

**Limited Hazardous Materials Assessment – Coal
Harbour School Gymnasium
District 85**



**Coal Harbour Elementary School
372 Albert Hole Road, Coal Harbour, BC**



**North West
Environmental Group Ltd.**

NWest File: 39955 DHMA1 V1.0Rev1
Date Issued: May 25, 2022

Report Information

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Contact:	Darby Gildersleeve
Issued on:	May 25, 2022
NWest File Number:	39955 DHMA1 V1.0Rev1
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1 INTRODUCTION

North West Environmental Group (NWest) was retained by School District 85 (the Client) to conduct a limited hazardous materials assessment at Coal Harbour Elementary School Gymnasium located at 372 Albert Hole Road, Coal Harbour, BC (the Site) in accordance with WorkSafeBC regulations. Data for the report was compiled from a gap analysis of historical assessments conducted by NWest combined with information provided by Darby Gildersleeve regarding full demolition of the classroom portion of the school and renovations to the remaining gymnasium. NWest did not oversee the demolition or renovation activities.

2 SCOPE OF WORK AND EXCLUSIONS

The purpose of this assessment was to identify hazardous building materials and equipment at the Site that may be impacted by the proposed construction scope of work (SOW). Potential hazardous building materials and equipment were identified through sampling and/or visual assessment by trained field technician(s).

This assessment was non-destructive (e.g., inspection holes to assess otherwise intact systems such as wall cavities were not made) and non-invasive (e.g., assessment of cupboards, closets, and similar personal spaces were not undertaken). As such, concealed hazardous materials may be present.

The construction scope of work to demolish the main school building and breezeway that connects the main school building to the gymnasium has been completed. The gymnasium remains intact for community use and has had renovations including the addition of three new bathrooms and the installation of a rooftop heat pump.

The following historical data and information is included herein:

-) NWest “Limited Hazardous Materials Assessment – Coal Harbour School Partial Demolition” document, project number 39955, issued 2020.
-) NWest “Asbestos Inventory and Condition Assessment” document, project number 30002, issued 2016.
-) NWest “Coal Harbour Elementary Asbestos Survey and Assessment” document, project number 10575, issued 2009.

Areas/systems not included in the assessment are summarised in the following table.

Table 1. Assessment Exclusions

Area/System	Rationale
Roof	Non-destructive assessment
Wall/ceiling cavities	Non-destructive assessment
Equipment/System	Non-destructive assessment
Leachate testing	Non-destructive assessment
Radon testing	Beyond assessment scope of work
Indoor air quality assessment	Beyond assessment scope of work
Contents	Beyond assessment scope of work

3 STANDARDS/REGULATIONS/METHODOLOGIES

This assessment was conducted in accordance with WorkSafeBC Occupational Health and Safety Regulation 20.112.

Sampling and analysis were conducted in accordance with applicable methods, acceptable to WorkSafeBC (see Appendix D).

See Appendix D for additional regulations and standards that apply to this project. See Appendix E for a description of the methodologies used as part of this assessment.

4 FACILITY DESCRIPTION

The following table summarises the building details.

Table 2. Building Details Summary

Building System	Details
Construction date	1938
Number of floors/levels	One level
Renovations/Demolitions	2021 Demolitions: <ul style="list-style-type: none">) Complete demolition of classroom portion of school including remediation of all hazmat materials in that section of the building. 2021 Renovations to remaining gymnasium: <ul style="list-style-type: none">) Installation of three (3) new bathrooms and a new rooftop heat pump to serve the gymnasium.
Exterior Materials	
Roofing	Torch-on asphalt
Exterior	Stucco siding, wood fascia, plywood skirting, and metal paneling
Interior Materials	
Ceiling	Acoustic ceiling tiles and wood
Walls	Wood
Floors	Sheet flooring and wood
Insulation	Beyond scope of assessment
HVAC (system type and insulation type)	Rooftop heat pump
Pipe lagging	Fibreglass and suspect asbestos containing lagging
Lighting	Fluorescent, compact fluorescent, and incandescent

5 RESULTS AND DISCUSSION

Assessment findings and results are presented in the following subsections.

5.1 Asbestos

The following table summarises the asbestos-containing materials (ACM) and suspect ACM identified during this assessment.

Table 3. Asbestos-Containing Materials

Location(s)	Material Description	Asbestos Content/Suspect	System/Quantity	Condition	Sample ID/Comments
Gymnasium	Window putty	Suspect	Window mastic	Unknown	None
Gymnasium	Mechanical pipe insulation	Suspect	Pipe insulation	Unknown	Darby indicated pipe insulation remaining beneath gym
Gymnasium	12"x12" Acoustic ceiling tile	Suspect	Ceiling	Good	None
Gymnasium	Radiator pipe insulation	Suspect	HVAC	Unknown	None
Exterior	Stucco	Suspect	Siding	Fair	None
Roof	Torch-on asphalt	Suspect	Roof	Unknown	None

Note: asbestos-containing materials may be present in concealed or excluded locations and/or systems. See Section 2 of this report.

Materials suspected to contain asbestos which are often concealed in buildings and require destructive assessment to evaluate may be present which include, but are not limited to:

-) Electrical wiring and cables
-) Buried asbestos cement pipes, if present
-) Formed cement products
-) Bell and spigot piping gaskets
-) Incandescent light fixtures (heat shields) Penetration caulking and/or parging
-) Gaskets in units and equipment purchased as a complete assembly
-) Mechanical valve and pump packing
-) Vermiculite in attics and wall cavities
-) Floor leveling compound

The following table summarises materials known or presumed not to contain asbestos surveyed during previous site visits.

Table 4. Non-Asbestos-Containing Materials

Location(s)	Material Description	Sample Quantity	Comments
Gymnasium	Sheet flooring – SF8 Medium Beige Mosaic	1	None
Gymnasium	Sheet flooring – SF7 Light Grey Mosaic	1	None

Materials assumed not to contain asbestos in the way of planned scope of work include:

-) wood and wood composite materials
-) carpet
-) plastics in non-industrial applications
-) metals
-) ceramic tile, excluding adhesives, grout, and thinset mortar

5.2 Lead-Containing Paint

The following table summarises the results of the bulk paint samples that were collected during the assessment.

Table 5. Lead Paint Results

Location(s)	Colour	Substrate	Lead Content (mg/kg)*	Condition	Sample ID
Exterior window frame	White	Wood	13,000	Poor	39955-1b
Exterior main entrance – stairs and plywood skirting	Grey	Wood	99	Poor	39955-2b
Exterior fascia	Aquamarine	Wood	900	Poor	39955-3b
Exterior cladding	Peach	Stucco	<81	Fair	39955-4b
Exterior cladding – metal panels	Green	Metal	<81	Fair	39955-5b
Main entrance door	White over red and grey	Wood door	1,100	Fair	39955-22b

*milligram per kilogram (mg/kg) is equivalent to parts per million (ppm).

WorkSafeBC regulations dictate that human exposure to lead must be kept as low as reasonably achievable. For the purposes of this report, paints are considered to be lead-based if they contain a lead concentration of 90 mg/kg or more.

Results equal to or great than 100 mg/kg on non-metal substrate are required to undergo leachability testing prior to disposal as per the BC Hazardous Waste Regulation. Where the waste is also asbestos-containing, requirements around leachable lead take precedent.

5.3 Other Hazardous Materials

The following table summarises other observed and/or suspect hazardous materials included in this assessment. Quantities are approximate and must be verified on site by others prior to use in estimating.

Table 6. Other Hazardous Materials

Hazardous Material	Description	System/Quantity
Elemental Lead	) Roof vents	) Roofing
	) Flashing	) Roofing
	) Solder on wiring	) Electrical / concealed throughout building
	) Copper pipe joints	) Plumbing / concealed throughout building
Mercury	) Fluorescent light tubes	) Lighting
Polychlorinated Biphenyls (PCBs)	) Light ballasts	) Lighting
Crystalline silica	) Concrete	) Foundation
	) Acoustic ceiling tiles	) Ceiling
	) Stucco	) Exterior cladding
Ozone depleting substances (ODS) and other halocarbons	Equipment containing ODS/HC was not identified in the way of the construction SOW at time of previous assessments	

Hazardous Material	Description	System/Quantity
Radioactive materials	Ionization-type smoke detectors (241-Americium)	Smoke detection
Biological hazards	Biological hazards were not identified in the way of the construction SOW at time of previous assessments	
Flammable/explosive materials	Flammable/explosive materials were not identified in the way of the construction SOW at time of previous assessments	
Other	Vitreous fibres (Fibreglass)	Suspected insulation throughout

6 RECOMMENDATIONS

Based on observations made and analytical results, NWest makes the following recommendations.

6.1 General Recommendations

1. Provide copies of this report to Site personnel, including contractors.
2. A copy of this report must be posted in a visible location on Site at all times.
3. A qualified person must complete a risk assessment and safe work procedures for all hazardous materials in the work area.
4. WorkSafeBC Regulations require that all hazardous materials be removed or protected prior to renovation or demolition. Removal or disturbance of hazardous materials must be undertaken by a qualified contractor employing WorkSafeBC-approved procedures.
5. Work must STOP if previously unidentified suspected hazardous materials are encountered or inadvertently damaged or disturbed during renovations and/or demolition activities. These suspect materials must be left undisturbed until a qualified person has determined the status of the material.
6. All materials in the work area that are visually similar to those identified as hazardous materials in this report must be considered hazardous and addressed accordingly.
7. Deconstruction activities must take place in a manner that minimizes impact to concealed suspect hazardous materials that may be present.

6.2 Substance-Specific Recommendations

The following recommendations are to be enacted in correspondence with the general recommendations noted above.

1. **Asbestos:** Asbestos abatement must be undertaken by trained personnel following procedures acceptable to WorkSafeBC which comply with the BC OHS Regulation Part 6 - Substance Specific Requirements for Asbestos and conform to the WorkSafeBC document, "Safe Practices for Handling Asbestos".
2. **Lead-Containing Paint:** Ensure work impacting the paint coatings, paint debris and other lead coated materials proceeds in a manner that will contain fumes or paint dust and be in full

compliance with BC OHS Regulation Part 6 – Substance Specific Requirements for Lead and the WorkSafeBC document “Safe Practices for Handling Lead”. An occupational lead in air sample must be collected at the beginning of the project to ensure adequate worker PPE is being worn and work procedures are effective in controlling lead dust.

3. **Lead Paint Disposal:** Prior to disposal, any wastes with lead-containing coatings with concentrations of lead equal to, or greater than, 100 mg/kg must be submitted for leachability testing according methods specified in the BC Hazardous Waste Regulations. If deemed to be a hazardous lead waste, the waste must be disposed at a licensed facility. Metal painted with lead paint that is destined for metals recycling do not need to undergo leachability testing.

Where the leachable lead waste is also asbestos-containing, requirements around leachable lead take precedent.

4. **Lead Containing Products:** Lead products and metals coated with lead paint can be recycled as metal construction waste. Workers should exercise caution if heat is to be used to melt any lead containing products as means of facilitating its extraction. Molten lead can produce significant quantities of inhalable lead fumes which can pose a severe health hazard. As per WorkSafeBC regulation 12.115 - “coating on metal which could emit harmful contaminants (such as lead, chromium, organic materials, or toxic combustion products) must be removed from the base metal, whenever practicable, before welding or cutting begins.”
5. **Mercury Light Bulbs:** Care should be taken to avoid breaking fluorescent light tubes and compact fluorescent light (CFL) bulbs and releasing mercury vapour. Fluorescent light tubes and CFL bulbs should be recycled at a licensed recycling facility or disposed of at a household hazardous waste recipient.
6. **Polychlorinated Biphenyls:** Prior to disposal each suspect PCB-containing unit must be checked to determine if it contains PCB. Systems containing PCB must be removed, sorted and transported to a licensed facility. PCBs must be handled in accordance with regulations found in the Canadian Environmental Protection Act, SOR/2008-273, including amendments up to SOR/210-57, March 11, 2010.
7. **Crystalline Silica:** Workers must use caution to avoid creating airborne silica dust while working on or otherwise disturbing materials containing silica. Use WorkSafeBC-approved procedures in order to decrease dust levels.
8. **Radioactive Materials:** These items should be collected and disposed of in accordance with Canadian Nuclear Safety Commission regulations. Alternatively, if still functional, this equipment may be reused for its original intended purpose or recycled through BC’s Alarm Recycle program for used or expired equipment. See www.regeneration.ca/programs/smoke.
9. **Vitreous Fibres:** Safe work procedures including the use of adequate personal protective equipment (PPE) must be in place prior to commencing the work. Workers must use caution to prevent the release of vitreous fibres by impacting insulation materials.
10. **Additional testing:** the materials identified in the following table should be tested prior to impact and/or disposal or if they are discovered during deconstruction activities.

Note: this summary is *not* all-inclusive. The contractor is responsible for identifying suspect hazardous materials as they are discovered and for handling them appropriately until they are evaluated by a qualified person, as required.

Table 7. Recommended Additional Testing

Hazmat Type	Material	Location	Reason
Asbestos	Sampling of suspect materials remaining at gymnasium	Throughout building	Report based on previous assessments, site visit required to fill in gaps
Lead	Sampling of un-tested paints remaining at gymnasium	Throughout building	Report based on previous assessments, site visit required to fill in gaps
Leachable Lead	Painted non-metal materials	Throughout renovation area	Non-destructive assessment.

7 CLOSURE

This assessment report has been prepared exclusively for the Client. It is a statement of the presence of the listed hazardous materials at the Site as outlined in the report and as observed on the date of this assessment by NWest representatives. The conclusions and recommendations contained in this assessment report are based upon the professional opinions of those representatives. These opinions are in accordance with accepted hygiene assessment standards and practices applicable to these locations and are subject to the following inherent limitations:

-) The data and findings presented in this report are valid as of the date of the investigation. The passage of time, hidden or inaccessible conditions, 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.
-) The data reported and the findings, observations and conclusions expressed in this report are limited by the Scope of Work. The Scope of Work was defined by the Client, the time and budgetary constraints imposed, and availability of access to the Site by the Client.

Because of the limitations stated above, the findings, observations and conclusions expressed by NWest 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.

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APPENDIX A. PHOTO PLATES

The following photo plates provide a general documentation of the building materials that were sampled and analyzed, and observations made during the assessment. They are meant to summarize the results of analysis and observations and are not intended to include all hazardous materials, or their locations, observed during the assessment.

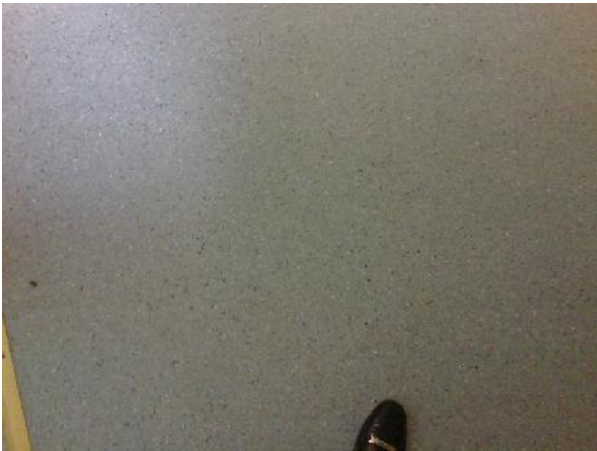


Photo 1
Description: Sheet flooring – SF7
Light Grey Mosaic
Location: Gymnasium
Asbestos: None detected
Sample(s): 30002-17



Photo 2
Description: Sheet flooring – SF8
Medium Beige Mosaic
Location: Gymnasium
Asbestos: None detected
Sample(s): 30002-16



Photo 3
Description: Window putty
Location: Gymnasium
Asbestos: Suspect
Sample(s): None



Photo 4
Description: Radiator pipe insulation
Location: Gymnasium
Asbestos: Suspect
Sample(s): None



Photo 5
Description: Stucco
Location: Exterior
Hazmat: Contains crystalline silica and suspected to contain asbestos
Sample(s): None



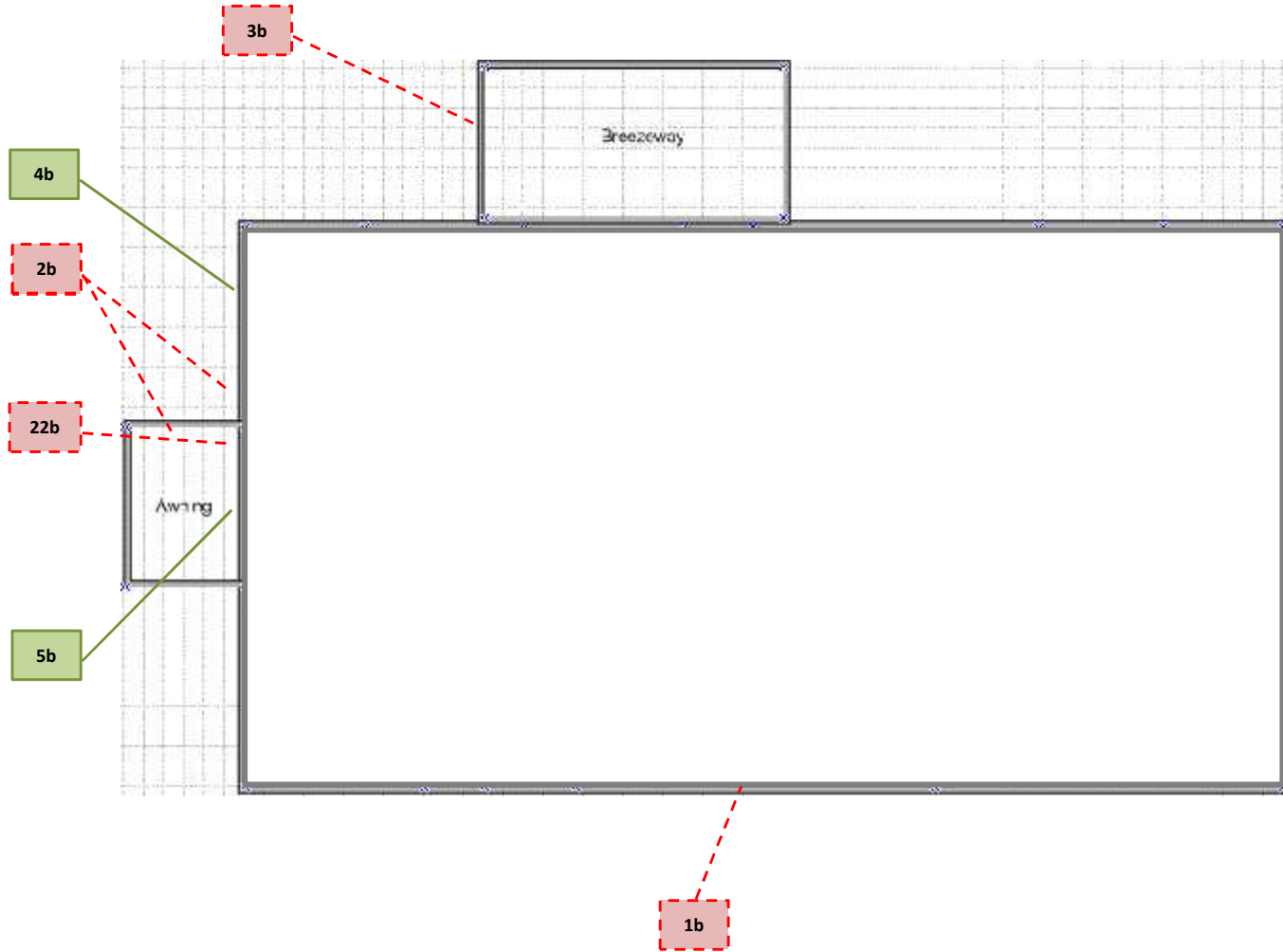
Photo 6
Description: Fluorescent light tubes
Location: Gymnasium
Lead: Tubes contain mercury, ballasts may contain PCBs
Sample(s): None

APPENDIX B. SAMPLE LOCATIONS







Location: 372 Albert Hole Road,
Coal Harbour, BC
Drawing Title: Historical Sample
Locations
Project No: 39955
Drawing No: 001
Surveyed By: PG & LK
Survey Date: August 10, 2020

1b	White paint on wood
2b	Grey paint on wood
3b	Aquamarine paint on wood
4b	Peach paint on stucco
5b	Green paint on metal
22b	White paint over red and grey on wood door



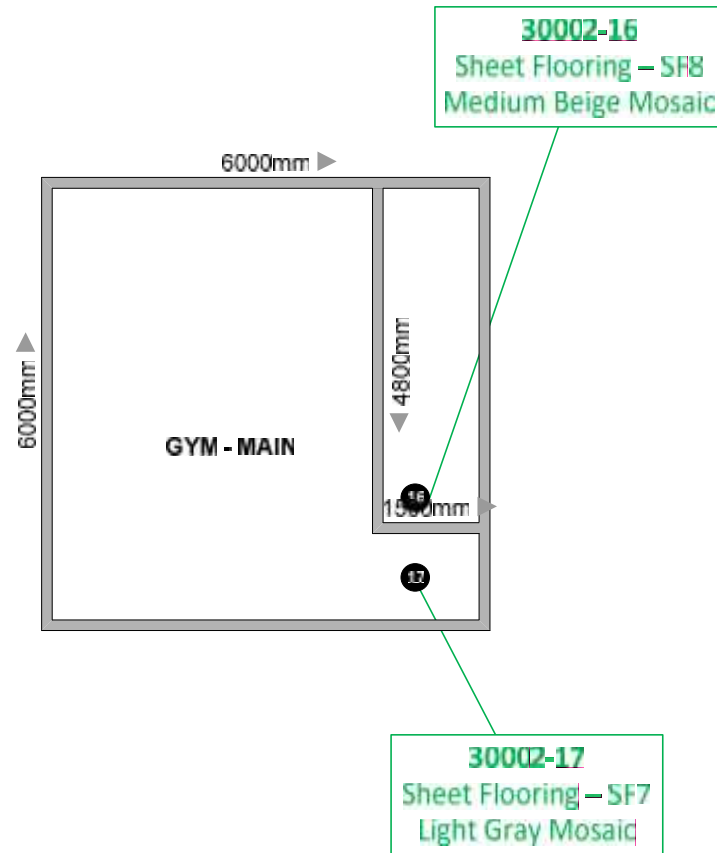
Sample Results

-  Asbestos Not Detected
-  Material Contains Asbestos
-  Lead Sample (concentration below 90 mg/kg)
-  Lead Sample (concentration above 90 mg/kg)



Location: 372 Albert Hole Road,
Coal Harbour, BC
Drawing Title: Historical Sample
Locations
Project No: 30002
Drawing No: 002
Surveyed By: JSM & BS
Survey Date: July 5, 2016

16	Sheet Flooring – SF8
17	Sheet Flooring – SF7



Sample Results



Asbestos Not
Detected



Material Contains
Asbestos



Lead Sample
(concentration below
90 mg/kg)



Lead Sample
(concentration above
90 mg/kg)

APPENDIX C. ANALYTICAL REPORT(S)



Bulk Samples Report

Asbestos Analysis of Bulk Materials using Polarized Light Microscopy

Client: School District 85 - Vancouver Island North

Date: May 25, 2022

Contractor: School District 85 - Vancouver Island North

Purchase Order:

Project: Coal Harbour Elementary AB Inventory

Project Number: 30002

Sample No.	Location	Date Analysed	Analyst	Client Description	Phase	%	Asbestos	%	Other Materials	%	Comments
30002-16b	Gym-Stage	Aug 2, 2016	IATL	Sheet Flooring SF8-Medium Beige Mosaic	Off-White Vinyl	100	None Detected	0	Cellulose (15%) Non-Fibrous (85%)	100	
30002-17b Layer 1	Gym-Vestibule	Aug 2, 2016	IATL	Sheet Flooring SF7-Light Gray Mosaic	Grey Vinyl	50	None Detected	0	Non-Fibrous	100	
30002-17b Layer 2	Gym-Vestibule	Aug 2, 2016	IATL	Sheet Flooring SF7-Light Gray Mosaic	Tan Mastic	50	None Detected	0	Non-Fibrous	100	

Bulk asbestos analysis was conducted using calibrated visual estimation in conjunction with polarized light microscopy as detailed in EPA method 600/R-93/116. Sample(s) not destroyed in the testing will be kept for 30 days before disposal.

Note that EPA 600-R93-116 is not an acceptable method for quantifying asbestos concentrations that are lower than 0.5%.

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CustomerID: 55PAEC50

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ProjectID:

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103-415 Gorge Road East
Victoria, BC V8T 2W1

Phone: (250) 384-9695
 Fax: (250) 384-9865
 Received: 8/13/2020 09:06 AM
 Collected: 8/11/2020

Project: **39955, DHMA - Coal Harbour Elementary School****Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)***

<i>Client Sample</i>	<i>Description</i>	<i>Collected</i>	<i>Analyzed</i>	<i>Weight</i>	<i>RDL</i>	<i>Lead Concentration</i>
39955-1b 552009662-0001	Site: Exterior - Window Frame Desc: White Paint over Light Green on Wood	8/11/2020	8/13/2020	0.2433 g	0.041 % wt	1.3 % wt
39955-2b 552009662-0002	Site: Exterior - Stairs (Main Entrance) Desc: Composite Grey Paint on Wood	8/11/2020	8/13/2020	0.2478 g	0.0081 % wt	0.0099 % wt
39955-3b 552009662-0003	Site: Exterior - Fascia (Breezeway) Desc: Aquamarine Paint over Red on Wood	8/11/2020	8/13/2020	0.2485 g	0.0080 % wt	0.090 % wt
39955-4b 552009662-0004	Site: Exterior - Cladding Desc: Peach Paint on Stucco	8/11/2020	8/13/2020	0.2455 g	0.0081 % wt	<0.0081 % wt
39955-5b 552009662-0005	Site: Exterior - Cladding (Main Entrance) Desc: Lt Green Paint over Aquamarine on Metal Panel	8/11/2020	8/13/2020	0.2458 g	0.0081 % wt	<0.0081 % wt
39955-22b 552009662-0006	Site: Exterior Door Desc: White Paint over Red and Grey on Wood	8/11/2020	8/13/2020	0.2470 g	0.0081 % wt	0.11 % wt

Rowena Fanto, Lead Supervisor
 or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted.
 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 08/14/2020 08:48:15

APPENDIX D. REGULATORY FRAMEWORK

1. **BC Occupational Health and Safety Regulation**, BC Reg. 296/97, including amendments.
2. **Safe Work Practices for Handling Asbestos**, WorkSafeBC, current edition.
3. **Hazardous Waste Regulation**, BC Ministry of Environment, including amendments.
4. **Ozone Depleting Substances and Other Halocarbons Regulation**, B.C. Reg. 220 / 2006, Environmental Management Act, including amendments.
5. **PCB Regulations**, SOR / 2008-273, Canadian Environmental Protection Act, including amendments.
6. **Safe Work Practices for Handling Lead**, WorkSafeBC, current edition.
7. **Transportation of Dangerous Goods Regulations SOR / 2008-34**, Transportation of Dangerous Goods Act, SOR/2008/34 including amendments.
8. **Analysis Method EPA SW846-(1311) TCLP**, Section 1.2. US Environmental Protection Agency (US EPA).
9. **Environmental Code of Practice for Aboveground Storage Tank Systems Containing Petroleum Products, Part 9**, Canadian Council of the Ministers of the Environment, current edition.

APPENDIX E. METHODOLOGIES

As per WorkSafeBC requirements, the buildings/areas impacted by planned work based on the client-provided SOW were assessed for the presence of several different types of hazardous materials. Sampling and analysis methodologies are detailed below.

Note: Not all of the following materials and/or methods were necessarily included in this assessment.

Asbestos

An initial walk-through is conducted of the area outlined in the client-provided scope of work for building materials and any machinery or equipment to make a preliminary determination if asbestos could be present.

To confirm or discount the presence of asbestos, representative bulk samples are collected. The sample locations in the building are identified with a unique sample number. The number of representative bulk samples collected is consistent with recognized industry standards and principles of good occupational hygiene practice.

Bulk samples are submitted for analysis in accordance with the following method: EPA 600 R-93 / 116-1993. Samples consisting of greater than 0.5% asbestos are reported as an asbestos-containing material as per WorkSafeBC.

Vermiculite samples are submitted for analysis in accordance with the Research Method for Sampling and Analysis of Fibrous Amphibole in Vermiculite Attic Insulation (EPA/600/R-04/004, January 2004, US EPA.) Samples of loose fill vermiculite insulation found to contain any trace of asbestos are reported as an asbestos-containing material as per WorkSafeBC.

Lead

Paint Bulk Sampling Procedures

During the assessment, a visual review of the painted surfaces is undertaken for paints and other surface coatings. A representative number of bulk samples of suspect coatings is then collected in accordance with recognized with WorkSafeBC requirements.

Paint samples are analyzed for total lead content using the following method:

1. Analysis: Lead in Paint Chips by Flame Atomic Absorption Spectroscopy (SW 846 3050B/7000B);

Leachability Considerations

Paint samples found to contain greater than 100 mg/kg lead are submitted for leachability testing and results are compared to the BC Hazardous Waste Regulation if it is anticipated that wastes will be generated that require disposal. Metal painted with lead paint that is destined for metals recycling do not need to undergo leachability testing and are not sampled.

1. Preparation: EPA Method 1311: Toxicity Characteristic Leaching Procedure
2. Analysis: Lead in Paint Chips by Flame Atomic Absorption Spectroscopy (SW 846 3050B/7000B)

Elemental Lead Assessment

Lead products were identified by visual observation only. No samples were collected.

Polychlorinated Biphenyls (PCB)

PCB-Containing Electrical Equipment

The Site was visually assessed for the presence of PCBs in electrical equipment such as fluorescent light ballasts. An in-depth review of each ballast is to be reserved for the deconstruction. Dismantling of in-service electrical equipment to observe individual ballasts was not feasible due to risk of electric shock and damage to the operating fixtures.

PCB-Containing Materials

Paints, fluids, stains, cables transformers and other suspect sources of PCBs were not tested for PCB-content as testing was beyond the scope of this assessment, unless previously agreed upon with the Client.

Ozone Depleting Substances (CFCs/ODS)

Where observed, equipment with potential ODS, such as refrigeration or fire suppression systems, was noted by NWest technician. Assessing the manufacturer's labels and maintenance records was outside the scope of work.

Mercury-Containing Equipment

Mercury containing thermostats, manometers and fluorescent tube/lamps were identified by visual observation only.

Radioactive Materials

Where observed, radioactive sources such as smoke detectors were noted by the NWest technicians. Testing for radioactive materials was outside the scope of this assessment.

Silica

Concrete, cement, tile, brick, masonry and mortar were assumed to contain crystalline silica. Observations were made on Site to determine the presence of potential silica-containing materials.

Mould and Biological Agents

Observations were made to identify the presence of suspected mould and/or stained building materials at the Site. Non-invasive and invasive investigation techniques were used depending on the agreement with the Client. Visual observations were made for evidence of rodent, avian or bat guano and other hazardous biological agents including biomedical waste, nests, damage, carcasses, traps, staining and tracks.

Flammable and/or Explosive Materials

The presence of flammable and/or explosive materials that was documented. These typically include above ground fuel storage tanks, drums, gas cans, cylinders with compressed contents and miscellaneous vessels. An assessment of the contents, if present, was beyond the scope of this project.

End of report.