ASBESTOS REASSESSMENT



CPH

200 University Ave West, Waterloo, Ontario

November 24, 2025

Summary

UW Safety Office conducted an asbestos building materials reassessment of **CPH (Building 29)** located at the University of Waterloo Campus. The reassessment was performed by Robert Mullins (Safety Office) on or about **November 24-2025.**

The objective of the reassessment was to evaluate the condition and quantity of previously reported ACM, as detailed in the University of Waterloo Asbestos Management Database and develop corrective action plans as required for the purposes of long-term management. The results of this assessment are ***not*** intended for construction, renovation, demolition or project tendering purposes. This reassessment is ***only*** to be used for the purposes of long-term management and routine maintenance.

CPH reassessment was based on the latest floor plans:

- **Basement-** Feb 2007
- **1st Floor-** May 2023
- **2nd Floor**- May 2024 (NEW)
- **3rd Floor-** September 2021
- **4th Floor-** September 2021

The reassessed areas consisted of pre-determined locations where asbestos building materials were previously identified, excluding finishes and roof area. Areas with limited accessibility and ACM above ceiling tiles were not assessed. Appendix A has the areas noted for November 2025 re-assessments. Changes made to the asbestos inventory reflect the latest re-assessments. Plant Operations notified of areas with asbestos in poor condition for remediation if applicable.

Limitations on Reassessment

The reassessment **excluded** the following:

- Owner or occupant articles (e.g., stored items, appliances, etc.)
- Underground materials or equipment (e.g., vessels, drums, underground storage tanks, pipes, etc.).
- Building envelope, structural components, inaccessible or concealed materials or other items where sampling may cause consequential damage to the property.
- Energized systems (e.g., internal boiler components, elevators, mechanical or electrical components)
- Controlled products (e.g.,) stored chemicals, operational or process-related substances); and
- Materials not typically associated with construction (e.g., settled dust, spills, residual contamination from prior spills, etc.).

Evaluation of ACM Condition

1. To evaluate the condition of **ACM sprayed or trowelled on fireproofing**, **sprayed or trowelled thermal insulation (non-mechanical)**, or **texture**, **decorative** or **acoustic finishes,** the following criteria was applied:

Good	Surface of material shows no significant signs of damage, deterioration or delamination. Good condition includes unencapsulated or unpainted fireproofing or texture finishes, where no or limited delamination or damage is observed, or encapsulated fireproofing or texture finishes where the encapsulant or paint has been applied after the damage or fallout occurred.
Poor	A sprayed material that shows signs of significant damage or is significantly delaminating or deteriorating. This may be limited to surface delamination, or some portion of the substrate may be exposed.

In locations where damage exists in isolated areas, both good and poor condition may be applicable. The extent of each condition will be recorded. Fair condition is not utilized in the evaluation of ACM sprayed or trowelled fireproofing, sprayed or trowelled thermal insulation (non-mechanical), or texture, decorative or acoustic finishes.

The evaluation of the above products above ceilings may be limited by the number of observations and by building components such as ducts or full height walls that obstruct the above ceiling observations.

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

Good	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.
Fair	Minor penetrating damage to jacketed insulation (cuts, tears, nicks, deterioration or delamination) or undamaged insulation that has never been jacketed. Insulation is exposed but not showing surface disintegration. The extent of missing insulation ranges from minor to none. Damage can be repaired.
Poor	Original insulation jacket is missing, damaged, deteriorated or delaminated. Insulation is exposed and significant areas have been dislodged. Damage cannot be readily repaired. Includes components where insulation may have been removed incompletely.

The evaluation of mechanical insulation may be limited by the number of observations made and building components such as ducts or full height walls that obstruct observations. It is often not possible to observe each foot of mechanical insulation from all angles.

Potentially friable ACM are products that are basically non-friable while in place but have the potential to generate friable dust upon removal or if significantly disturbed without appropriate procedures. These products may become friable if damaged. Potentially friable materials include materials such as **acoustic ceiling tiles** and **plaster**. To evaluate the condition of potentially friable materials, the following criteria was applied:

Good	No significant damage or deterioration. Still serving its intended use as a building material or finish.
Fair	Showing signs of some cracking or breakage, but is not deteriorating (e.g. cracked plaster, broken but in place ceiling tile, missing tile or section of plaster etc.). The condition is such that it is still serving its intended use as a building material or finish but may require repair for mainly cosmetic purposes.
Poor	Significant deterioration or breaking apart of the material. Material has deteriorated to the point it is not serving its intended use as building material or finish. Material has deteriorated to a point it has become friable. Normally potentially friable ACM in Poor condition is not repairable and requires at least localized removal and replacement.

Non-Friable ACM cover a wide range of products with a wide variation in their tendency to release dust or asbestos fibres to the air. Many of these materials, (particularly where the matrix is an unweathered bitumen, asphalt or tar material) do not release fibres except in very unusual circumstances or during significant disturbance (e.g., use of abrasive power tools). Others with a cementitious matrix (asbestos-cement products) can more readily release dust due to abrasion, demolition, weathering, etc. The potential for asbestos release from non-friable ACM is always lower than from friable ACM.

3. To evaluate the condition of Non-Friable Materials, the following criteria are applied:

Good	No significant damage or deterioration. Still serving its intended use as a building material or finish.
Fair	Showing signs of some cracking or breakage but is not deteriorating (e.g. cracked vinyl floor tile, missing piece of tile or transite, etc.). The condition is such that it is still serving its intended use as a building material or finish but may require repair for mainly cosmetic purposes.
Poor	Significant deterioration or breaking apart of the material to the point at which it cannot be repaired, and it will require at least local removal. Material has deteriorated to the point it is not serving its intended use as building material or finish. Material may have deteriorated to a point where traffic or disturbance may cause it to become friable.

Evaluation of ACM Debris

The identification of the exact location or presence of debris on the top of ceiling tiles is limited by the number of observations made and the presence of building components such as ducts or full height walls that obstruct observations.

The presence of fallen or dislodged ACM is noted separately from the ACM source and is referred to as Debris. Debris may be friable if from a friable ACM source or a badly deteriorated non-friable ACM source. Debris may also be non-friable (such as fallen pieces of transite sheet or mastic fittings, or broken, dislodged floor tiles).

Asbestos Poor Condition Summary List (November 2025)

Abatement Item #2025-1

Location	CPH2368
Inspection Date	November 17-2025
Material	Canvas on AHU
Condition	Poor
Notes	Type 2 repairs x2

WO 2025035152



Abatement Item #2025-2

Location	CPH3983
Inspection Date	November 17-2025
Material	Canvas on AHU
Condition	Poor
Notes	Type 2 repairs X3

WO 2025035152



* Get 1346C - ext key to access 1346A

29-CPH November 2025 Annual Asbestos Assessments	
Room #	**Description**
1323A-Hallway	ACM Firespray above ceiling ceiling tiles in good condition
1332B-High Voltage Lab	CEILING " "
1337BC	DESCRIPTION both games rooms Floor - 6"x6" brown ceramic walls - brick + drywall ceiling tiles 2'x2' - NEW check if ACM firespray above
1809/1809A/1810/1811	DESCRIPTION According to floor plans this is DWE building - Renovated
2368A-Corridor	Ceiling Good condition - ceiling tiles
2368B-IT Room	NO ACCESS still no access
2385-Hallway	Ceiling +2385B / 2385A - all ceiling tiles in good condition

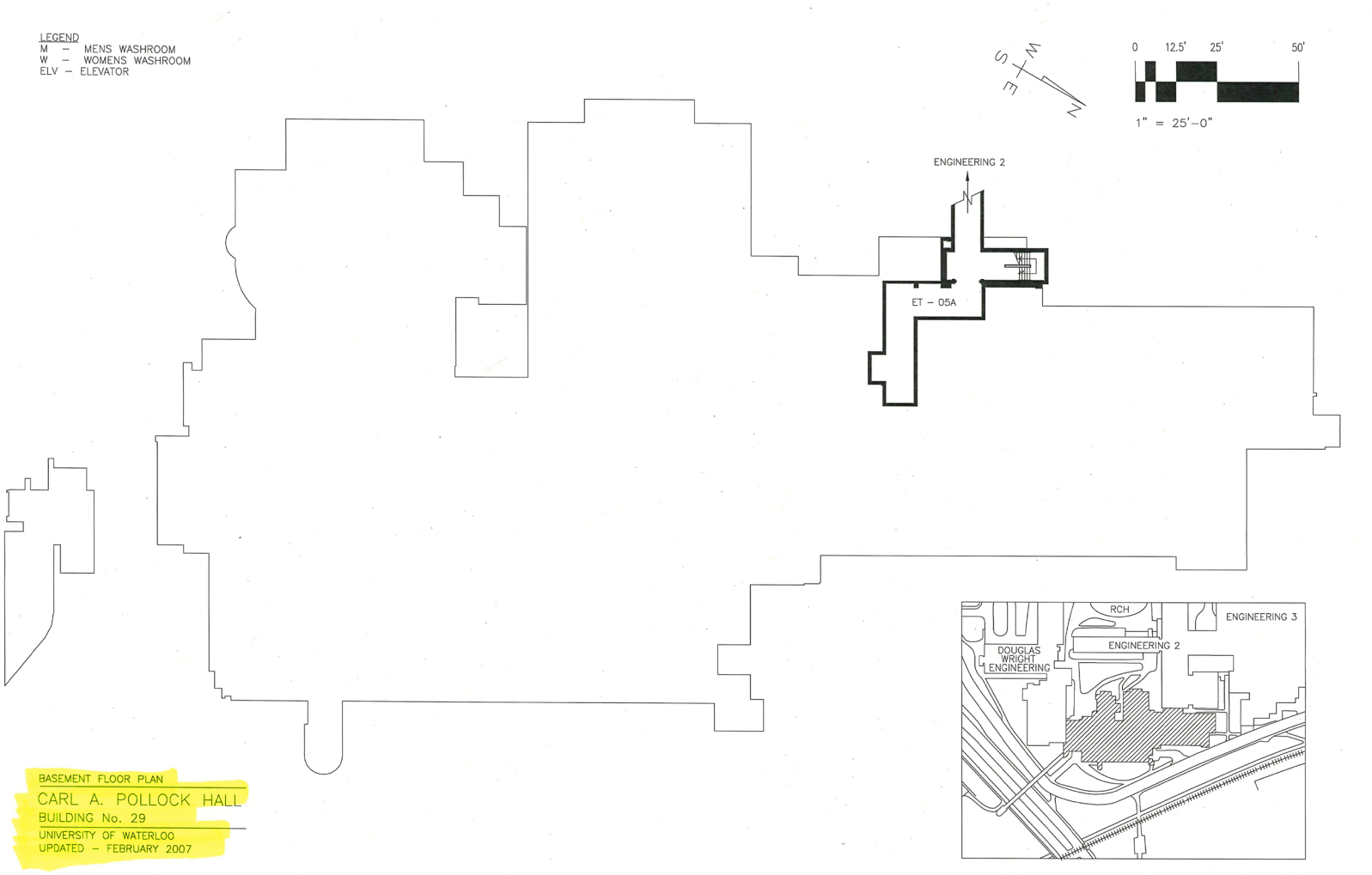
1346A - NEW

* 2368 - Mechanical - 2 repairs to AHU fabric

2397- IT Closet	NO ACCESS Confirmed IT – 12"x12" beige floor tiles walls – wood - painted white 2x4 ceiling tile
2809/2809A/2810	NO INFO This is DWE building - renovated area
3609A	NO INFO Computer Lab - renovated.
3611J	renovated area.
3879-Corridor	Ceiling - ACM Firespray above?
3983- Mechanical Room	repairs + signage by AHU door
4338-Custodial Closet	ACM Firespray Hard ceiling - no access above

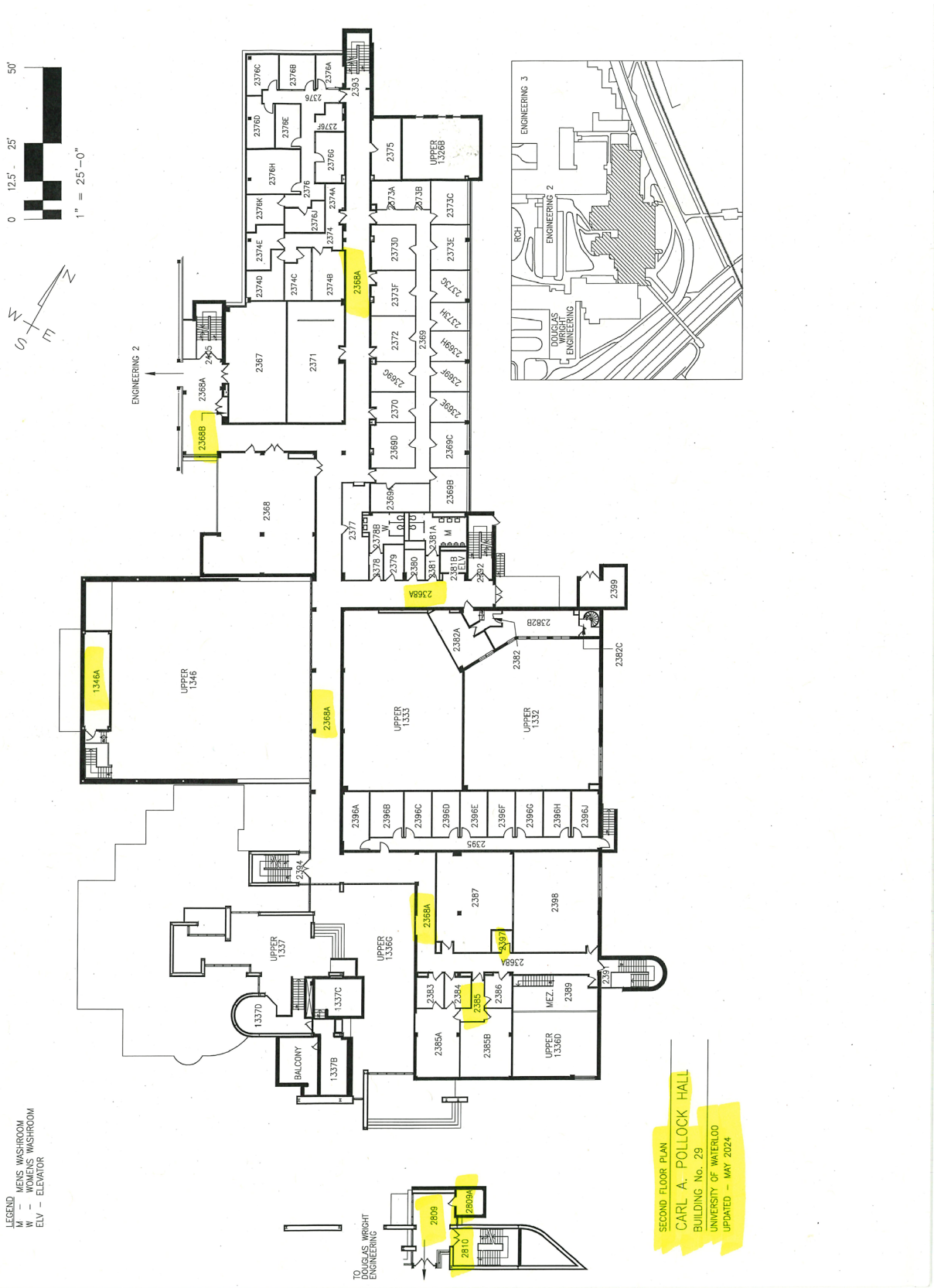
1346A - Floor tiles 12" x 12" - beige
block wall + drywall
ceiling 2x4' tile
& protected door

Safety Office
Asbestos Reassessment- CPH 2025

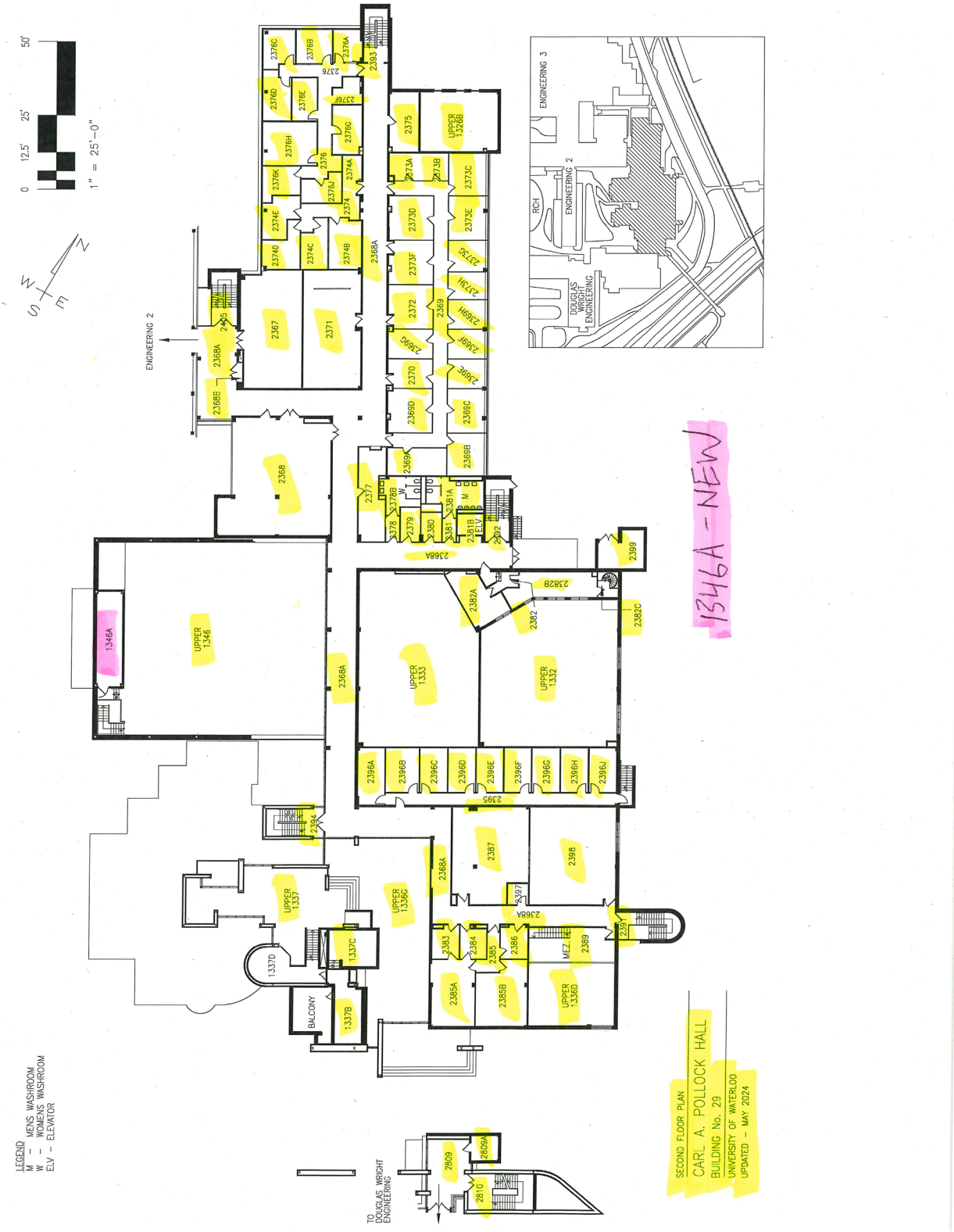




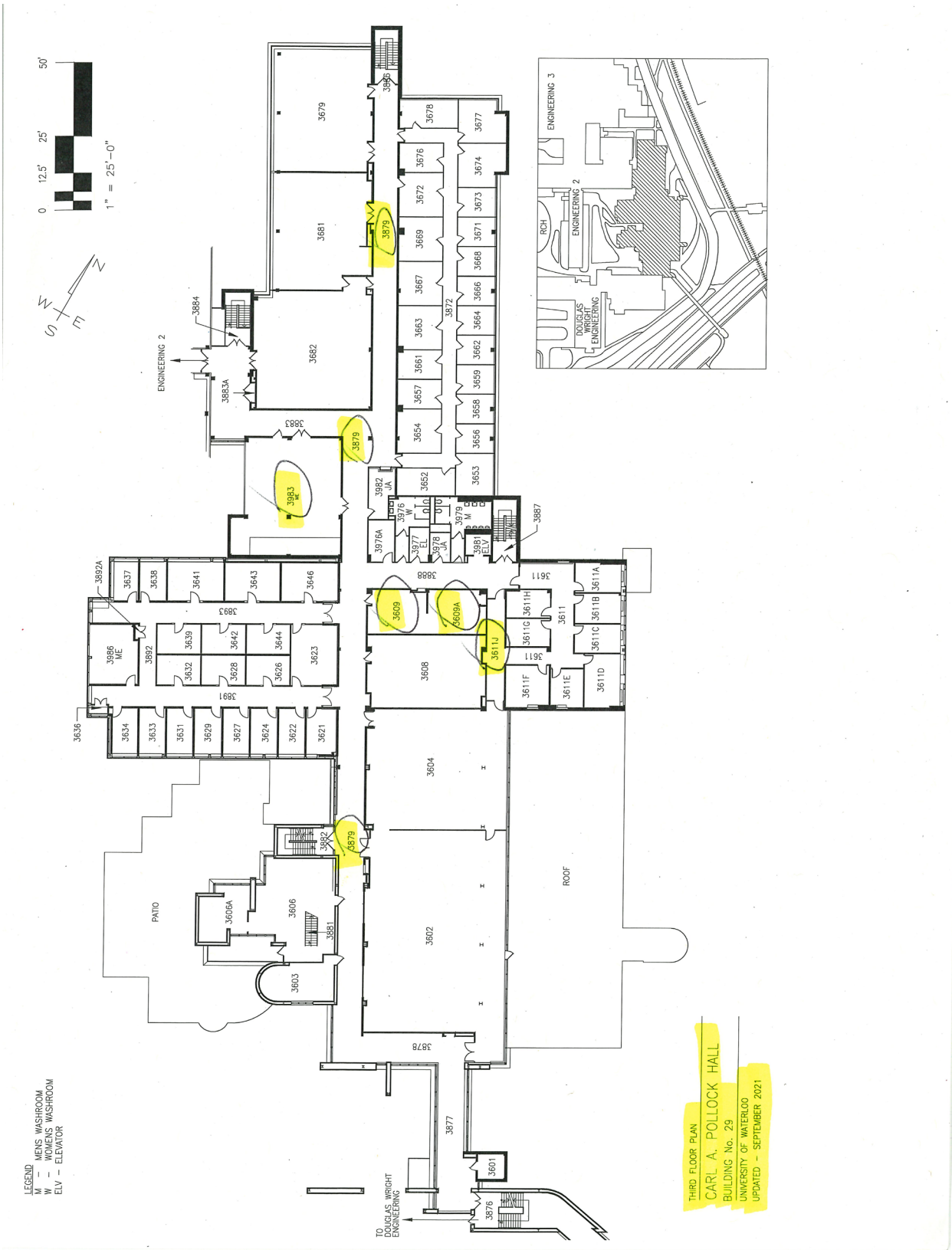
Safety Office
Asbestos Reassessment- CPH 2025



Safety Office
Asbestos Reassessment- CPH 2025



Safety Office
Asbestos Reassessment- CPH 2025



Safety Office
Asbestos Reassessment- CPH 2025


0 12.5' 25' 50'
1" = 25'-0"
N
W
E
S
ROOF
ENGINEERING 3
ENGINEERING 2
RCH
DOUGLAS WRIGHT ENGINEERING
UPPER 3570
UPPER 3606A
UPPER 3606
PATIO
4301
4333
4335
4373
LEGEND
M - MENS WASHROOM
W - WOMENS WASHROOM
ELV - ELEVATOR
FOURTH FLOOR PLAN
CARL A. POLLOCK HALL
BUILDING No. 29
UNIVERSITY OF WATERLOO
UPDATED - SEPTEMBER 2021