

## **DESIGNATED SUBSTANCES AND HAZARDOUS MATERIALS SURVEY**



**North District Patrol Yard (Building Code G013-B1)  
3525 Baseline Road  
Georgina, Ontario**

**Submitted to:**  
The Regional Municipality of York  
17250 Yonge Street,  
Newmarket, Ontario, L3Y 6Z1  
Attention: Mr. Paul Turco

**Prepared by:**  
**ECO**

**ECO Project No.: 25991-05  
November 2, 2020**

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## 1.0 INTRODUCTION

**ECOH Management Inc. (ECOH)** was retained by the Regional Municipality of York (the “Client”) to conduct a designated substances and hazardous materials survey of the North District Patrol Yard located at 3525 Baseline Road, Georgina, Ontario (hereby referred to as the “facility” or “Project Area”). The assessment was performed to establish the location and type of hazardous building materials incorporated in the facility’s structure(s) and its finishes, and to provide recommendations as necessary to fulfil requirements set forth under the Ontario Occupational Health and Safety Act and associated regulations.

Mr. Zack Ranton of ECOH performed the fieldwork on August 19, 2020.

This designated substance assessment was performed for the purposes of long-term management of designated substances and hazardous materials contained within building materials, and not for construction or renovation purposes. **An additional pre-renovation/pre-demolition assessment for designated substances and hazardous materials should be conducted prior to any future demolition, renovation or maintenance activities that may disturb building materials that potentially contain designated materials or hazardous substances.**

As part of this assessment, ECOH reviewed the following report:

- Designated Substances and Hazardous Materials Survey, 3525 Baseline Road, Georgina, ON., prepared by ECOH Management Inc., prepared for The Regional Municipality of York, dated December 12, 2008.

## 2.0 METHODOLOGY AND SCOPE

The methodology and scope of the Designated Substances Survey completed at this site are detailed in Appendix V.

## 3.0 FINDINGS

Material	Findings
Asbestos	Assumed ACM were identified in the facility as follows: ACM were identified in the facility as follows: <ul style="list-style-type: none"><li>• Roofing materials, exterior caulking and mechanical systems were not sampled and should be assumed to be asbestos containing if present. All assumed ACM materials observed were found to be in GOOD condition at the time of the survey.</li></ul>

Material	Findings
Lead	<p>Most prominent paints and bulk materials were sampled and confirmed to be low level lead.</p> <p>No other major sources of lead or lead-containing products were identified during the survey; however, lead may be present in:</p> <ul style="list-style-type: none"> <li>• Less prominent painted surfaces (i.e. handrails, windows, etc.),</li> <li>• Wiring connectors and electric cable sheathing, and</li> <li>• Piping and solder joints/bell-and-spigot joints on piping.</li> </ul>
Mould	No mould affected materials were observed within the facility.
Mercury	Minor quantities are present as a vapour within fluorescent tubes lights and as a possible constituent of paints and adhesives.
Silica	Present in all concrete and masonry products.
Polychlorinated Biphenyls (PCBs)	Not likely to be present as a component of ballasts for fluorescent lights/ high-intensity discharge (HID) lights.
Benzene	No potential sources of Benzene were identified.
Other Designated Substances and Hazardous Materials	Acrylonitrile, Arsenic, Coke Oven Emissions, Ethylene Oxide, Isocyanates, and Vinyl Chloride Monomer were not noted in significant quantities or forms, if at all.

Further findings are presented in attached Appendices:

- Appendix I – Survey Drawing, depicting the location of presumed and assumed asbestos-containing materials and room location numbers referenced throughout the report.
- Appendix II – Inventory of Hazardous Materials, providing a general description of the quantity or nature of the designated substance identified in each location within the facility.
- Appendix III – Observation Report, documenting instances of damaged hazardous materials and/or mould growth.
- Appendix IV – Results of Bulk Sample Analysis, providing a summary of all bulk sampled collected as well as laboratory chain of custodies and certificates of analyses.
- Appendix V – Scope of Work Methodology. General recommendations for compliance with applicable regulations have been provided in overview document titled “Designated Substances Survey Scope of Work and Methodology Report”, dated November 2019, prepared by ECOH.

## 4.0 RECOMMENDATIONS

General recommendations for compliance with applicable regulations have been provided in the overview document, “Designated Substances Survey Scope of Work and Methodology Report”, dated November 2019, prepared by ECOH. The following details are specific recommendations for the facility.

- All Designated Substances & Hazardous Materials identified on-site are present in good condition with no immediate remedial action required.
- General recommendations for compliance with applicable regulations have been provided in appendix V - Scope of Work Methodology.
- Prior to future construction or renovation projects, additional assessments will be required to confirm the presence of Designated Substances that have been assumed to be on-site and/or that may be present in concealed areas (such as above solid ceilings). The impact to Designated Substances during future construction or renovation work should be assessed on a project-by-project basis.

## 5.0 LIMITATIONS OF ASSESSMENT

Due to the nature of building construction and on-going building activities, some limitations exist as to the possible thoroughness of a building survey. The field observations, measurements and analysis are considered sufficient in detail and scope to form a reasonable basis for the findings and conclusions presented in this report. The findings and conclusions drawn by ECOH Management Inc. (ECOH) are limited to the specific scope of work for which ECOH was retained and are based solely on information generated as a result of the specific scope of work authorized by the Regional Municipality of York (the “Client”). The results of the assessment are limited to visual inspection of areas made accessible to ECOH personnel and information obtained from facility personnel, when obtained.

ECOH warrants that the findings and conclusions contained herein have been made in accordance with generally accepted evaluation methods in the industry and applicable regulations at the time of the performance of the assessment. However, there is no warranty, expressed or implied, that this assessment has uncovered all environmental concerns on the subject site. In addition, ECOH cannot guarantee the completeness or accuracy of information supplied by a third party.

This report was prepared by ECOH for the Regional Municipality of York. The material in it reflects ECOH's professional interpretation of information available at the time of report preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. ECOH accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report. Should additional information become available that suggests other environmental issues of concern beyond that described in this report, ECOH retains the right to review this information and modify conclusions and recommendations presented in this report accordingly.

## 6.0 CLOSURE

Should there be any questions regarding the contents of this report, please contact the undersigned at 905-795-2800.

### ECOH

Environmental Consulting  
Occupational Health

#### Prepared by:



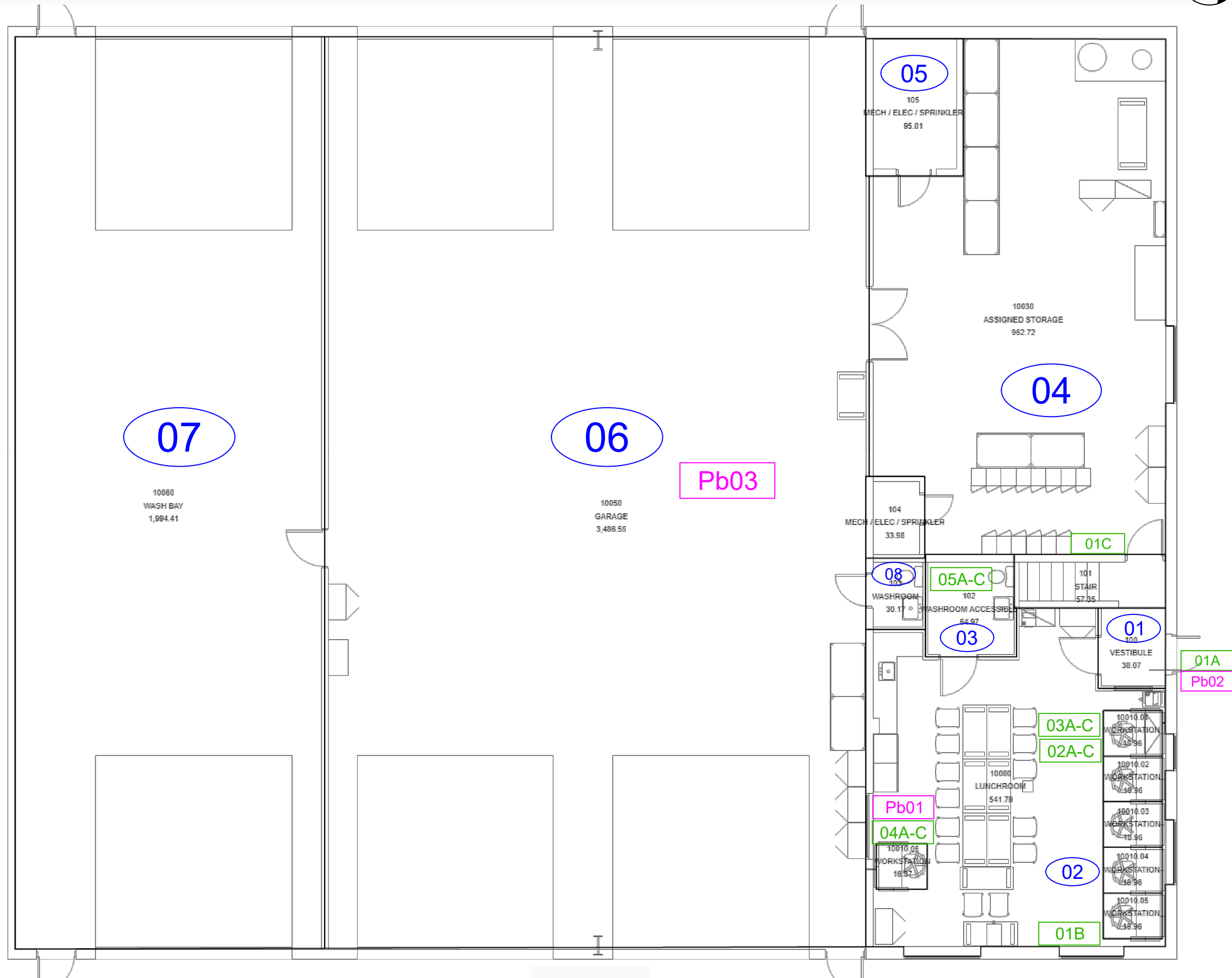
**Zack Ranton**  
Environmental Technologist

#### Reviewed by:



**Mahir Bholat, B.Sc.**  
Project Manager

**APPENDIX I**  
**SURVEY DRAWING**



## Legend

- 01** Location Numbers
- 01a** Negative Asbestos Bulk Sample Location (25991-05-ASB-xx)
- Pb01** Lead Bulk Sample Location (25991-05-Pb-xx)

All information relating to room size and location is approximate and for visual aid only. ECOH does not guarantee the drawing to be complete, absolute, accurate or current. The drawing should not be used by any party in lieu of obtaining architectural drawings.

### Figure 1

First Floor Plan

**LOCATION:**  
3525 Baseline Road  
Georgina, Ontario

**PROJECT:**  
Designated Substances Survey

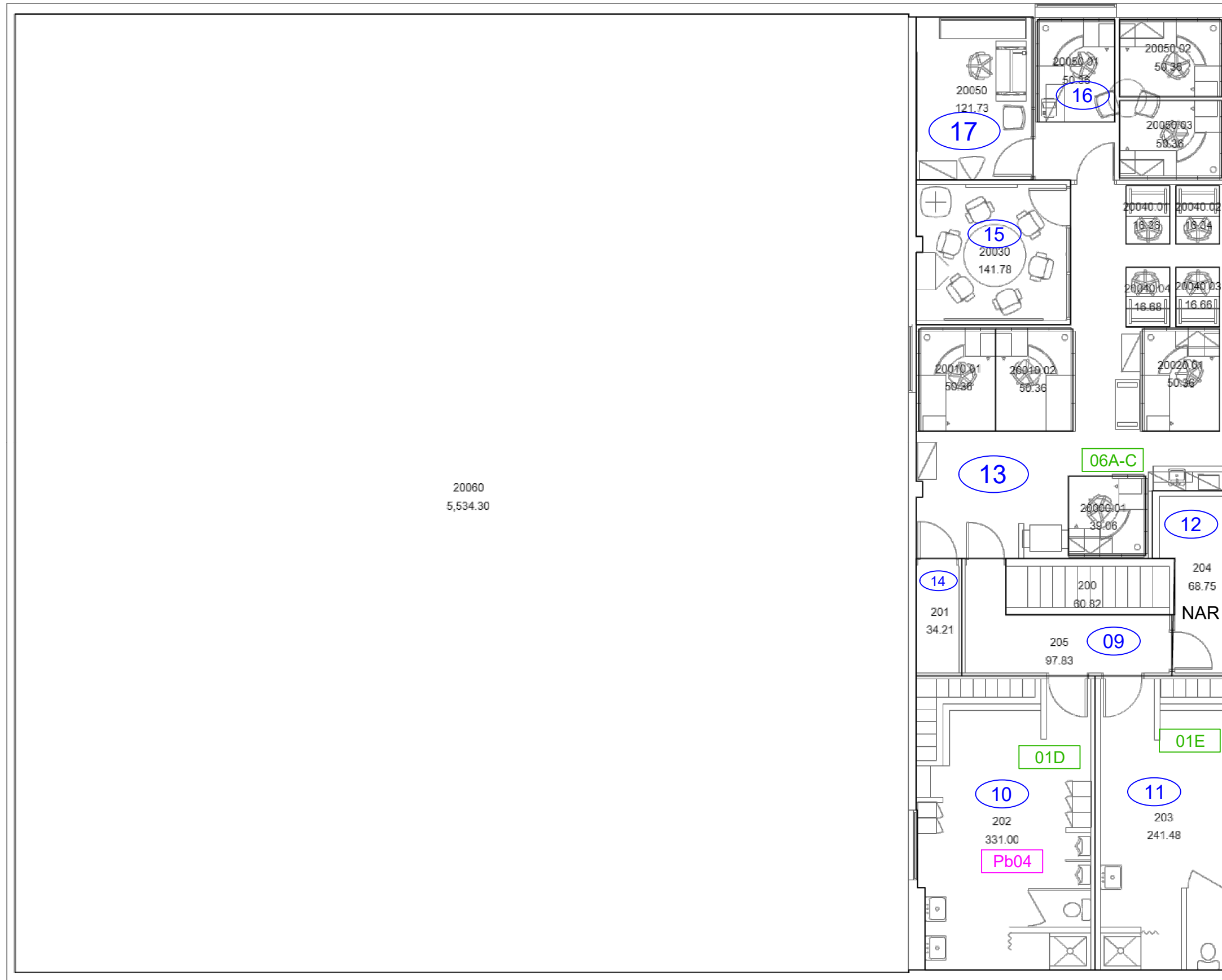
**CLIENT:** Regional Municipality of York

<b>PROJECT NUMBER:</b> 25991-05	<b>DATE:</b> October 2020	<b>DRW BY:</b> AN
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<b>CAD FILE:</b> FIG1 P25991-11 Regional Municipality of York	<b>SCALE:</b> Not to Scale	<b>CHK BY:</b> ZR
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## Legend

- 01 Location Numbers
- 01a Negative Asbestos Bulk Sample Location  
(25991-05-ASB-xx)
- Pb01 Lead Bulk Sample Location  
(25991-05-Pb-xx)
- NAR No Access to Room

All information relating to room size and location is approximate and for visual aid only. ECOH does not guarantee the drawing to be complete, absolute, accurate or current. The drawing should not be used by any party in lieu of obtaining architectural drawings.

## Figure 2

### Second Floor Plan

#### LOCATION:

3525 Baseline Road  
Georgina, Ontario

#### PROJECT:

Designated Substances Survey

CLIENT: Regional Municipality of York

PROJECT NUMBER: 25991-05 DATE: October 2020 DRW BY: AN

CAD FILE: FIG1 P25991-11 Regional Municipality of York SCALE: Not to Scale CHK BY: ZR

**APPENDIX II**  
**INVENTORY OF IDENTIFIED HAZARDOUS MATERIALS**

**The Regional Municipality of York**  
Survey Summary Table

Project Number:	25991-05	Date(s) of Current Survey:	August 19, 2020
Building Name:	North District Patrol Yard	Organization Completing Survey:	ECOH Management Inc.
Building Address:	3525 Baseline Road, Georgina, Ontario	Facility Coordinator:	Paul Turco

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Analytical Result	Quantity	Condition	Access	Abatement Priority	Notes or Other Observations
00	Exterior	Roof	Roofing Material	Asbestos	Not Sampled	ACM Assumed	N/A	Good	C	3	
00	Exterior	Walls	Metal Panel	None	Not Sampled	N/A	N/A	N/A	N/A	N/A	
01	Vestibule	Floor	Ceramic	None	Not Sampled	N/A	N/A	N/A	N/A	N/A	
01	Vestibule	Walls	DJC	Asbestos	25991-05-ASB-01A	None Detected	N/A	N/A	N/A	N/A	Drywall Joint Compound
	Vestibule	Walls	Paint	Lead	25991-05-Pb-02	<82 ppm	N/A	N/A	N/A	N/A	White Paint
01	Vestibule	Ceiling	CT1	Asbestos	Not Sampled	Visually Confirmed Non-Asbestos	N/A	N/A	N/A	N/A	Ceiling Tile 1 - 2'x4' Small Fissure with Pinhole (Date Stamped 2013)
01	Vestibule	Piping	Fibreglass	Asbestos	Not Sampled	Visually Confirmed Non-Asbestos	N/A	N/A	N/A	N/A	
01	Vestibule	Deck	Metal Panel	None	Not Sampled	N/A	N/A	N/A	N/A	N/A	
02	Lunch Room	Walls	DJC	Asbestos	25991-05-ASB-01B	None Detected	N/A	N/A	N/A	N/A	Drywall Joint Compound
02	Lunch Room	Walls	Mortar	Asbestos	25991-05-ASB-04A-C	None Detected	N/A	N/A	N/A	N/A	Concrete Block Mortar
02	Lunch Room	Walls	Mortar	Lead	25991-05-Pb-01	<40 mg/Kg	N/A	N/A	N/A	N/A	Concrete Block Mortar
02	Lunch Room	Ceiling	CT1	Asbestos	Not Sampled	Visually Confirmed Non-Asbestos	N/A	N/A	N/A	N/A	Ceiling Tile 1 - 2'x4' Small Fissure with Pinhole (Date Stamped 2013)
02	Lunch Room	Piping	Fibreglass	Asbestos	Not Sampled	Visually Confirmed Non-Asbestos	N/A	N/A	N/A	N/A	
02	Lunch Room	Deck	Metal Panel	None	Not Sampled	N/A	N/A	N/A	N/A	N/A	
02	Lunch Room	Floor	VFT1	Asbestos	25991-05-ASB-02A-C	None Detected	N/A	N/A	N/A	N/A	Vinyl Floor Tile 1 - 12'x12' Grey with White
02	Lunch Room	Floor	VFT2	Asbestos	25991-05-ASB-03A-C	None Detected	N/A	N/A	N/A	N/A	Vinyl Floor Tile 2 - 12'x12' Grey with Black Specks
03	Office	Floor	Rubber	None	Not Sampled	N/A	N/A	N/A	N/A	N/A	
03	Office	Walls	DJC	Asbestos	VC: 25991-05-ASB-01A-E	None Detected	N/A	N/A	N/A	N/A	Drywall Joint Compound
03	Office	Ceiling	DJC	Asbestos	25991-05-ASB-05A-C	None Detected	N/A	N/A	N/A	N/A	Drywall Joint Compound
04	Storage	Floor	Concrete	None	Not Sampled	N/A	N/A	N/A	N/A	N/A	
04	Storage	Walls	Mortar	Asbestos	VC: 25991-05-ASB-04A-C	N/A	N/A	N/A	N/A	N/A	Concrete Block Mortar
	Storage	Walls	DJC	Asbestos	25991-05-ASB-01C	None Detected	N/A	N/A	N/A	N/A	Drywall Joint Compound
04	Storage	Piping	Fibreglass	Asbestos	Not Sampled	Visually Confirmed Non-Asbestos	N/A	N/A	N/A	N/A	
04	Storage	Deck	Metal Panel	None	Not Sampled	N/A	N/A	N/A	N/A	N/A	
05	Electrical Room	Floor	Concrete	None	Not Sampled	N/A	N/A	N/A	N/A	N/A	
05	Electrical Room	Walls	Mortar	Asbestos	VC: 25991-05-ASB-04A-C	N/A	N/A	N/A	N/A	N/A	Concrete Block Mortar
05	Electrical Room	Deck	Metal Panel	None	Not Sampled	N/A	N/A	N/A	N/A	N/A	
06	Garage Bay	Floor	Concrete	None	Not Sampled	N/A	N/A	N/A	N/A	N/A	
06	Garage Bay	Floor	Paint	Lead	25991-05-Pb-03	<82 ppm	N/A	N/A	N/A	N/A	Grey Paint on Floor
06	Garage Bay	Walls	Mortar	Asbestos	VC: 25991-05-ASB-04A-C	N/A	N/A	N/A	N/A	N/A	Concrete Block Mortar
06	Garage Bay	Deck	Plastic	None	Not Sampled	N/A	N/A	N/A	N/A	N/A	Plastic Sheeting
07	Wash Bay	Floor	Concrete	None	Not Sampled	N/A	N/A	N/A	N/A	N/A	
07	Wash Bay	Walls	Mortar	Asbestos	VC: 25991-05-ASB-04A-C	N/A	N/A	N/A	N/A	N/A	Concrete Block Mortar
07	Wash Bay	Deck	Plastic	None	Not Sampled	N/A	N/A	N/A	N/A	N/A	Plastic Sheeting
08	Garage Washroom	Floor	Concrete	None	Not Sampled	N/A	N/A	N/A	N/A	N/A	
08	Garage Washroom	Walls	DJC	Asbestos	VC: 25991-05-ASB-01A-E	None Detected	N/A	N/A	N/A	N/A	Drywall Joint Compound
08	Garage Washroom	Ceiling	DJC	Asbestos	VC: 25991-05-ASB-05A-C	None Detected	N/A	N/A	N/A	N/A	Drywall Joint Compound
09	Hallway	Floor	Rubber	None	Not Sampled	N/A	N/A	N/A	N/A	N/A	
09	Hallway	Walls	DJC	Asbestos	VC: 25991-05-ASB-01A-E	None Detected	N/A	N/A	N/A	N/A	Drywall Joint Compound
09	Hallway	Ceiling	CT1	Asbestos	Not Sampled	Visually Confirmed Non-Asbestos	N/A	N/A	N/A	N/A	Ceiling Tile 1 - 2'x4' Small Fissure with Pinhole (Date Stamped 2013)
10	Men's Change Room	Floor	Rubber	None	Not Sampled	N/A	N/A	N/A	N/A	N/A	
10	Men's Change Room	Walls	Paint	Lead	25991-05-Pb-04	<420 ppm	N/A	N/A	N/A	N/A	Beige Paint
10	Men's Change Room	Walls	DJC	Asbestos	25991-05-ASB-01D	None Detected	N/A	N/A	N/A	N/A	Drywall Joint Compound

**The Regional Municipality of York**  
Survey Summary Table

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Building Name:	North District Patrol Yard	Organization Completing Survey:	ECOH Management Inc.
Building Address:	3525 Baseline Road, Georgina, Ontario	Facility Coordinator:	Paul Turco

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Analytical Result	Quantity	Condition	Access	Abatement Priority	Notes or Other Observations
10	Men's Change Room	Ceiling	DJC	Asbestos	VC: 25991-05-ASB-05A-C	None Detected	N/A	N/A	N/A	N/A	Drywall Joint Compound
11	Woman's Changroom	Floor	Rubber	None	Not Sampled	N/A	N/A	N/A	N/A	N/A	
11	Woman's Changroom	Walls	DJC	Asbestos	25991-05-ASB-01E	None Detected	N/A	N/A	N/A	N/A	Drywall Joint Compound
11	Woman's Changroom	Ceiling	DJC	Asbestos	VC: 25991-05-ASB-05A-C	None Detected	N/A	N/A	N/A	N/A	Drywall Joint Compound
12	Electrical Room					No Access to room					
13	Open Work Area	Floor	VFT1	Asbestos	VC:25991-05-ASB-02A-C	None Detected	N/A	N/A	N/A	N/A	Vinyl Floor Tile 2 - 12"x12' Grey with Black Specks
13	Open Work Area	Floor	VFT3	Asbestos	25991-05-ASB-06A-C	None Detected	N/A	N/A	N/A	N/A	Vinyl Floor Tile 3 - 12"x12' Blue with White
13	Open Work Area	Walls	Asbestos	Asbestos	VC:25991-05-ASB-03A-G	N/A	N/A	N/A	N/A	N/A	Drywall Joint Compound
13	Open Work Area	Ceiling	CT1	Asbestos	Not Sampled	Visually Confirmed Non-Asbestos	N/A	N/A	N/A	N/A	Ceiling Tile 1 - 2'x4' Small Fissure with Pinhole (Date Stamped 2013)
13	Open Work Area	Piping	Fibreglass	Asbestos	Not Sampled	Visually Confirmed Non-Asbestos	N/A	N/A	N/A	N/A	
13	Open Work Area	Deck	Metal Panel	None	Not Sampled	N/A	N/A	N/A	N/A	N/A	
14	Maintenance Room	Floor	Concrete	None	Not Sampled	N/A	N/A	N/A	N/A	N/A	
14	Maintenance Room	Walls	Mortar	Asbestos	VC: 25991-05-ASB-04A-C	N/A	N/A	N/A	N/A	N/A	Concrete Block Mortar
14	Maintenance Room	Walls	DJC	Asbestos	VC:25991-05-ASB-03A-E	None Detected	N/A	N/A	N/A	N/A	Drywall Joint Compound
14	Maintenance Room	Deck	Plastic	None	Not Sampled	N/A	N/A	N/A	N/A	N/A	
15	Meeting Room	Floor	Concrete	None	Not Sampled	N/A	N/A	N/A	N/A	N/A	
15	Meeting Room	Walls	DJC	Asbestos	VC: 25991-05-ASB-01A-E	None Detected	N/A	N/A	N/A	N/A	Drywall Joint Compound
15	Meeting Room	Floor	VFT3	Asbestos	VC: 25991-05-ASB-06A-C	None Detected	N/A	N/A	N/A	N/A	Vinyl Floor Tile 3 - 12"x12' Blue with White
15	Meeting Room	Ceiling	CT1	Asbestos	VC: 25991-05-ASB-05A-C	N/A	N/A	N/A	N/A	N/A	Ceiling Tile 1 - 2'x4' Medium Fissure with Pinhole
15	Meeting Room	Deck	Metal Panel	None	Not Sampled	N/A	N/A	N/A	N/A	N/A	
16	Work Area	Floor	VFT3	Asbestos	VC: 25991-05-ASB-06A-C	None Detected	N/A	N/A	N/A	N/A	Vinyl Floor Tile 3 - 12"x12' Blue with White
16	Work Area	Walls	DJC	Asbestos	VC:25991-05-ASB-03A-E	None Detected	N/A	N/A	N/A	N/A	Drywall Joint Compound
16	Work Area	Ceiling	CT1	Asbestos	Not Sampled	Visually Confirmed Non-Asbestos	N/A	N/A	N/A	N/A	Ceiling Tile 1 - 2'x4' Small Fissure with Pinhole (Date Stamped 2013)
16	Work Area	Deck	Metal Panel	None	Not Sampled	N/A	N/A	N/A	N/A	N/A	
17	Storage Closet	Floor	VFT3	Asbestos	VC: 25991-05-ASB-06A-C	None Detected	N/A	N/A	N/A	N/A	Vinyl Floor Tile 3 - 12"x12' Blue with White
17	Storage Closet	Walls	DJC	Asbestos	VC:25991-05-ASB-03A-E	None Detected	N/A	N/A	N/A	N/A	Drywall Joint Compound
17	Storage Closet	Ceiling	CT1	Asbestos	Not Sampled	Visually Confirmed Non-Asbestos	N/A	N/A	N/A	N/A	Ceiling Tile 1 - 2'x4' Small Fissure with Pinhole (Date Stamped 2013)
17	Storage Closet	Deck	Metal Panel	None	Not Sampled	N/A	N/A	N/A	N/A	N/A	

**APPENDIX III**  
**OBSERVATION REPORT**

**Client Name:**

The Regional Municipality of York

**Site Location:**

North District Patrol Yard  
3525 Baseline Road, Georgina, Ontario

**Project No.**

25991-05

**Photo No. 1.**

**Date:**

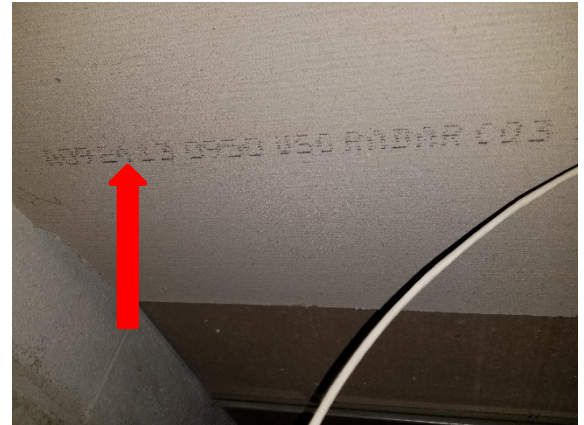
August 19, 2020

**Location:**

Lunchroom (Loc. 02)

**Description:**

Visually confirmed non-asbestos ceiling tile (CT1 – 2'x4' Small Fissure with pinhole)



**Photo No. 2.**

**Date:**

August 19, 2020

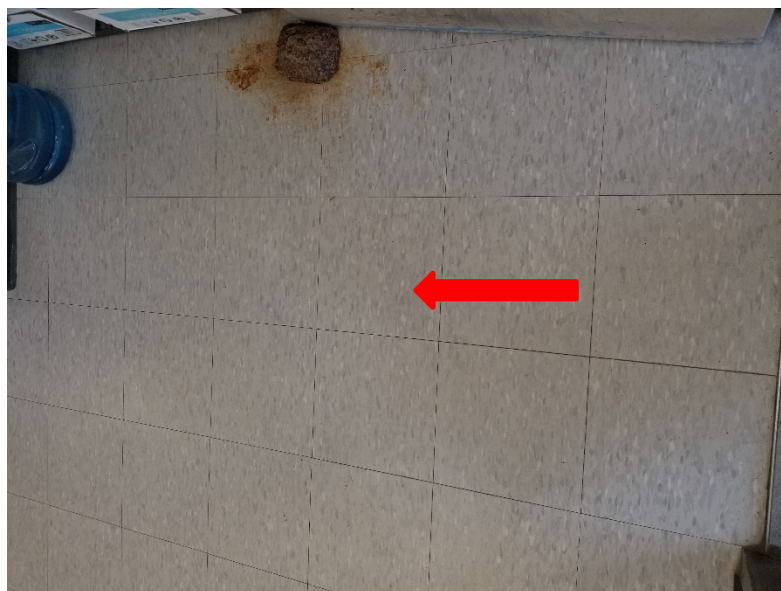
**Location:**

Lunchroom (Loc. 02)

**Description:**

VFT1 – 12'x12" Grey with White Specks

This material was sampled, and results indicate non-asbestos.





**Client Name:**

The Regional Municipality of York

**Site Location:**

North District Patrol Yard  
3525 Baseline Road, Georgina, Ontario

**Project No.**

25991-05

**Photo No. 3.**

**Date:**

August 19, 2020

**Location:**

Lunchroom (Loc. 02)

**Description:**

VFT2 – 12'x12"  
Grey with Black  
Specks

This material was  
sampled, and  
results indicate non-  
asbestos.



**Photo No. 4.**

**Date:**

August 13, 2020

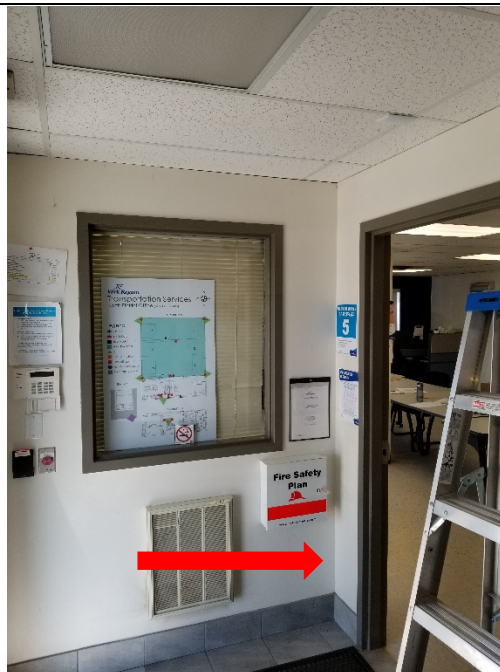
**Location:**

Vestibule (Loc. 01)

**Description:**

Drywall Joint  
Compound

This material was  
sampled, and  
results indicate non-  
asbestos.



**Client Name:**

The Regional Municipality of York

**Site Location:**

North District Patrol Yard  
3525 Baseline Road, Georgina, Ontario

**Project No.**

25991-05

**Photo No. 5.**

**Date:**

August 19, 2020

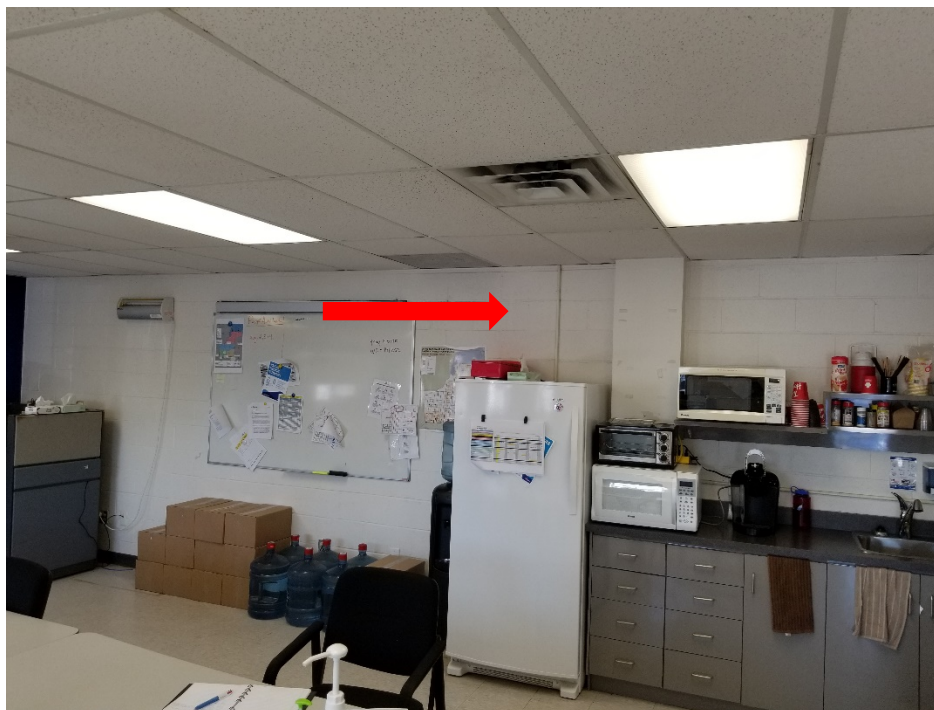
**Location:**

Lunchroom (Loc. 02)

**Description:**

Concrete Block  
Mortar

This material was  
sampled, and  
results indicate non-  
asbestos.



**Photo No. 6.**

**Date:**

August 13, 2020

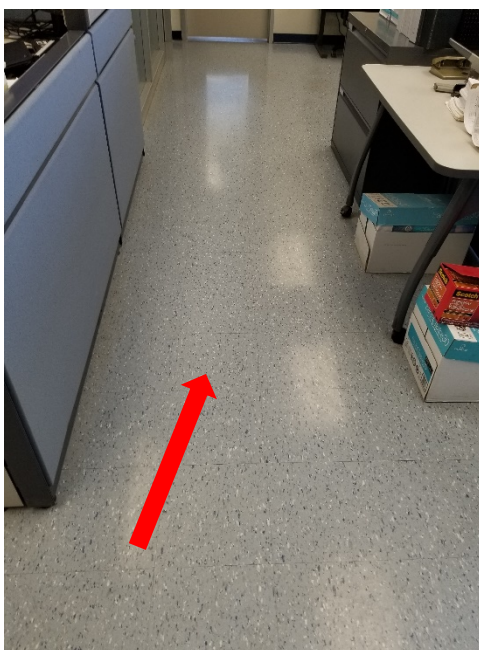
**Location:**

Open Workspace  
(Loc. 13)

**Description:**

VFT3 – 12'x12" Blue  
with White Specks

This material was  
sampled, and  
results indicate non-  
asbestos.





**APPENDIX IV**  
**RESULTS OF BULK SAMPLE ANALYSIS**

<b>TABLE 1</b> Summary of Analysis - Collected Asbestos Bulk Samples			
<b>Sample Number</b>	<b>Sample Location</b>	<b>Sample Description</b>	<b>Results</b>
25991-05-ASB-01A	North District Patrol Yard (Loc. #01)	Drywall Joint Compound on Wall	None Detected
25991-05-ASB-01B	North District Patrol Yard (Loc. #02)	Drywall Joint Compound on Wall	None Detected
25991-05-ASB-01C	North District Patrol Yard (Loc. #04)	Drywall Joint Compound on Wall	None Detected
25991-05-ASB-01D	North District Patrol Yard (Loc. #10)	Drywall Joint Compound on Wall	None Detected
25991-05-ASB-01E	North District Patrol Yard (Loc. #11)	Drywall Joint Compound on Wall	None Detected
25991-05-ASB-02A	North District Patrol Yard (Loc. #02)	Vinyl Floor Tile 1 – 12"x12" Grey with White Specks	None Detected
		Associated Tan Mastic	None Detected
25991-05-ASB-02B	North District Patrol Yard (Loc. #02)	Vinyl Floor Tile 1 – 12"x12" Grey with White Specks	None Detected
		Associated Tan Mastic	None Detected
25991-05-ASB-02C	North District Patrol Yard (Loc. #02)	Vinyl Floor Tile 1 – 12"x12" Grey with White Specks	None Detected
		Associated Tan Mastic	None Detected
25991-05-ASB-03A	North District Patrol Yard (Loc. #02)	Vinyl Floor Tile 2 – 12"x12" Grey with Black Specks	None Detected

<b>TABLE 1</b> Summary of Analysis - Collected Asbestos Bulk Samples			
Sample Number	Sample Location	Sample Description	Results
		Associated Beige Mastic	None Detected
25991-05-ASB-03B	North District Patrol Yard (Loc. #02)	Vinyl Floor Tile 2 – 12"x12" Grey with Black Specks	None Detected
		Associated Beige Mastic	None Detected
25991-05-ASB-03C	North District Patrol Yard (Loc. #02)	Vinyl Floor Tile 2 – 12"x12" Grey with Black Specks	None Detected
		Associated Beige Mastic	None Detected
25991-05-ASB-04A	North District Patrol Yard (Loc. #02)	Concrete Block Mortar	None Detected
25991-05-ASB-04B	North District Patrol Yard (Loc. #02)	Concrete Block Mortar	None Detected
25991-05-ASB-04C	North District Patrol Yard (Loc. #02)	Concrete Block Mortar	None Detected
25991-05-ASB-05A	North District Patrol Yard (Loc. #03)	Drywall Joint Compound on Ceiling	None Detected
25991-05-ASB-05B	North District Patrol Yard (Loc. #03)	Drywall Joint Compound on Ceiling	None Detected
25991-05-ASB-05C	North District Patrol Yard (Loc. #03)	Drywall Joint Compound on Ceiling	None Detected
25991-05-ASB-06A	North District Patrol Yard (Loc. #13)	Vinyl Floor Tile 3 – 12"x12" Blue with White Streaks	None Detected

<b>TABLE 1</b> Summary of Analysis - Collected Asbestos Bulk Samples			
Sample Number	Sample Location	Sample Description	Results
25991-05-ASB-06B	North District Patrol Yard (Loc. #13)	Vinyl Floor Tile 3 – 12"x12" Blue with White Streaks	None Detected
25991-05-ASB-06C	North District Patrol Yard (Loc. #13)	Vinyl Floor Tile 3 – 12"x12" Blue with White Streaks	None Detected
Pink highlighted rows, if present, indicate asbestos-containing materials			



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EMSL Canada Order: 552010369

Customer ID: 55ECOH45

Customer PO: 25991-05

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Attention: Zack Ranton

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Project: 25991-05

Phone: (905) 795-2800

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Received Date: 08/22/2020 9:00 AM

Analysis Date: 09/04/2020 - 09/05/2020

Collected Date: 08/19/2020

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos % Type
			% Fibrous	% Non-Fibrous	
25991-ASB-01A <small>552010369-0001</small>	DJC Wall - Loc 01	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
25991-ASB-01B <small>552010369-0002</small>	DJC Wall - Loc 02	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
25991-ASB-01C <small>552010369-0003</small>	DJC Wall - Loc 04	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
25991-ASB-01D <small>552010369-0004</small>	DJC Wall - Loc 10	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
25991-ASB-01E <small>552010369-0005</small>	DJC Wall - Loc 11	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
25991-ASB-02A-Floor Tile <small>552010369-0006</small>	VFT1 12x12 Grey with White Specks - Loc 2	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
25991-ASB-02A-Mastic <small>552010369-0006A</small>	VFT1 12x12 Grey with White Specks - Loc 2	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
25991-ASB-02B-Floor Tile <small>552010369-0007</small>	VFT1 12x12 Grey with White Specks - Loc 2	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
25991-ASB-02B-Mastic <small>552010369-0007A</small>	VFT1 12x12 Grey with White Specks - Loc 2	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
25991-ASB-02C-Floor Tile <small>552010369-0008</small>	VFT1 12x12 Grey with White Specks - Loc 2	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
25991-ASB-02C-Mastic <small>552010369-0008A</small>	VFT1 12x12 Grey with White Specks - Loc 2	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
25991-ASB-03A-Floor Tile <small>552010369-0009</small>	VFT2 12x12 Grey with Black Specks - Loc 2	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
25991-ASB-03A-Mastic <small>552010369-0009A</small>	VFT2 12x12 Grey with Black Specks - Loc 2	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 09/05/2020 10:18:09



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Customer ID: 55ECOH45

Customer PO: 25991-05

Project ID:

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
25991-ASB-03B-Floor Tile	VFT2 12x12 Grey with Black Specks - Loc 2	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
552010369-0010					
25991-ASB-03B-Mastic	VFT2 12x12 Grey with Black Specks - Loc 2	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
552010369-0010A					
25991-ASB-03C-Floor Tile	VFT2 12x12 Grey with Black Specks - Loc 2	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
552010369-0011					
25991-ASB-03C-Mastic	VFT2 12x12 Grey with Black Specks - Loc 2	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
552010369-0011A					
25991-ASB-04A	Concrete Block Mortar - Loc 2	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
552010369-0012					
25991-ASB-04B	Concrete Block Mortar - Loc 2	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
552010369-0013					
25991-ASB-04C	Concrete Block Mortar - Loc 2	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
552010369-0014					
25991-ASB-05A	DJC Ceiling - Loc 3	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
552010369-0015					
25991-ASB-05B	DJC Ceiling - Loc 3	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
552010369-0016					
25991-ASB-05C	DJC Ceiling - Loc 3	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
552010369-0017					
25991-ASB-06A	VFT3 12x12 Blue with White - Loc 13	Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
552010369-0018					
25991-ASB-06B	VFT3 12x12 Blue with White - Loc 13	Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
552010369-0019					
25991-ASB-06C	VFT3 12x12 Blue with White - Loc 13	Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
552010369-0020					



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Analyst(s)

Kira Ramphal (9)

Stephanie Achaiya (17)

Matthew Davis or other approved signatory  
or Other Approved Signatory

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Samples analyzed by EMSL Canada Inc. Mississauga, ON NVLAP Lab Code 200877-0

Initial report from: 09/05/2020 10:18:09

<b>TABLE 2</b> Summary of Analysis - Collected Lead Bulk Samples			
Sample Number	Sample Location	Sample Description	Results
25991-05-Pb-01	North District Patrol Yard (Loc. #02)	Concrete Block Mortar	<40 mg/Kg
25991-05-Pb-02	North District Patrol Yard (Loc. #01)	White Paint on Wall	<82 ppm
25991-05-Pb-03	North District Patrol Yard (Loc. #06)	Grey Paint on Floor	<82 ppm
25991-05-Pb-04	North District Patrol Yard (Loc. #10)	Beige Paint on Wall	<420 ppm
	Pink highlighted rows, if present, indicate lead containing or lead based materials		



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Received: 8/24/2020 09:00 AM  
Collected: 8/19/2020

Project: **25991-05****Test Report: Lead in Soils by Flame AAS (SW 846 3050B/7000B)\***

<i>Client SampleDescription</i>	<i>Collected</i>	<i>Analyzed</i>	<i>Weight</i>	<i>RDL</i>	<i>Lead Concentration</i>
25991-05-Pb-1	8/19/2020	8/28/2020	0.5030 g	40 mg/Kg	<40 mg/Kg
552010378-0001	Site: Concrete Block Mortar - Loc 2				

Rowena Fanto, Lead Supervisor  
or other approved signatory

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Samples analyzed by EMSL Canada Inc. Mississauga, ON AIHA-LAP, LLC - ELLAP #196142

Initial report from 09/04/2020 08:28:46

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Fax: (905) 795-2870  
Received: 8/24/2020 09:00 AM  
Collected: 8/19/2020

Project: **25991-05****Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)\***

<i>Client SampleDescription</i>	<i>Collected</i>	<i>Analyzed</i>	<i>Weight</i>	<i>RDL</i>	<i>Lead Concentration</i>
25991-05-Pb-2 552010378-0002	8/19/2020	8/26/2020 Site: White Paint on Wall - Loc 1	0.2443 g	82 ppm	<82 ppm
25991-05-Pb-3 552010378-0003	8/19/2020	8/26/2020 Site: Grey Paint on Floor - Loc 6	0.2439 g	82 ppm	<82 ppm
25991-05-Pb-4 552010378-0004	8/19/2020	8/26/2020 Site: Beige Paint on Wall - Loc 10	0.0478 g	420 ppm	<420 ppm

The reporting limit is based upon the sample weight received.

Rowena Fanto, Lead Supervisor  
or other approved signatory

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Analysis following Lead in Paint by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.008% wt based on the minimum sample weight per our SOP. "<" (less than) result signifies the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. Definitions of modifications are available upon request.

Samples analyzed by EMSL Canada Inc. Mississauga, ON AIHA-LAP, LLC - ELLAP #196142

Initial report from 09/04/2020 08:29:17

## **APPENDIX V**

### **SCOPE OF WORK AND METHODOLOGY**

# **Designated Substance Survey Scope of Work and Methodology Report**

## **Prepared for:**

The Regional Municipality of York  
17250 Yonge Street  
Newmarket, Ontario  
L3Y 6Z1

## **Prepared by:**

ECOH Management Inc.  
75 Courtneypark Drive West, Unit 1  
Mississauga, Ontario  
L5W 0E3

ECOH Project Number 25991

**September 2020**

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## APPENDIX I ASBESTOS ASSESSMENT MATRIX

## 1.0 INTRODUCTION

ECOH Management Inc. (ECOH) was retained by the Regional Municipality of York (the “Client”) to conduct designated substance surveys of multiple buildings within the Regional Municipality of York building portfolio. This project corresponds to the Regional Municipality of York Request for Quotation No. Q-20-0618. The purpose of this project is to ensure that each building has a current designated substance survey to ensure conformance with the Occupational Health & safety Act, including Ontario Regulation 278/05 “*Designated Substance – Asbestos on Construction Projects and in Building and Repair Operations*”.

This report provides details related to the project scope of work, assessment methodology, general recommendations and limitations. Specific findings of each assessment are summarized in individual reports for each facility. The site-specific reports prepared for each facility may be obtained through the Regional Municipality of York.

This designated substance assessment was performed for the purposes of long-term management of designated substances and hazardous materials contained within building materials, and not for construction or renovation purposes. **An additional pre-renovation/pre-demolition assessment for designated substances and hazardous materials should be conducted prior to any future demolition, renovation or maintenance activities that may disturb building materials that potentially contain designated materials or hazardous substances.**

### 1.1 Scope of Assessment

The “assessment area” consists of all accessible areas of the building. The assessment was performed to establish the location and type of hazardous building materials incorporated in the building structure, systems and finishes. For the purpose of this assessment and reporting, designated substances shall include the following;

- Acrylonitrile
- Arsenic
- Asbestos
- Benzene
- Coke-oven emissions
- Ethylene oxide
- Isocyanates
- Lead
- Mercury
- Silica
- Vinyl chloride

In addition to the designated substances listed above, this assessment included a visual inspection for the following materials.

- Polychlorinated Biphenyls (PCBs)
- Ozone Depleting Substances (ODS)
- Urea Formaldehyde Foam Insulation (UFFI)

- Underground and Aboveground Storage Tanks (UST/AST)
- Man-made mineral fibres, and
- Mould or microbial contamination

Assessment of building site conditions related to processes, articles within the building(s) (such as stored items, furniture, etc.), subsurface materials or equipment (such as vessels, drums, pipes, etc.), possible contaminants in the soil and groundwater on the site, and sampling of materials that could result in a hazard to the surveyor and/or damage to the building systems or finishes, were not included in this assessment.

## 1.2 Regulatory Requirements

Regulatory requirements and guidelines applicable to the designated substances and hazardous materials noted above include, but are not limited, to the following:

- Ontario Occupational Health and Safety Act and applicable Regulations including;
  - Control of Exposure to Biological or Chemical Agents – Ontario Regulation 833, as amended
  - Designated Substances – Ontario Regulation 490/09, as amended,
  - Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations – Ontario Regulation 278/05, as amended,
- Ontario Environmental Protection Act and Regulations, including;
  - General – Waste Management – Ontario Regulation 347, as amended,
  - Waste Management – PCBs – Ontario Regulation 362, as amended,
  - Ozone Depleting Substances and Other Halocarbons – Ontario Regulation 463/10, as amended,
- Canadian Environmental Protection Act and applicable Regulations,
- Ontario Installation Code for Oil-Burning Equipment (Based on CSA B139, as amended) 1<sup>st</sup> edition / 2006, published by the Canadian Standards Association, as adopted by Technical Standards and Safety Authority (TSSA),
- Ontario Regulation 213/01 “Fuel Oil” and Ontario Regulation 213/07 “Fire Code ”as implemented by the Technical Standards and Safety Authority (TSSA),
- Ontario Environmental Protection Act, R.S.O. 1990, Chapter E.19 (“EPA”) – Part X (Spills),
- Ministry of Labour “*Guideline – Silica on Construction Projects*”, dated April 2011,
- Ministry of Labour “*Guideline – Lead on Construction Projects*”, dated April 2011,
- Environmental Abatement Council of Ontario (EACO) 2014 document, “*Lead Guideline For Construction, Renovation, Maintenance or Repair*”,
- Canadian Construction Association, Standard Construction Document CCA 82, 2004; “*mould guidelines for the Canadian construction industry*”,
- American Society for Testing and Materials (ASTM) D7338–10; “*Standard Guide for Assessment of Fungal Growth in Buildings*”,
- New York City Department of Health and Mental Hygiene: Bureau of Environmental & Occupational Disease Epidemiology; “*Guidelines on Assessment and Remediation of Fungi in Indoor Environments*”,

- Institute of Inspection Cleaning and Restoration (IICRC): S520, “*Standard and Reference Guide for Professional Mould Remediation*”,
- Environmental Abatement Council of Ontario (EACO) document, “*Mould Abatement Guidelines*”, Edition 3 (2015),
- Environment Canada Document, “*Handbook on PCBs in Electrical Equipment*”, dated April 1988.
- Environment Canada Document, “*Identification of Lamp Ballasts Containing PCBs*”, dated August 1991.

## 2.0 ASSESSMENT METHODOLOGY

### 2.1 General Methodology

Prior to going on-site, the surveyor reviewed any historical documentation and floor plan drawings available for the building(s). The surveyor entered each room, corridor, service area, etc., where access was possible within the extent of the assessed area, and completed a visual inspection for the presence of hazardous building materials. Relevant information was recorded where hazardous building materials were observed, including approximate quantities, locations, condition, sample information and sample locations. Quantities reported are an approximate visual estimate.

The investigation was limited to non-intrusive visual inspections and testing. Concealed locations such as spaces above solid ceilings, and within shafts and pipe chases, were accessed via existing access panels where available. This investigation does not include the removal or demolition of walls, solid ceilings, flooring, structural items, building finishes or building systems to inspect for conceal materials.

### 2.2 Asbestos

The surveyor completed a visual inspection, based upon historical information related to the use of asbestos in building materials, to identify materials that may potentially contain asbestos. For each potential asbestos-containing material (ACM) identified, notes were made regarding the location, accessibility, covering/jacketing, condition, and approximate quantities of materials.

Sample locations were recorded on floor plan drawings. The number of samples collected from each potentially ACM (that is considered a homogenous material) will be in compliance with the requirements of Ontario Regulation 278/05, which provides a minimum number of samples (3, 5, or 7 depending on quantity and type of material) for a material to be considered non-asbestos as depicted in the following table (Ontario Regulation 278/03, Table 1, Bulk Material Samples).



Type of Material	Size of Homogeneous Material	Minimum Number of Bulk Samples
Surfacing material, including without limitation material that is applied to surfaces by spraying, by troweling or otherwise, such as acoustical plaster on ceilings and fireproofing materials on structural members	Less than 90 square metres	3
	90 or more square metres, but less than 450 square metres	5
	450 or more square metres	7
Thermal insulation, except as described below	Any size	3
Thermal insulation patch	Less than 2 linear metres or 0.5 square metres	1
Other material	Any size	3

The surveyor inspected for the presence of friable asbestos materials (e.g. sprayed insulation, acoustic/texture plaster, mechanical insulation, etc.) and non-friable asbestos materials (e.g. asbestos cement (transite) ceiling tiles or piping, acoustic ceiling tiles, vinyl floor tiles, vinyl sheet flooring, asbestos textiles (curtains, vibration dampers), plaster, drywall joint compound, etc.). Representative bulk samples of these friable and non-friable materials were collected to confirm asbestos content.

Since the use of asbestos in **all** friable building materials was essentially phased out-of-use in the early 1980's, and legislatively banned in 1985/86, an alternative sampling methodology was adopted. The use of asbestos in non-friable building materials (this including industry defined "semi-friable" building materials such as plaster, acoustic ceiling tiles, vinyl sheet flooring and paper products), although not legislatively banned, was drastically reduced in building construction in the early 1980s. Occupational Health & Safety and Environmental Consulting industries have established 1985/86 as the year after which it is increasingly unlikely to encounter non-friable asbestos building materials employed in building construction. For buildings constructed post 1985/86 the collection of bulk samples from suspect ACMs are completed using the following protocol.

- Sampling of friable building materials, including various spray or trowel-applied insulations (i.e. fireproofing, thermal, acoustic, etc.), mechanical insulations and decorative texture coat applications were completed as per the requirements detailed in Ontario Regulation 278/05, **Table 1**.
- Non-friable building materials including, plaster finishes, drywall joint compounds, ceiling tiles, vinyl floor tiles, vinyl sheet flooring, paper products, etc., are sampled to determine asbestos content.
- Each type of non-friable building material installed in a single phase (i.e. one date of construction or renovation) is typically treated as homogenous material. To augment this approach for building materials commonly present in a variety of distinct patterns/styles, such as ceiling tiles and vinyl floor tiles, visual inspections are used to confirm that the material base (below the outwardly visible surface) are of a similar consistency and texture.
- Quantities of bulk samples collected from each homogenous building material are consistent with the requirements detailed in Ontario Regulation 278/05, **Table 1**.

The collected bulk samples were placed in plastic bags, sealed, and shipped to an independent laboratory. A formal chain of custody procedure is maintained between ECOH and the sub-contracted laboratory during sample transport. Samples were then analysed following the analytical procedure prescribed by Ontario Regulation 278/05, which is, U.S. Environmental Protection Agency Test Method EPA/600/R-93/116: *"Method for the Determination of Asbestos in Bulk Building Materials"*. June 1993.

Although not required by provincial regulation, all laboratories used by ECOH are accredited under the U.S. National Voluntary Laboratory Accreditation Program (NVLAP) to ensure consistent, accurate and defensible results. The Chain of Custody and the Certificate of Analysis for all bulk sampling are included in site-specific reports.

The collection of samples was performed with sufficient frequency to obtain a general pattern of asbestos use within the building. Due to building renovations or modifications that may have occurred in the past, the consistency of the application of asbestos materials may not be uniform throughout the entire facility. It is important to note that without sampling every wall, pipe section, ceiling tile, etc., it is not possible to identify the asbestos content in every section of material (that is considered a homogenous material) present in the building. For this reason, similar materials to those already sampled elsewhere in the building were visually identified as being the same (i.e. a homogenous material) as those samples without additional analysis.

There are a number of non-friable materials, which may contain asbestos, that were not included in this assessment. It is more ideal to determine the presence of asbestos in these materials immediately prior to a demolition, renovation or maintenance project. Examples of these suspect non-friable materials are listed below. Sampling of these materials was not completed because sampling may cause significant damage to the material, building systems or building envelope.

- vermiculite inside concrete block walls, above solid ceilings and in manufactured components,
- elevator and lift brakes,
- components or wiring within motors or lights,
- high voltage wiring,
- mechanical packing, ropes and gaskets,
- fire-doors,
- window caulking,
- demountable fire-resistant walls,
- roofing, roofing felt and building paper,
- caulking, mastics, adhesives, and
- refractory materials within incinerators or boilers.

Concealed locations such as spaces above solid ceilings, and within shafts and pipe chases, were accessed via existing access panels where available. This investigation does not include the removal or demolition of walls, solid ceilings, flooring, structural items, building finishes or building systems to inspect for conceal materials.

Sampling was performed in discrete locations with minimal damage to building finishes. Sample locations are repaired to the extent practical and the area is cleaned. Vinyl flooring materials, which cannot be repaired, are sampled at baseboards, door frames, areas of existing damage, etc. Sample locations of mechanical insulations or jacketing, such as pipes, ductwork and equipment, are sealed with tape when necessary.

### 2.3 Lead

Lead in the type of buildings being investigated may be contained in paints, soldered materials (wires, pipes etc.), glazes and plumbing fixtures. Of the likely lead-containing materials the lead-in-paint is the only one that has potential for exposure and hence this assessment was limited to assessment of lead-in-paint.

Based on the building, the renovation history, and experience of ECOH surveyors, suspect painted surfaces (walls, window frames etc.) were visually observed with particular attention paid to the damaged or flaking painted surfaces. An appropriate number of small paint chips (bulk samples) from suspect painted surfaces were collected for laboratory analysis. The collected bulk samples were placed in plastic bags, sealed, and shipped to an accredited independent laboratory. A formal chain of custody procedure was maintained between ECOH and the laboratory. A copy of the Chain of Custody and the Certificate of Analysis for all bulk sampling are included in site-specific reports.

Samples were analyzed following approved analytical procedures that correspond to the sample matrix (e.g. paint chip). The laboratory used by ECOH is accredited under the U.S. EPA National Environmental Lead Laboratory Accreditation Program (NLLAP) and

American Industrial Hygiene Association (AIHA) Environmental Lead Laboratory Accreditation Program (ELLAP) to ensure consistent, accurate and defensible results.

O. Reg. 490/09 does not define a lead-in-paint concentration that determines whether the paint is deemed to be lead-containing. However, by industry consensus a threshold of 5000 parts per million (ppm) or 0.5% lead concentration by dry weight is generally accepted for compliance with O. Reg. 490/09. Although Health Canada and some U.S agencies (such as Housing and Urban Development - HUD) have different and much lower thresholds, there is no consensus. In the absence of any other consensus-based guidance, ECOH has adopted a threshold of 5000ppm 0.5% lead concentration by dry weight in interpreting sampling results.

## 2.4 Visible Mould

Visual mould assessment of the assessed area was conducted in accordance with the following industry-accepted protocols.

- Canadian Construction Association, Standard Construction Document CCA 82, 2004; “*mould guidelines for the Canadian construction industry*”.
- ASTM D7338 – 10; “*Standard Guide for Assessment of Fungal Growth in Buildings*”.
- New York City Department of Health and Mental Hygiene: Bureau of Environmental & Occupational Disease Epidemiology; “*Guidelines on Assessment and Remediation of Fungi in Indoor Environments*”.
- Institute of Inspection Cleaning and Restoration (IICRC): S520, “*Standard and Reference Guide for Professional Mould Remediation*”.

Although there are no regulatory requirements or guidelines in Ontario for such an assessment, the preceding protocols have become accepted as industry standards by most experts, consultants, and the Ontario Ministry of Labour.

## 2.5 Polychlorinated Biphenyls (PCBs)

Information labels on electrical equipment, such as transformers and capacitors for motors, were examined where available. Information on labels are compared to information contained in the Environment Canada document “*Handbook on PCBs in Electrical Equipment*”, to determine PCB content. Bulk sampling was not performed on live cables, or of dielectric fluids or materials in transformers or capacitors.

Lamp ballasts or capacitors are present in fluorescent and high intensity discharge (HID) light fixtures. Light fixtures were not disassembled to examine ballasts or capacitors during this assessment (due to the inherent electrical hazard). It is assumed in any building constructed prior to 1981 that lamp ballasts or capacitors in fluorescent and HID light fixtures may contain PCBs (unless a comprehensive lighting retrofit was completed in 1981, or afterwards).

Bulk samples of caulking and sealants were not collected to determine PCB content.

## 2.6 Other Designated Substances and Hazardous Materials

Building materials suspected of containing other designated substances or hazardous materials (i.e. Acrylonitrile, Arsenic, Benzene, Coke Oven Emissions, Ethylene Oxide, Isocyanates, Mercury, Silica, Vinyl Chloride (monomer), Ozone Depleting Substances (ODS), Urea Formaldehyde Foam Insulation (UFFI) and Man-Made Mineral Fibers), if present, were identified by appearance, age, and knowledge of historic applications.

## 2.7 Site-Specific Reporting

Specific findings of each assessment are summarized in individual reports for each facility. The site-specific reports prepared for each facility may be obtained through the Regional Municipality of York. Each site-specific report shall include the following information.

1. Introduction
2. Scope of Work and Methodology (reference to this report)
3. Findings (summary table)
4. Recommendations
5. Limitations of Assessment
6. Appendices
  - I. Survey Drawings
  - II. Inventory of Identified Hazardous Materials (Room-by-Room Data)
  - III. Observation Report (Photographs)
  - IV. Results of Bulk Sample Analysis

## 3.0 RECOMMENDATIONS

1. Prior to future construction or renovation projects, additional assessments will be required to confirm the presence of designated substances and hazardous materials that have been assumed to be on-site and/or that may be present in concealed areas (such as above solid ceilings, within bulkheads, pipe chases, etc.). The impact to designated substances and hazardous materials during future demolition, renovation or maintenance activities should be assessed on a project-by-project basis.
2. Recommendations for remedial action are provided within site-specific reports.
3. Disposal of any designated substances or hazardous materials, if required, must be completed in compliance with applicable federal and provincial Acts and Regulations.

## 3.1 Asbestos

### 3.1.1 Administrative Recommendations

Where asbestos materials are confirmed to be present in a building, an Asbestos Management Plan is required to comply with Ontario Regulation 278/05: Designated

Substance – Asbestos on Construction Projects and in Buildings and Repair Operations. The following are typical components of a comprehensive Asbestos Management Plan.

1. Prepare and keep on the premises a record of all confirmed and assumed asbestos-containing materials (ACM), including details of location, accessibility, friability and condition.
2. Give any other person who is an occupier of the building written notice of any information in the record that relates to the area occupied by the person.
3. Give any employer with whom the owner arranges or contracts for work (directly or indirectly) written notice of the information in the record, if the work,
  - a. may involve material mentioned in the record, or
  - b. may be carried on in close proximity to such material and may disturb it.
4. Advise the workers employed by the owner who work in the building of the information in the record, if the workers may do work that,
  - a. involves material mentioned in the record, or
  - b. is to be carried on in close proximity to such material and may disturb it.
5. Establish and maintain, for the training and instruction of every worker employed by the owner who works in the building (and who may do work that may disturb asbestos) a program dealing with,
  - a. the hazards of asbestos exposure,
  - b. the use, care and disposal of protective equipment and clothing to be used and worn when doing the work,
  - c. personal hygiene to be observed when doing the work, and
  - d. the measures and procedures prescribed by Regulation 278/05.
6. Inspect the material mentioned in the record at reasonable intervals in order to determine its condition.
7. The record of ACM shall be updated once every 12 month period or whenever information changes.
8. Repair or remove all damaged ACM where it may be disturbed and become airborne (refer to site-specific report recommendations).
9. Annually submit copies of Asbestos Work Reports to the Ministry of Labour for workers performing Type 2 or 3 asbestos operations and upon termination of the worker.
10. In addition to the minimum regulatory requirements above, an Asbestos Management Plan should include other items to ensure good compliance (e.g. allocation of internal responsibilities, written asbestos work practices for specific operations, standard forms, provisions for inspection and air monitoring, etc.).

### 3.1.2 Recommendations for Corrective Actions

The materials requiring remedial action for regulatory compliance are detailed in the site-specific reports. The following is a prioritized list of typical short-term actions. Recommendations for remediation are based on the evaluation criteria and Abatement Priority Matrix Table in Appendix I of this report.

- PRIORITY 1      Immediate Abatement Required**
- PRIORITY 2      Abatement Required Prior to Disturbance**
- PRIORITY 3      Abatement Required if Material is Affected Either Through Renovation or Disturbance. Inspect Materials at Regular Intervals.**

### 3.2      Lead

Cutting, grinding, drilling, removing, stripping or demolition of materials containing or coated with lead should be completed only with proper respiratory protection and other worker safety precautions as outlined in the Ministry of Labour document, *“Guideline – Lead on Construction Projects”*, dated April 2011, or the Environmental Abatement Council of Ontario (EACO) 2014 document, *“Lead Guideline For Construction, Renovation, Maintenance or Repair”*.

The Ministry of Labour has not established a lower limit for concentrations of lead in paint (or other materials) below which precautions do not need to be considered. Therefore, the level of lead safety precautions should be assessed on a project-by-project basis.

### 3.3      Visible Mould

Remove mould and mould-contaminated building materials using appropriate Mould Remediation Procedures as outlined in the Environmental Abatement Council of Ontario (EACO) document, *“Mould Abatement Guidelines”*, Edition 3 (2015).

### 3.4      Polychlorinated Biphenyls (PCBs)

Some types of equipment that contain polychlorinated biphenyls (PCBs) may legally remain in use until December 31, 2025, if they were already in use in the facility on September 5, 2008. Equipment with PCBs that stay in operation must comply with federal and provincial Acts and Regulations (e.g. registration, labeling, management programs, etc.).

To determine if lamp ballasts and capacitors in fluorescent and high intensity discharge (HID) light fixtures contain PCBs, the fixtures can be disassembled to observe serial codes. Serial codes can then be compared to standard PCB Identifier Code literature (e.g. Environment Canada Document *“Identification of Lamp Ballasts Containing PCBs”*).

Ballasts and capacitors with unidentifiable serial codes, or from manufacturers who are not included in the standard PCB Identifier Code literature, or which are not clearly labelled as “PCB Free”, or for which no date is clearly visible (ballasts dated 1981 or later do not contain PCBs), must be assumed to contain PCBs.

### **3.5 Mercury**

The presence of mercury as a possible constituent of paints and adhesives and within assembled units (e.g. as a vapour in fluorescent light bulbs and as a liquid in thermostats, mechanical switch gears, etc.) should not be considered a hazard provided that the assembled units remain sealed and intact. Avoid direct skin contact with mercury and avoid inhalation of mercury vapour.

### **3.6 Silica**

Any work involving the disturbance of materials that may contain silica (e.g. concrete, bricks, mortar, etc.) should be conducted following recommendations detailed in the Ministry of Labour document “*Guideline – Silica on Construction Projects*”, dated April 2011.

### **3.7 Ozone Depleting Substances**

Consideration should be given to confirming the presence or absence of Ozone Depleting Substances (ODS) in any building refrigeration system present on-site. If ODS are confirmed to be present, an ODS management program is recommended to ensure that all refrigeration equipment is maintained in compliance with the Halocarbon Regulations. This program typically includes; creating an inventory, prescribing and maintaining appropriate documentation in accordance with Regulations (i.e. service log, phase-out dates, leak test and decommissioning tags), ensuring certified personal complete servicing requirements, and a spill response action plan that includes notification and reporting requirements.

An Ozone Depletion Prevention (ODP) card is required to purchase and handle refrigerants in Ontario. An ODP card is a certificate indicating that the holder has successfully completed an environmental awareness training course to the satisfaction of the Ministry of Environment and Climate Change. Any removal of ODS must be completed by a certified worker.

### **3.8 Other Designated Substances and Hazardous Materials**

Other designated substances or hazardous materials (i.e. Acrylonitrile, Arsenic, Benzene, Coke Oven Emissions, Ethylene Oxides, Isocyanates, Vinyl Chloride (monomer), Urea Formaldehyde Foam Insulation (UFFI) and Man-Made Mineral Fibers), if present, would not be expected to be a source of concern during normal day-to-day facility operations. During normal construction, renovation or maintenance activities,



these designated substances or hazardous materials should be adequately addressed using general health and safety precautions including, in part, the use of dust suppression techniques and appropriate respiratory protection.

#### **4.0 LIMITATIONS OF ASSESSMENT**

Due to the nature of building construction, and on-going building activities, some limitations exist to the thoroughness of a building assessment. The field observations, measurements and analysis are considered sufficient in detail and scope to form a reasonable basis for the findings and conclusions presented in this report. The observations, results and conclusions drawn by ECOH Management Inc. (ECOH) are limited to the specific scope of work for which ECOH was retained, and are based solely on information generated as a result of the specific scope of work authorized by The Regional Municipality of York. Only those items that are capable of being observed and are reasonably obvious to ECOH personnel or have been identified to ECOH by other parties, can be reported. ECOH has exercised a degree of thoroughness and competence that is consistent with the profession during the execution of this assessment. ECOH considers the opinions and information as they are presented in this report to be factual at the time of the assessment. The conclusions are limited to the specific locations of where testing and/or observations were completed during the course of the assessment.

It is important to note that work was completed with the utmost care and our extensive expertise in carrying out assessments. ECOH believes that the information collected during the assessment concerning the Work Area is reliable. No other warranties are implied or expressed. ECOH, to the best of its knowledge, believes this report to be accurate, however, ECOH cannot guarantee the completeness or accuracy of information supplied to ECOH by third parties. It should also be noted that any investigation regarding the presence of hazardous materials in the work area is based on interpretation of conditions determined at specific sampling locations, and conditions may vary between sampling locations.

ECOH is an Environmental Consulting Company and as such any results or conclusions presented in this report should not be construed as legal advice. The material in this report reflects ECOH's professional interpretation of information available at the time of report preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. ECOH accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report. Should additional information become available that suggests other environmental issues of concern beyond that described in this report, ECOH retains the right to review this information and modify conclusions and recommendations presented in this report accordingly.

## 5.0 CLOSURE

Should there be any questions regarding the contents of this report, please contact the undersigned at 905-795-2800.

### **ECOH**

Environmental Consulting  
Occupational Health



**Mahir Bholat, B.Sc.**  
**Project Manager**

**APPENDIX I**  
**ASBESTOS ASSESSMENT MATRIX**

## **ASBESTOS EVALUATION CRITERIA AND BASIS OF RECOMMENDATIONS**

The detailed asbestos assessment provides information regarding the location, condition and accessibility of asbestos-containing materials (ACM) used in the construction of the building. In order to make recommendations for compliance with current regulations the following ACM evaluation criteria based was implemented.

### **EVALUATION OF CONDITION**

#### ***Spray Applied Fireproofing, Insulation and Texture Finishes***

To evaluate the condition of asbestos-containing sprayed or trowelled fireproofing, sprayed or trowelled thermal insulation (non-mechanical), or texture, decorative or acoustic finishes, the following criteria is applied:

**Good**      Surface of material shows no significant signs of damage, deterioration or delamination. Evaluation of sprayed materials requires the surveyor to be familiar with the typical irregular surface texture as installed. “Good” condition includes unencapsulated or unpainted fireproofing or texture finishes, where no delamination or damage is observed, or encapsulated fireproofing or texture finishes where the encapsulation has been applied after the damage or fallout occurred.

**Poor**        Surface of material shows signs of significant damage, is delaminating or deteriorating. Significant delamination to surface of ACM spray. Debris from the fireproofing is present or has been reported.

Where damage exists in isolated locations, both “Good” and “Poor” condition may be applicable. The extent or percentage of each condition will be recorded in the Inventory of Identified Hazardous Materials included in Appendix II of each site-specific report. “Fair” condition is not utilized in the evaluation of asbestos-containing sprayed or trowelled fireproofing, sprayed or trowelled thermal insulation (non-mechanical), or texture, decorative or acoustic finishes.

The evaluation of asbestos-containing sprayed or trowelled fireproofing, sprayed or trowelled thermal insulation (non-mechanical), or texture, decorative or acoustic finishes, which are present above ceilings, may be limited by the number of observations made and by building components such as ducts or full height walls that may obstruct observations. Persons entering the ceiling space are advised to be watchful for asbestos-containing debris prior to accessing or working above ceilings in areas of buildings with this type of ACM regardless of the reported condition.

#### ***Mechanical Insulation***

To evaluate the condition of mechanical insulation, such as on vessels, boilers, breeching, ducts, pipes, fan units, equipment, etc., the following criteria was applied.

<b>Good</b>	Insulation is completely covered in jacketing and exhibits no evidence of damage or deterioration. No insulation is exposed. Includes conditions where the jacketing has minor damage (i.e. scuffs or stains), but the jacketing is not penetrated.
<b>Fair</b>	Minor penetrating damage to jacketed insulation (cuts, tears, nicks, deterioration or delamination) or undamaged insulation that was never jacketed. Insulation is exposed but not showing surface disintegration. The extent of missing insulation ranges from minor to none. Damage can be repaired.
<b>Poor</b>	Original insulation jacket is missing, damaged, deteriorated or delaminated. Insulation is exposed and significant areas have been dislodged. Damage cannot be readily repaired.

The evaluation of mechanical insulation may be limited by the number of observations made and by building components such as ducts or full height walls that may obstruct observations. It is not possible to observe each foot of mechanical insulation from all angles. Persons working in proximity to asbestos-containing mechanical insulation or entering ceilings with asbestos-containing mechanical insulation are advised to be watchful of asbestos-containing debris regardless of the reported condition.

***Non-friable Materials***

Non-friable materials include materials such vinyl floor tiles, vinyl sheet flooring, transite, etc. To evaluate the condition of non-friable materials, which have the potential to become friable (e.g. due to unplanned disturbances, long-term friction, exposure to weather, construction activities, etc.), the following criteria was applied.

<b>Good</b>	No significant damage. Material may be cracked or broken but is stable and not likely to become friable upon casual contact. If there is no friable debris present, the condition is rated as “Good”
<b>Poor</b>	Material is severely damaged. Loose debris is present or the material binding element has disintegrated to the point where the material has become friable.

The evaluation of the condition of non-friable materials does not use a “Fair” condition.

***Evaluation of Asbestos-Containing Debris***

The identification of the exact location or presence of debris on the top of ceiling tiles maybe limited by the number of observations made and by building components such as ducts or full height walls that may obstruct observations. Workers are advised to be watchful for the presence of debris prior to accessing areas, or working in proximity to, any type of ACM regardless of the reported presence or absence of debris.

***Debris from Friable ACM***

The presence of fallen ACM is noted separately from the presumed friable ACM source and is referred to as debris. Debris is noted in “Poor” condition only.

***Debris from Non-Friable ACM***

The presence of damaged ACM from non-friable material is also noted separately from the non-friable ACM source. Only non-friable ACM that has become friable is reported as debris. Debris is noted in “Poor” condition only.

**EVALUATION OF ACCESSIBILITY**

The potential for damage (i.e. accessibility) of building materials known or suspected of being ACM is rated according to the following criteria:

<b>Access (A)</b>	Common areas of the building within reach of all building users (approximately 8'-9' from floor level). Includes areas where occupant activities may result in disturbance of the material that is not normally within reach from floor level, but may be easily disturbed by common activities (e.g. gymnasiums, workshops, warehouses). Access A describes materials that could be readily disturbed.
<b>Access (B)</b>	Areas of the building accessed primarily by Maintenance/Caretaking/Janitorial Staff and materials within reach without use of a ladder. Includes areas within reach in Boiler Rooms, Electrical Rooms, Janitors Closets, Elevator Rooms, Mechanical Rooms, etc. Includes materials within reach from fixed ladders or catwalks, mezzanines and accessible pipe chases.
<b>Access (C)</b>	Areas of the building above 8'-9' from floor level where use of a ladder is required to reach the material. Includes materials that are not visible and require the removal of a building component to access and view, such as ceilings tiles, access panels and hatches. Includes rarely entered crawl spaces, attic spaces, etc. Observations will be limited to the extent visible from the access points.
<b>Access (D)</b>	Areas of the building behind inaccessible solid ceiling systems, walls or equipment etc., where demolition of the ceiling, wall or equipment etc., is required to view the material. Evaluation of condition and extent of ACM is limited or impossible, depending on the surveyor's ability to visually examine materials.

**ABATEMENT PRIORITY MATRIX AND DEFINITIONS**

ECOH's evaluation of the viability of a specific asbestos control option is based on the consideration of the condition, accessibility and visibility of the ACM. The logic used is that damaged ACM located in an area frequently accessed by all building occupants is of a higher priority than damaged ACM located in an infrequently accessed service area.

In any building with asbestos, current regulations require an Asbestos Management Plan to be implemented. Depending on the condition and the accessibility, more active measures such as repair or removal may be required. In the event of a building alteration, it will be necessary to remove ACM, regardless of condition, if it is likely to be disturbed by planned demolition, renovation or maintenance project activities.

ACM in "Good" condition is subject to surveillance at reasonable intervals, at a minimum, as long as it is not disturbed during planned demolition, renovation or maintenance project activities.

The following Abatement Priority Matrix Table establishes the recommended asbestos control action. Note that factors not included in the above discussion, such as an upcoming renovation, an owner's policy to remove material, knowledge of upcoming maintenance, etc., may result in a recommendation that is different from the table.

**ABATEMENT PRIORITY MATRIX TABLE**

The following table outlines the **abatement priority** decisions based on the relationship of **access** and **condition**:

<b>Access</b>	<b>Condition</b>			<b>Debris</b>
	<b>Good</b>	<b>Fair</b>	<b>Poor</b>	
<b>(A)</b>	Priority 3	Priority 1/2	Priority 1	Priority 1
<b>(B)</b>	Priority 3	Priority 2	Priority 1	Priority 1
<b>(C)</b>	Priority 3	Priority 3	Priority 2	Priority 1
<b>(D)</b>	Priority 3	Priority 3	Priority 3	Priority 2/3



**Abatement Priority Definitions**

The following definitions relate to the Abatement Priority Matrix Table presented above:

<b>PRIORITY DEFINITIONS</b>	
<b>Priority 1</b>	<b>Immediate Clean-Up of Debris or Repair of Damaged ACM Likely to Be Disturbed</b>  Restrict access that is likely to cause a disturbance of the damaged ACM or debris and repair ACM or clean-up debris immediately. Utilize appropriate asbestos precautions. This action is recommended for compliance with regulatory requirements. The surveyor will immediately notify the Regional Municipality of York within 24 hours of this condition.
<b>Priority 2</b>	<b>Abatement Required Prior to Disturbance</b>  At locations where damaged ACM is less likely to be disturbed, abatement can be performed on a lower priority basis (i.e. prior to any future disturbance).
<b>Priority 3</b>	<b>Abatement Required if Material is Affected Either through Renovation or Disturbance. Inspect Materials at Regular Intervals.</b>  Remove ACM prior to planned demolition, renovation or maintenance projects utilizing appropriate asbestos precautions.