

**Asbestos Building Materials Survey
Courtland Scout Hall and Storage
51 Main Street
Courtland, Ontario**

Final Report to

Norfolk County

November 2009

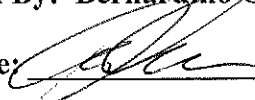
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CLIENT: NORFOLK COUNTY

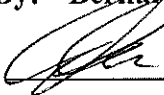
PROJECT: Asbestos Building Materials Survey
Courtland Scout Hall and Storage, 51 Main Street, Courtland, Ontario

Prepared By: Bernardino Grande, B.Sc.

Signature: 

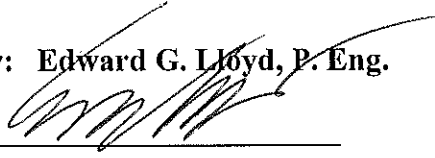
Date: 2009-11-02

Reviewed By: Bernardino Grande, B.Sc.

Signature: 

Date: 2009-11-02

Approved By: Edward G. Lloyd, P. Eng.

Signature: 

Date: 2009-11-02

ISSUE/REVISION INDEX

Issue Code	Revision					Revision Details
	No.	By	Rev'd.	App.	Date	
RR	00	BG	BG	EL	Aug. 25, 2009	Released for Review and Comments
RI	01	BG	BG	EL	Nov. 02, 2009	Released for Information

Issue Codes: RC = Released for Construction, RD = Released for Design, RF = Released for Fabrication, RI = Released for Information, RP = Released for Purchase, RQ = Released for Quotation, RR = Released for Review and Comments.



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2.0 SCOPE OF WORK

SLI's scope of work for this project included the following:

- A review of available site information including site plans and existing surveys as well as interviews with available personnel familiar with the site;
- A site reconnaissance and walk through (room-by-room) to identify suspect ACMs;
- Sample collection of suspected ACMs (if required) in selected sites and analysis of samples using an independent laboratory accredited by the National Voluntary Laboratory Accreditation Program (NVLAP); and
- Preparation and delivery of a report identifying the presence, location and condition of accessible ACMs (friable and non-friable) and, where necessary, recommendations for repair and or removal of damaged or deteriorated ACMs.

Where possible, SLI used existing reports and data detailing any previous findings related to ACMs.

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3.0 METHODOLOGY

3.1 General Information

For the purposes of this survey, all materials used in the construction of the site are considered to be building “components”. Each component, even those not suspected to contain asbestos, are assigned a number and are addressed as one “homogeneous material” throughout a site. Homogeneous Materials are defined by Ontario Regulation 278/05 as materials that are uniform in colour and texture. A component number refers to a homogeneous material throughout its full extent, even if its occurrence is not contiguous or physically connected.

3.2 Area Identification

The site was assessed on a room-by-room or area-by-area basis. Each room or area was then assigned a number. Collectively, rooms or areas are referred to as “areas” in this assessment. Areas are typically defined as one room, but may include several interconnected rooms or a portion of a room as identified on the attached drawings.

3.3 System Classification

Areas were broken down into “systems” to document the materials present. Systems are used to group various building materials, referred to as “Components”, into easily recognizable categories which indicate where they are located. All Components are associated with a system (e.g., wall, floor, piping, mechanical). The systems were broken down for each area as described below:


Floor: The floor or lower surface of a room. This might include the roofing materials in the “roof” area location.

Wall: Walls or vertical perimeter of an area.

Ceiling: An architectural or acoustical upper barrier or surface in an area which is typically suspended from, or attached to, the upper structural element (deck).

Structure: Structural element of the building such as concrete, metal, beams, columns in an area or the fireproofing material applied to the surface of these materials.

Ductwork: Ducts and associated connectors which facilitate air movement throughout the

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building.

Piping Systems: Pipes for water, wastewater, gas, and other materials, this does not include conduit for electrical services.

Mechanical Equipment: Furnaces, boilers, generators, chillers, hot water tanks, air handling units and other mechanical equipment.

Other: Other items that don't fit into the above systems including furniture, windows sealer, chalk boards or fire doors.

3.4 Asbestos Sampling and Analysis

The survey included a visual assessment of areas accessible at the time of the survey in order to determine the type and extent of ACMs within the site.

No bulk samples were collected.


3.5 Sampled ACM Materials

Some materials have been designated as requiring sampling wherever they were present. These suspect materials shall be treated as ACM until appropriate sampling proves otherwise (as required by Ontario Regulation 278/05). Specifically designated materials are listed below:

- Sprayed fireproofing
- 12" by 12" vinyl floor tiles
- 9" by 9" vinyl floor tiles
- Vinyl sheet flooring
- Drywall joint compound
- Vermiculite
- Plaster
- Suspect ACM textiles
- Texture coatings
- Ceiling Tiles
- Insulation on pipes and ducts
- Other suspect materials

3.6 Existing Sample Data

Existing bulk sampling information was obtained by SLI through reviewing existing surveys or other information provided by the County. SLI reviewed existing analytical data but did not rely on them if materials could not be clearly linked to materials existing at the site. This information was used only if the surveyor, based on their experience with asbestos materials, could clearly associate the historical sample information with the material (component) present at the site.

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3.7 Limitations of Survey

Only accessible areas of the site were examined during our assessment. An accessible area is defined as an area above a suspended ceiling tile, within a manufactured access hatch or behind a closed door, not impeded by any structure, article or item. Ceiling spaces (between suspended ceiling and structural deck) that were not accessible at the time of this assessment should be considered to contain asbestos until proven otherwise. If these spaces are to be accessed for any reason, such as a roof leak, etc., an inspection should be conducted by a competent person and any suspect ACM should be sampled or presumed to contain asbestos. An enclosed area that requires demolition to gain entry or a temporary access hatch that is not readily opened is considered inaccessible. This report reflects the observations of accessed areas, and analytical results of materials sampled during the survey.


In some cases, carpets could not be fully removed to determine materials below. As it is possible that asbestos materials may be present under a portion of the carpeted area, asbestos-containing flooring material should be suspected below all carpets until proven otherwise. In addition, mastic associated with any floor tiles or baseboards should be considered to contain asbestos until proven otherwise.

Similarly, equipment such as exhaust stacks and metal-clad breaching, boilers, kilns, electrical components and mechanical piping and ducting were not disassembled for assessment. Subsequently, materials such as refractory, gaskets and other internal components should be considered suspect ACM until sampled and proven otherwise. Roofing components and building

envelope materials such as window caulking or glazing were not sampled and should be presumed asbestos-containing until proven otherwise.

Analytical results reflect the sampled materials at the specific sample locations. Materials that were visually similar in colour and texture were referenced to specific analyzed samples and were considered to be of like composition and grouped as one homogeneous material.

Only suspect materials stipulated by SLI and as detailed in Section 2.5 of this report were sampled.


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3.8 General Recommendations

Should planned renovations involve the removal of the materials identified as asbestos-containing, all appropriate precautions, as detailed in Ontario Regulation 278/05, must followed.

This survey was conducted to identify ACM in accessible areas that require monitoring as part of an AMP. It is possible that undiscovered ACMs may be present within inaccessible locations such as wall cavities or above inaccessible ceilings. Asbestos may also be present in materials that are inaccessible or not visible during a non-invasive assessment. Materials such as adhesive mastic (may be used virtually anywhere) for various items, including stick-up ceiling tiles, mirrors, etc., and packing compound in bell and spigot joints of cast iron drain pipes may contain asbestos but are not easily confirmed without causing significant damage to the associated materials. It is recommended that a more comprehensive and invasive survey be conducted prior to any planned demolition or renovations that involve entering previously inaccessible areas or inaccessible materials. If encountered during future renovations or demolition, suspect materials should be treated as asbestos-containing until proven otherwise.

If ACM is present within the site, an AMP must be maintained as per the requirements of Section 8 of Ontario Regulation 278/05. The AMP would include provisions for regular assessments of all identified ACMs, appropriate procedures for dealing with ACMs, and training, as appropriate, for all occupants who may come into contact with ACMs.

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4.0 FINDINGS

4.1 Site-Specific Information


Information relating to the assessment of this site is presented in Table 5 below:

Table 1: Site-Specific Information

Bldg # : 3	Courtland Scout Hall and Storage, 51 Main Street, Courtland , Ontario				
Approximate Bldg. Size (ft ²): 3,000		# of Levels (floors) including basement(s):	1	Year of Construction:	1975, renovated 2005
City: Courtland		Use: Community Centre			
Total Samples Collected	0	Surveyed By: Cesare Paoletti	Survey Date(s)	June 19, 2009	


4.2 Confirmed ACM

No ACMs were observed at this site, building was completely renovated in 2005. Floor plans are provided in appendix A.

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5.0 RECOMMENDATIONS

- Inaccessible areas and spaces, such as above inaccessible ceilings or within wall cavities or pipe chases, should be assumed to have ACM present until they can be accessed and properly assessed; and
- If demolition of the building is planned at a later time, destructive sampling must be conducted to confirm the presences or absence of asbestos in inaccessible areas and spaces, such as above inaccessible ceilings or within wall cavities or pipe chases and roofing materials.


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6.0 LIMITATIONS AND USE OF REPORT


This report is prepared for the sole use of Norfolk County. It is intended solely to provide the results of our non-intrusive visual assessment of materials for asbestos and the subsequent laboratory analysis of sampled materials. The types of materials which were sampled were defined by the client based upon SLI's Scope of Work. Any use which a third party makes of this letter, or any reliance on or decisions to be made based on it, are the responsibility of the third party.

The conclusions and recommendations contained in this assessment report are based upon professional opinions with regard to the subject matter. These opinions are in accordance with currently accepted industry practices for asbestos surveys and regulatory requirements for sampling and identifying ACMs and are subject to the following inherent limitations:

1. The data and findings presented in this report are valid as of the date of the investigation. The passage of time, manifestation of latent conditions or occurrence of future events may warrant further exploration at the site, analysis of the data, and re-evaluation of the findings, observations, and conclusions expressed in this report.
2. The data reported and the findings, observations, conclusions, and recommendations expressed in this report are limited by the Scope of Work. The Scope of Work was defined by the request of the client, the time and budgetary constraints imposed by the client, and availability of access to the site.
3. Because of the limitations stated above, the findings, observations, conclusions, and recommendations expressed by SLI in this report are not, and should not be, considered an opinion concerning compliance of any past or present owner or operator of the site with any federal, provincial or local laws or regulations.
4. No warranty or guarantee, whether expressed or implied, is made with respect to the data or the reported findings, observations, and conclusions, which are based solely upon site conditions in existence at the time of investigation.
5. SLI will not be responsible for any real or perceived decrease in a property value, its saleability or ability to gain financing through the reporting of information in this report.

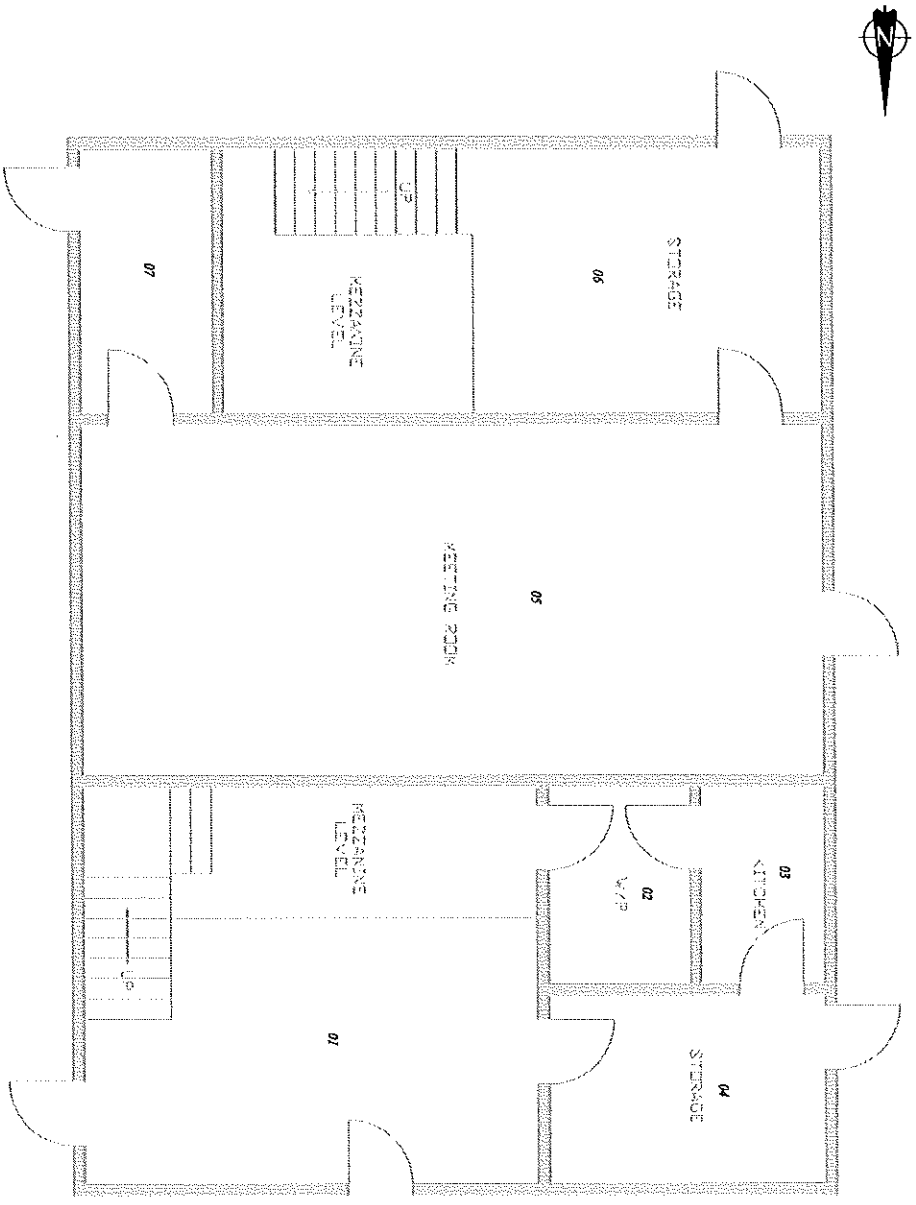
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6. SLI's assessment reports present professional opinions and findings of a scientific and technical nature. While attempts were made to relate the data and findings to applicable environmental and occupational health & safety laws and regulations, the report shall not be construed to offer legal opinion or representations as to the requirements of, nor compliance with, environmental and occupational health & safety laws, rules, regulations or policies of federal, provincial, or local governmental agencies. Any use of the assessment report constitutes acceptance of the limits of SLI's liability. SLI's liability extends only to its client and not to other parties who may obtain this assessment report. Issues raised by the report should be reviewed by appropriate legal counsel.

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<p>Appendix A</p> <p>Floor Plans</p>
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SOURCE: FLOOR LAYOUT FROM DATA COLLECTED DURING FIELD SAMPLING, SNC-LAVALLIN INC., 2009



LOCATION OF ASBESTOS CONTAINING MATERIAL
GROUND FLOOR
NOT TO SCALE

SNC-LAVALLIN
Norgate
 NORFOLK COUNTY — ASBESTOS SURVEY PROJECT
 COURTLAND SCOUT HALL/STORAGE (BUILDING #3)
 51 MAIN STREET, COURTLAND, ONTARIO
 AUGUST 2009

FIGURE 1

- LEGEND
- 09 BUILDING LOCATION ID
 - NA NO ACCESS
 - 3A SAMPLE LOCATION
 - NON-FRIBLE ACM
 - FRIBLE ACM
 - FRIBLE AND NON-FRIBLE ACM
 - MOULD CONTAMINATION