Tile (1914 – 3 <sup>rd</sup> Floor Corridor)	Grey, ceiling tile	ND	75	25
012C	A105760-52	Ceiling Tile (1914 – 3 <sup>rd</sup> Floor Corridor)	Grey, ceiling tile	ND	75	25
013A	A105760-53	Ceiling Tile (1914 – 3 <sup>rd</sup> Floor Corridor)	Grey, ceiling tile	ND	75	25
013B	A105760-54	Ceiling Tile (1914 – 3 <sup>rd</sup> Floor	Grey, ceiling tile	ND	75	25

**EMC LAB REPORT NUMBER:** A105760

**Client's Job/Project Name/No.:** 10105.011

**Analysts:** Ameerah Ngai / John Paul Cantillon / Elizabeth Mierzynski

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)		
				Asbestos Fibres	Non-asbestos Fibres	Non-fibrous Material
		Corridor)				
013C	A105760-55	Ceiling Tile (1914 – 3 <sup>rd</sup> Floor Corridor)	Grey, ceiling tile	ND	75	25
014A	A105760-56	Texture Coat – Ceiling (1914 Stairwell)	White, texture coat	ND		100
014B	A105760-57	Texture Coat – Ceiling (1914 Stairwell)	White, texture coat	ND		100
014C	A105760-58	Texture Coat – Ceiling (1914 Stairwell)	White, texture coat	ND		100
015A	A105760-59	Vinyl Floor Tile, Mastic & LC (1914 – Room 216)	2 Phases: a) Yellow, mastic b) Grey, cementitious material	ND ND		100 100
015B	A105760-60	Vinyl Floor Tile, Mastic & LC (1914 – Room 216)	2 Phases: a) Yellow, mastic b) Grey, cementitious material	ND ND		100 100
015C	A105760-61	Vinyl Floor Tile, Mastic & LC (1914 – Room 216)	2 Phases: a) Yellow, mastic b) Grey, cementitious material	ND ND		100 100
016A	A105760-62	Drywall Joint-Fill Compound (3 <sup>rd</sup> Building)	White, joint compound	ND		100
016B	A105760-63	Drywall Joint-Fill Compound (3 <sup>rd</sup> Building)	White, joint compound	ND		100
016C	A105760-64	Drywall Joint-Fill Compound (3 <sup>rd</sup> Building)	White, joint compound	ND		100
016D	A105760-65	Drywall Joint-Fill Compound (3 <sup>rd</sup> Building)	White, joint compound	ND		100

**EMC LAB REPORT NUMBER:** A105760

**Client's Job/Project Name/No.:** 10105.011

**Analysts:** Ameerah Ngai / John Paul Cantillon / Elizabeth Mierzynski

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)		
				Asbestos Fibres	Non-asbestos Fibres	Non-fibrous Material
016E	A105760-66	Drywall Joint-Fill Compound (3 <sup>rd</sup> Building)	White, joint compound	ND		100
017A	A105760-67	Texture Coat – Ceiling (1914 - Mtg 2, B07)	Grey, textured plaster	ND		100
017B	A105760-68	Texture Coat – Ceiling (1914 - Mtg 2, B07)	Grey, textured plaster	ND		100
017C	A105760-69	Texture Coat – Ceiling (1914 - Mtg 2, B07)	Grey, textured plaster	ND		100
018A	A105760-70	Block Wall Primer (1914 - Mtg 2, B07)	White, primer	ND		100
018B	A105760-71	Block Wall Primer (1914 - Mtg 3, B09)	Off white, primer	Chrysotile	0.5	99.5
018C	A105760-72	Block Wall Primer (1914 - Mech, B19)	NA	NA		
018D	A105760-73	Block Wall Primer (1914 - B12)	NA	NA		
018E	A105760-74	Block Wall Primer (1914 - B14)	NA	NA		
019A	A105760-75	Drywall Joint-Fill Compound (1914 - Mech, B19)	White, joint compound	ND		100
019B	A105760-76	Drywall Joint-Fill Compound (1914 - Mech, B19)	White, joint compound	ND		100
019C	A105760-77	Drywall Joint-Fill Compound (1914 - Mech, B19)	White, joint compound	ND		100
020A	A105760-78	Plaster (1914 - Mech, B19)	White, textured plaster	ND		100
020B	A105760-79	Plaster (1914 - Mech, B19)	White, textured plaster	ND		100

**EMC LAB REPORT NUMBER:** A105760

**Client's Job/Project Name/No.:** 10105.011

**Analysts:** Ameerah Ngai / John Paul Cantillon / Elizabeth Mierzynski

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)		
				Asbestos Fibres	Non-asbestos Fibres	Non-fibrous Material
020C	A105760-80	Plaster (1914 - Mech, B19)	White, textured plaster	ND		100
021A	A105760-81	Vinyl Floor Tile, Mastic & LC (1914 - Basement Storage Room)	2 Phases: a) Black, mastic b) Grey, cementitious material	ND ND		100 100
021B	A105760-82	Vinyl Floor Tile, Mastic & LC (1914 - Basement Storage Room)	2 Phases: a) Black, mastic b) Grey, cementitious material	ND ND		100 100
021C	A105760-83	Vinyl Floor Tile, Mastic & LC (1914 - Basement Storage Room)	2 Phases: a) Black, mastic b) Grey, cementitious material	ND ND		100 100
022A	A105760-84	Stucco – Ceiling (1937 - Mech Room)	White, textured cementitious material	ND		100
022B	A105760-85	Stucco – Ceiling (1937 - Mech Room)	White, textured cementitious material	ND		100
022C	A105760-86	Stucco – Ceiling (1937 - Mech Room)	White, textured cementitious material	ND		100
023A	A105760-87	Block Wall Primer (1937 - Basement)	Green, primer	ND		100
023B	A105760-88	Block Wall Primer (1937 - Basement)	White, primer	ND		100
023C	A105760-89	Block Wall Primer (1937 - Basement)	Green, primer	ND		100
023D	A105760-90	Block Wall Primer (1937 - Basement)	White, primer	ND		100
023E	A105760-91	Block Wall Primer (1937 - Basement)	White, primer	ND		100

**EMC LAB REPORT NUMBER:** A105760

**Client's Job/Project Name/No.:** 10105.011

**Analysts:** Ameerah Ngai / John Paul Cantillon / Elizabeth Mierzynski

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)		
				Asbestos Fibres	Non-asbestos Fibres	Non-fibrous Material
023F	A105760-92	Block Wall Primer (1937 - Basement)	Green, primer	ND		100
023G	A105760-93	Block Wall Primer (1937 - Basement)	Green, primer	ND		100
024A	A105760-94	Texture Coat (1937 - Basement)	Grey, textured plaster	ND		100
024B	A105760-95	Texture Coat (1937 - Basement)	Grey, textured plaster	ND		100
024C	A105760-96	Texture Coat (1937 - Basement)	Grey, textured plaster	ND		100
025A	A105760-97	Residual Floor Tile Mastic (1937 - Heritage Hall & Corridor)	Black, mastic	Chrysotile	2	98
025B	A105760-98	Residual Floor Tile Mastic (1937 - Heritage Hall & Corridor)	NA	NA		
025C	A105760-99	Residual Floor Tile Mastic (1937 - Heritage Hall & Corridor)	NA	NA		
026A	A105760-100	Cement Board Siding (Exterior)	Brown, cementitious material with fibres	ND	10	90
026B	A105760-101	Cement Board Siding (Exterior)	Brown, cementitious material with fibres	ND	10	90
026C	A105760-102	Cement Board Siding (Exterior)	Brown, cementitious material with fibres	ND	10	90
027A	A105760-103	Texture Coat (Exterior, Entrance Passage)	4 Phases: a) White, texture coat b) Grey, plaster c) White, rubbery material d) Brown, fibrous material	ND ND ND ND	2 90	100 98 100 10

**EMC LAB REPORT NUMBER:** A105760

**Client's Job/Project Name/No.:** 10105.011

**Analysts:** Ameerah Ngai / John Paul Cantillon / Elizabeth Mierzynski

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)		
				Asbestos Fibres	Non-asbestos Fibres	Non-fibrous Material
027B	A105760-104	Texture Coat (Exterior, Entrance Passage)	4 Phases: a) White, texture coat b) Grey, plaster c) White, rubbery material d) Brown, fibrous material	ND ND ND ND	2 90	100 98 100 10
027C	A105760-105	Texture Coat (Exterior, Entrance Passage)	4 Phases: a) White, texture coat b) Grey, plaster c) White, rubbery material d) Brown, fibrous material	ND ND ND ND	2 90	100 98 100 10
028A	A105760-106	Caulking (Exterior Cement Board)	Off white, caulking	ND		100
028B	A105760-107	Caulking (Exterior Cement Board)	Off white, caulking	ND		100
028C	A105760-108	Caulking (Exterior Cement Board)	Off white, caulking	ND		100
029A	A105760-109	Cementitious Cladding (Exterior – Under Window)	White and grey, cementitious material	<b>Chrysotile</b>	<b>1</b>	99
029B	A105760-110	Cementitious Cladding (Exterior – Under Window)	NA	NA		
029C	A105760-111	Cementitious Cladding (Exterior – Under Window)	NA	NA		

**Note:**

1. Bulk samples are analyzed using Polarized Light Microscopy (PLM) and dispersion staining techniques. The analytical procedures are in accordance with EPA 600/R-93/116 method.
2. The results are only related to the samples analyzed. **ND** = None Detected (no asbestos fibres were observed), **NA** = Not Analyzed (analysis stopped due to a previous positive result).
3. This report may not be reproduced, except in full without the written approval of EMC Scientific Inc. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.
4. The Ontario Regulatory Threshold for asbestos is 0.5%. The limit of quantification (LOQ) is 0.5%.