

SITE REPORT

T O	University of Ottawa, Ottawa, ON	SITE VISIT DATE: February 25, 2011			Page 1 of 2
	Attn: Mr. Guy Leblanc	COMPACTION :		FOOTING BASE REVIEW	
	Prepared: March 11, 2011	ROOFING		CONCRETE	
REFERENCE: T020837-G1- Task 7		ASBESTOS	X	REINFORCING STEEL	
PROJECT DESCRIPTION:	Limited Designated Substances Assessment – 72 Templeton Avenue, Ottawa, Ontario			Report #	1

A review of potential designated substances was carried out as requested by Guy Leblanc of the University of Ottawa on February 25, 2011. This assessment included a visual inspection of the area and sampling of potential asbestos containing materials (ACM). The basement of the Site was not assessed due to safety concerns regarding the building structure.

The designated substances and hazardous materials observed at the Site include Asbestos, Silica, Lead, and Mercury:

1. ACM observed at the Site includes asbestos vinyl floor tile.
2. Silica containing materials observed at the Site include concrete, concrete parging, stone, asphalt, concrete block, plaster, and mortar.
3. Painted surfaces at the Site likely contain lead.
4. Mercury is present in the thermostat and fluorescent light bulbs observed at the Site.
5. Light ballasts at the Site potentially contain PCBs.
6. Walls and ceilings at the Site are mould contaminated.

The analytical report of sampled potential ACM is attached to this document. The following table summarizes the analytical results of the sampling carried out at the Site:

Sample Group	Description	Condition	Friability	Photo #	Approximate Quantity Observed	Analyte Detected	Material Classification
72-AS-022511-01A to C	Vinyl Floor Tile	Fair to Poor	Non-Friable	1	Not Quantified	3.52% Chrysotile	ACM
72-AS-022511-02A to E	Plaster – Walls and Ceiling	Good	Non-Friable	2	Not Quantified	None Detected	Not ACM
72-AS-022511-03A to C	Fibre board located behind plaster walls	Good	Non-Friable	3	Not Quantified	None Detected	Not ACM
72-AS-022511-04A to C	Ceiling Texture Coat	Good	Non-Friable	4	Not Quantified	None Detected	Not ACM
72-AS-022511-05A to C	Exterior parging located on foundation and rear exterior wall	Good	Non-Friable	5	Not Quantified	None Detected	Not ACM

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Recommendations

1. The Occupational Health and Safety Act regarding designated substances, requires the building owner to notify all employees and contractors involved with building maintenance and projects of the presence of all designated substances present. A copy of this DSS Report must be made available for review by any employee, building maintenance personnel or outside contractors working in the building. As a good management practice, the building owner should maintain a record of this notification.

Asbestos

1. Section 8(3)(b) of Asbestos Regulation 278/05, requires the building owner to provide written notice to any person who is an occupier of the building, written notice of any ACM discovered in the area occupied by the person.
2. Section 5, 8 and 10 of Asbestos Regulation 278/05, requires the building owner to notify all employees and contractors involved with Site building maintenance and building renovations of the presence of all ACM, which may be disturbed or damaged. A copy of this DSS report should be made available for review by any Site maintenance personnel or outside contractors working in the areas where ACM may be disturbed. As a good management practice, the building owner should maintain a record of this notification.
3. Section 8(5)(a)(b) of Asbestos Regulation 278/05, requires the building owner to inspect all ACM at “reasonable intervals” and update the record of ACM every twelve months or whenever new information relating to the record becomes available.
4. A competent asbestos abatement contractor must conduct asbestos abatement. The contractor must be able to show proof of adequate experience, employee training, workers compensation documentation, and asbestos liability insurance.
5. All asbestos wastes generated by asbestos abatement operations must be packaged, labeled and disposed of in accordance with Ontario Regulation 347/90 (as amended). Asbestos waste may be disposed of at any municipal landfill approved by the MOE to accept this type of waste pending notification to and accepted by the landfill operator. Although a waste manifest is not required for the transportation or disposal of asbestos waste, it is good management practice to keep a record of the amount removed and disposed of.
6. Section 8(3)(e) of Asbestos Regulation 278/05, requires the building owner to institute and maintain a program for the training and instruction of every worker employed by the building owner who is likely to work in close proximity to, and may disturb, the ACM. Training and instruction must include the following at a minimum:
 - the hazards of asbestos exposure;
 - the use, care and disposal of protective equipment and clothing to be used when worn, and personal hygiene; and
 - the work practices and procedures to be used in doing the work according to Ontario Regulation 278/05.

Supervisors and Workers involved in Type 3 Operations must have additional Ministry of Training, Colleges and Universities 253S training for supervisors and 253W training for workers.

Silica

In accordance with the “Guideline – Silica on Construction Projects” (MOL, September 2004) measures must be taken to control the silica dust hazard when the potential for creating airborne, silica-containing dust arises from such processes as demolishing, cutting, grinding, or disturbance of silica containing building materials.

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Lead

Measures must be implemented to control the lead dust hazard during any activity that would result in the disturbance of paint. The measures implemented should be in accordance with the “Guideline – Lead on Construction Projects” (MOL, September 2004).

Mercury

When removed, all mercury equipment devices should be carefully removed and containerized for disposal in accordance with Ontario Regulation 347, as amended.

PCBs

If removed from service the potential PCB containing ballasts observed at the Site should be separated from the light fixtures and containerized in accordance with the Guidelines for the Management of PCB Wastes.

Mould


Measures should be implemented to control exposure to mould in accordance with the “Mould Guidelines for the Canadian Construction Industry” (Canadian Construction Association, Document CCA 82 as amended).

Notes:

1. Sampling and analysis of potential asbestos containing materials were carried out in accordance with Ontario Regulation 278/05 – Asbestos on Construction Projects and in Buildings and Repair Operations (O. Reg. 278/05).
2. Sampled materials are illustrated in the attached photographs.
3. The analytical report prepared by Paracel Laboratories are attached to this Document.

CORRECTIVE MEASURES TO BE TAKEN:

Handle all ACM in accordance with O. Reg. 278/05

		REINSPECTION REQUIRED: No		Y		NO	
						X	
SITE REPRESENTATIVE:	Mr. Guy Leblanc	INSPEC-SOL REP.:	Geoff Leclair, A.Sc.T.				
DISTRIBUTION: 1) Email		 Reviewed by:					

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Photo No. 1 – Asbestos Containing Vinyl Floor Tile, Sample Group 72-AS-022511-01



Photo No. 2 – Wall Plaster, Sample Group 72-AS-022511-02



Photo No. 3 – Fibre board, Located behind wall plaster, Sample Group 72-AS-022511-03



Photo No. 4 – Ceiling Texture Coat, Sample Group 72-AS-022511-04



Photo No. 5 – Exterior Parging located on foundation and rear exterior wall, Sample Group 72-AS-022511-05

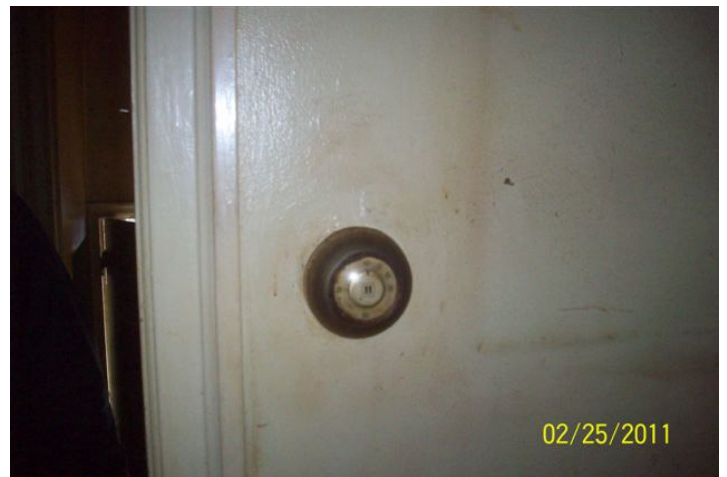


Photo No. 6 – Mercury containing thermostat.

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Photo No. 7 – Potential PCB containing ballast and mercury vapour containing fluorescent tube.



Photo No. 8 – 72 Templeton Avenue, Project Site.

Certificate of Analysis

Inspeç Sol (Ottawa)

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Attn: Geoff Leclair

Phone: (613) 727-0895
Fax: (613) 727-0581

Client PO:
Project: T020837-G1-Task 7
Custody: 68631

Report Date: 3-Mar-2011
Order Date: 25-Feb-2011
Order #: 1109170

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

Paracel ID	Client ID
1109170-01	72-AS-022511-01A
1109170-02	72-AS-022511-01B
1109170-03	72-AS-022511-01C
1109170-04	72-AS-022511-02A
1109170-05	72-AS-022511-02B
1109170-06	72-AS-022511-02C
1109170-07	72-AS-022511-02D
1109170-08	72-AS-022511-02E
1109170-09	72-AS-022511-03A
1109170-10	72-AS-022511-03B
1109170-11	72-AS-022511-03C
1109170-12	72-AS-022511-04A
1109170-13	72-AS-022511-04B
1109170-14	72-AS-022511-04C
1109170-15	72-AS-022511-05A
1109170-16	72-AS-022511-05B
1109170-17	72-AS-022511-05C

Approved By:



Heather S.H. McGregor, BSc
Laboratory Director - Microbiology

Any use of these results implies your agreement that our total liability in connection with this work, however arising shall be limited to the amount paid by you for this work, and that our employees or agents shall not under circumstances be liable to you in connection with this work

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Tel: (613) 727-0895
Fax: (613) 727-0581

Project: T020837-G1-Task 7
Parcel Report No.: 1109170

Received Date: 25-Feb-11
Report Date: 03-Mar-11

Asbestos by PLM **MDL - 0.5%**

Parcel I.D.	Sample Date	Layers Analyzed	Colour	Description	Asbestos Detected:	Material Identification	% Content
1109170-01	24-Feb-11	Sample Homogenized	Brown/Beige	Floor Tile	Yes	Client ID: 72-AS-022511-01A [AS-PRE] Chrysotile	3.52
						Cellulose	30
						Non-Fibers	66.48
1109170-02	24-Feb-11					Client ID: 72-AS-022511-01B [AS-PRE] not analyzed	
1109170-03	24-Feb-11					Client ID: 72-AS-022511-01C [AS-PRE] not analyzed	
1109170-04	24-Feb-11	Sample Homogenized	White/Grey	Plaster	No	Client ID: 72-AS-022511-02A Non-Fibers	99
						Other fibers	1
1109170-05	24-Feb-11	Sample Homogenized	White/Grey	Plaster	No	Client ID: 72-AS-022511-02B Non-Fibers	99
						Other fibers	1
1109170-06	24-Feb-11	Sample Homogenized	White/Grey	Plaster	No	Client ID: 72-AS-022511-02C Non-Fibers	99
						Other fibers	1
1109170-07	24-Feb-11	Sample Homogenized	White/Grey	Plaster	No	Client ID: 72-AS-022511-02D Non-Fibers	99
						Other fibers	1
1109170-08	24-Feb-11	Sample Homogenized	White/Grey	Plaster	No	Client ID: 72-AS-022511-02E Non-Fibers	99
						Other fibers	1
1109170-09	24-Feb-11	Sample Homogenized	Brown	Insulation	No	Client ID: 72-AS-022511-03A [AS-PRE] Cellulose	90
						Non-Fibers	10
1109170-10	24-Feb-11	Sample Homogenized	Brown	Insulation	No	Client ID: 72-AS-022511-03B [AS-PRE] Cellulose	90
						Non-Fibers	10
1109170-11	24-Feb-11	Sample Homogenized	Brown	Insulation	No	Client ID: 72-AS-022511-03C [AS-PRE] Cellulose	90
						Non-Fibers	10

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Project: T020837-G1-Task 7

Received Date: 25-Feb-11

Paracel Report No.: 1109170

Report Date: 03-Mar-11

Asbestos by PLM **MDL - 0.5%**

Paracel I.D.	Sample Date	Layers Analyzed	Colour	Description	Asbestos Detected:	Material Identification	% Content
1109170-12	24-Feb-11	Sample Homogenized	White/Beige	Stipple	No	Client ID: 72-AS-022511-04A Non-Fibers	100
1109170-13	24-Feb-11	Sample Homogenized	White/Beige	Stipple	No	Client ID: 72-AS-022511-04B Non-Fibers	100
1109170-14	24-Feb-11	Sample Homogenized	White/Beige	Stipple	No	Client ID: 72-AS-022511-04C Non-Fibers	100
1109170-15	24-Feb-11	Sample Homogenized	White/Grey	Plaster	No	Client ID: 72-AS-022511-05A Non-Fibers	100
1109170-16	24-Feb-11	Sample Homogenized	White/Grey	Plaster	No	Client ID: 72-AS-022511-05B Non-Fibers	100
1109170-17	24-Feb-11	Sample Homogenized	White/Grey	Plaster	No	Client ID: 72-AS-022511-05C Non-Fibers	100

MMVF: Man Made Vitreous Fibers: Fiberglass, Mineral Wool, Rockwool, Glasswool

Analytes in bold indicate asbestos content which may include:

Actinolite, Amosite, Anthophyllite, Chrysotile, Crocidolite and/or Tremolite.

Analysis Summary Table

Analysis	Method Reference/Description	Lab Location	NVLAP Lab Code	Analysis Date
Asbestos by PLM	by EPA 600/R-93/116	Ottawa West Lab	200812-0	3-Mar-11

Report Notes

AS-PRE Due to the difficult nature of the bulk sample (interfering fibers/binders), additional NOB preparation was required prior to analysis

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