

## School District 85



**Sea View Elementary School  
1120 Nigei Street, Port Alice, BC  
Asbestos Management Inventory**



**North West  
Environmental Group Ltd.**

NWest File: 39957 AMI V1.0  
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### Report Information

Client Name:	School District 85
Contact:	Darby Gildersleeve
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NWest Primary Contact:	Daniel Morton

### Document Sign-Off



Joel Shandro, B.Sc.  
Senior Project Manager  
Qualified Person as per OHS Regulation 6.1  
Review



Luke Kozlowski, Dipl. Env. Tech.  
Project Coordinator  
Author



Daniel Morton, B.Sc., PMP, CVI  
Project Manager  
Qualified Person as per OHS Regulation 6.1  
Review

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## Table of Contents

Table of Contents .....	ii
1 Introduction .....	1
2 Scope of Work and Exclusions .....	1
3 Regulatory Framework.....	2
4 Facility Description.....	2
5 Asbestos Management Inventory and Recommendations.....	3
6 General Recommendations .....	7
Appendix A. Photo Plates.....	8
Appendix B. Analytical Reports.....	12
Appendix C. Sample Location Drawings.....	13
Appendix D. Regulatory Framework.....	14
Appendix E. Methodology.....	15
Appendix F. Evaluation of Asbestos-Containing Materials .....	16

## 1 Introduction

North West Environmental Group Ltd. (NWest) was retained by School District 85 (the Client) to conduct an asbestos management inventory (AMI) at Sea View Elementary School located at 1120 Nigei Street, Port Alice, BC (site). The non-destructive assessment was conducted by NWest representatives, Luke Kozlowski and Paddy Greig on August 27, 2020.

The purpose of this assessment is to provide information regarding the presence and condition of asbestos and suspect asbestos containing building materials in the building structure. This inventory assessment involved the identification of asbestos containing materials and a condition assessment in support of the building owner/manager's regular monitoring of asbestos containing material conditions so that materials in good condition may be safely managed in place until they are removed, and damaged materials can be repaired or otherwise addressed in a timely manner. Regular inspections of asbestos containing building materials are required to mitigate the potential for occupant and worker exposure. This report may be used for day to day building maintenance activities involving minor disturbance of materials.

This assessment supports compliance with the following provincial legislation:

- ) BC Workers Compensation Act – Part 2, Division 4 (General Duties of Employers, Workers and Others), Section 25 (General duties of owner).
- ) BC Occupational Health and Safety Regulation – Part 6.4 (Asbestos-General Requirements, Inventory).

This asbestos management inventory assessment does not replace the requirement for the owner to undertake a pre-renovation or pre-demolition project-specific hazardous materials assessment as required by the BC Occupational Health and Safety Regulation section 20.112.

Note: ongoing repairs, maintenance, and renovations may result in some changes to the building after this report was printed.

## 2 Scope of Work and Exclusions

All accessible areas of the facility were included in this assessment. Whenever practicable, representative building material samples were collected for asbestos analysis. See Appendix E for assessment methodologies.

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; ceiling tiles were not removed to assess above-ceiling materials). As such, concealed asbestos containing materials may be present.

The following NWest historical data and information is included herein:

- ) NWest project number 30709, "Asbestos Inventory and Condition Assessment Sea View Elementary School", issued November 10, 2016.

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

**Table 2-1. Assessment Exclusions**

Area/System	Rationale
Roof	Outside assessment scope of work
Attic	Non-destructive assessment
Wall/ceiling cavities	Non-destructive assessment
Concrete block walls	Non-destructive assessment
Equipment/System	Outside assessment scope of work
Underground/buried equipment and systems	Outside assessment scope of work
Indoor air quality assessment	Outside assessment scope of work
Contents	Outside assessment scope of work

### 3 Regulatory Framework

The methods used for assessment, sample collection, and analysis were in accordance with applicable regulations and are acceptable to WorkSafeBC. See Appendix D for details on the applicable regulatory framework and additional standards that apply to this project.

### 4 Facility Description

The following is a summary of the building. Area calculations are approximate.

**Table 4-1. Building Summary**

Building System	Details
Construction date	Original construction: 1966
Renovation date(s) and description(s)	Renovation/Addition(s): 1970 New sheet flooring since 2016 assessment: Classrooms 3 and 5
Number of floors/levels	1
Area	Approximately 13,500 ft <sup>2</sup>
<b>Exterior Materials</b>	
Roofing	Torch-on asphalt membrane
Exterior	Wood, concrete block, and Hardie board
<b>Interior Materials</b>	
Ceiling	Acoustic ceiling tiles, drywall, wood, pegboard
Walls	Transite cement board, drywall, wood, pegboard
Floors	Sheet flooring, floor tile, carpet, wood, and rubber
Insulation	Fibreglass pipe insulation, potential vermiculite insulation in concrete blocks
HVAC (system type and insulation type)	Forced air
Lighting	Fluorescent and incandescent

## 5 Asbestos Management Inventory and Recommendations

This section summarises the observations made, and the analytical results for material samples collected during the site assessment. Photo plates are presented in Appendix A, analytical laboratory reports are included in Appendix B, and drawings showing sample locations are presented in Appendix C.

The following table summarizes the results of the inventory, condition assessment, and recommended management actions for known and suspect asbestos-containing materials (ACMs). The recommendations are derived by the friability, accessibility, and condition of the ACMs (See Appendix F). Quantities are estimated.

**Table 5-1. Asbestos-Containing Materials Summary**

Description	System	Locations	Status	Quantity	Accessibility	Friability	Condition	Mgmt Recommendation
Drywall joint compound	Wall	Classrooms: 1, 2, 3, 4, 5 Washrooms: Boy's and Girl's (Hallway 3), Boys's and Girl's (Gym), Staff Washrooms A+B Other: Art and Paper, Electrical and Furnace Room, Mechanical Room (Gym), Hallway 3, Literary Office, Office, Principal's Office, Staff Room	Confirmed	14,500 ft <sup>2</sup>	Access A	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
Drywall joint compound	Wall	Custodian/Janitor Room, RR Office	Confirmed	350 ft <sup>2</sup>	Access A	Non-friable	Fair-Poor	Action 5 – Proactive ACM removal / Action 6 – ACM repair Test prior to impact
Drywall joint compound	Ceiling	Mechanical Room (Gym)	Confirmed	175 ft <sup>2</sup>	Access A	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
Drywall joint compound	Ceiling	Electrical and Furnace Room	Confirmed	110 ft <sup>2</sup>	Access B	Non-friable	Poor	Action 3 – ACM removal required for compliance
Mastic – Black on sink	Sink	Classrooms: 1, 2, 3, 5	Confirmed	4 sinks	Access A	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
Cement pipe	Plumbing	Crawlspace Classroom 4	Confirmed	Not assessed / Assumed present throughout listed area	Access B	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact



**Warning:** in the event any additional suspect materials are encountered during renovation/repair activities, work on those materials should stop immediately and remain undisturbed until testing confirms the presence or absence of asbestos or other hazardous material

Description	System	Locations	Status	Quantity	Accessibility	Friability	Condition	Mgmt Recommendation
Cement board	Wall	Washrooms: Boy's (Hallway 3), Girl's (Gym), Staff Washrooms A + B	Confirmed	500 ft <sup>2</sup>	Access A	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
Cement board	Wall	Washroom: Girl's	Confirmed	200 ft <sup>2</sup>	Access A	Non-friable	Fair	Action 5 – Proactive ACM removal / Action 6 – ACM repair Test prior to impact
Floor tile type 3 – 9"x9" beige tile	Floor	Custodian/Janitor Room	Confirmed	80 ft <sup>2</sup>	Access B	Non-friable	Fair	Action 5 – Proactive ACM removal / Action 6 – ACM repair Test prior to impact
Caulking type 1 – Grey	Ducting	Classrooms: 1, 2, 3, 4 Washrooms: Boy's and Girl's (Hallway 3) Other: Crawlspace, Teacher's Work Area	Confirmed	Concealed. Assumed on ducting throughout building	Access C(c)	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
Mastic – Black on pipe insulation	Plumbing	Crawlspace Classroom 4	Suspect	Not assessed / Assumed present throughout listed area	Access B	Non-friable	Fair	Action 5 – Proactive ACM removal / Action 6 – ACM repair Test prior to impact
Ceiling tile (acoustic) type 1 – patterned fissure	Ceiling	Classroom 5, Hallway 3, Literary Office, Office, Principal's Office, Staff Room, Teacher's Work Area, Staff Washrooms A + B	Suspect	3,500 ft <sup>2</sup>	Access A	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
1"x1" White and gold ceramic tile grout and thinset	Urinals	Boy's washroom	Suspect	20 ft <sup>2</sup>	Access A	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
Window putty – Black	Window Seal	Classrooms: 1, 2, 4 Literary Office	Suspect	All remaining windows in listed locations.	Access A	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
Window putty – Grey	Window Seal	Literary Office	Suspect	1 Window	Access A	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact



**Warning:** in the event any additional suspect materials are encountered during renovation/repair activities, work on those materials should stop immediately and remain undisturbed until testing confirms the presence or absence of asbestos or other hazardous material

Description	System	Locations	Status	Quantity	Accessibility	Friability	Condition	Mgmt Recommendation
Mastic – White on sink	Sink	Staff Room	Suspect	1 Sink	Access A	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
Mastic – Gold on sink	Sink	Teachers Work Area	Suspect	1 Sink	Access A	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
Fire door	Door	Mechanical Room	Suspect	1 Door	Access A	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
Torch-on roofing	Roof	Building Roof	Suspect	13,500 ft <sup>2</sup>	Access B	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
Vermiculite insulation	Wall cavities	Gym	Suspect	1,000 ft <sup>3</sup>	Access D	Friable	Concealed	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
Baseboard adhesive (various)	Baseboard	Throughout Building	Suspect	Throughout building	Access A	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact

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
- ) Formed cement products
- ) Bell and spigot piping gaskets
- ) Incandescent light fixtures (heat shields)
- ) Floor leveling compound
- ) Vermiculite in wall cavities including concrete block void spaces
- ) Penetration caulking and/or parging

A summary of materials known or presumed not to contain asbestos is presented as follows:



**Warning:** in the event any additional suspect materials are encountered during renovation/repair activities, work on those materials should stop immediately and remain undisturbed until testing confirms the presence or absence of asbestos or other hazardous material

**Table 5-2. Non-Asbestos-Containing Materials**

Location(s)	Material Description	Sample Quantity	Comments
Exterior: windows	Caulking – White	1	Visually confirmed as silicone
Exterior: siding	Other – Cement board (Hardie board)	1	None
Washrooms: Boy’s and Girl’s (Hallway 3), Staff Washrooms A+B Other: Hallway 3	Sheet flooring type 3 – Grey, black, and white stone pattern	1	None
Classrooms: 1, 2, 4	Sheet flooring type 4 – Brown and orange splotch pattern	1	None
Other: Staff Room (Hallway 2)	Sheet flooring type 7 – White square pattern	1	None
Boys Washroom (Gym)	Sheet flooring type 8 – White mosaic pattern	1	None
Girl’s Washroom (Gym)	Sheet flooring type 9 – Green/grey marble pattern	1	None
Other: Storage A (Gym), Stage (Gym)	Sheet flooring type 10 – Beige splash pattern	1	None
Equipment Room (Gym)	Sheet flooring type 10 – Beige splash pattern	1	None
Classrooms: 3, 5	Sheet flooring type 11 – Grey and white mosaic	0	Flooring installed sometime after 2016 assessment
Teachers Work Area	Sheet flooring type 12 – Off-white speckled	0	Flooring installed sometime after 2016 assessment
Other: Crawlspace Classroom 4, Art and Paper, Custodian/Janitor Room, Electrical and Furnace Room, RR Office	Pipe insulation - Fibreglass	1	Visually confirmed
Classrooms: 1, 2, 3, 4 Washrooms: Boy’s and Girl’s (Hallway 3) Other: Art and Paper Room, Gym Foyer, Equipment Room (Gym)	Ceiling tile (acoustic) type 1 – 1’x 1’ Donnacona tile	0	Wood fibre ceiling tile

Materials assumed not to contain asbestos include:

- ) post-1990 construction materials with the exception of formed cement products, vermiculite, fire stop caulking, gaskets.
- ) wood and wood composite materials, including pegboard
- ) carpet
- ) plastics in non-industrial applications
- ) metals
- ) glazing
- ) exterior below-grade drainage and plumbing systems
- ) ceramic tile, excluding adhesives, grout, and thinset mortar



**Warning:** in the event any additional suspect materials are encountered during renovation/repair activities, work on those materials should stop immediately and remain undisturbed until testing confirms the presence or absence of asbestos or other hazardous material

## 6 General Recommendations

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

1. Ensure that the inventory is kept current with respect to presence and condition of asbestos-containing materials, and a record is kept of any changes made to the inventory.
2. Retain a current version of the inventory until all the asbestos-containing materials are removed from the Site.
3. Ensure that a copy of the current version of the inventory is readily available at the Site.
4. Ensure that all asbestos-containing materials present at the Site are identified by signs, labels or, when these are not practicable, other effective means.
5. A qualified person must undertake a pre-renovation/demolition project-specific hazardous materials assessment prior to planned work other than minor maintenance activities that impacts building materials or systems that conforms to the requirements of the BC Occupational Health and Safety Regulation section 20.112. A qualified person must complete a risk assessment and safe work procedures for all hazardous materials that may be impacted by maintenance and/or renovation work. Removal or disturbance of hazardous materials must be undertaken by a qualified contractor employing WorkSafeBC-approved procedures.
6. Maintenance work must STOP if previously unidentified suspected hazardous materials are encountered or inadvertently damaged or disturbed during maintenance activities. These suspect materials must be left undisturbed until a qualified person has determined the status of the material.
7. Damage to asbestos-containing materials must be repaired or otherwise rendered non-hazardous to unprotected workers and occupants without delay (e.g. enclose damaged materials with a dust barrier).

**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: Drywall Joint Compound  
Location: Classroom 1  
**Asbestos: 1.6% Chrysotile**  
Sample(s): 30709-8 (layer 2)



Photo 2  
Description: Mastic – Black on Sink  
Location: Classroom 1  
**Asbestos: 10% Chrysotile**  
Sample(s): 30709-7



Photo 3  
Description: Cement Pipe  
Location: Crawlspace  
**Asbestos: 30% Chrysotile  
10% Crocidolite**  
Sample(s): 30709-11



Photo 4  
Description: Floor Tile 3: 9"x9" beige tile  
Location: Custodian/Janitor Room  
**Asbestos: 1.2% Chrysotile**  
Sample(s): 30709-11



Photo 5  
Description: Ductwork caulking (grey)  
Location: Mechanical Room  
**Asbestos: 10% Chrysotile**  
Sample(s): 30709-21b



Photo 6  
Description: Cement board  
Location: Storage Room  
**Asbestos: 31% Chrysotile**  
Sample(s): 39957-56b

No photo available



Photo 8  
Description: Ceiling tile (acoustic) type 1 - patterned fissure  
Location: Classroom 5  
**Asbestos: Suspect**

Photo 7  
Description: Mastic - Black on pipe insulation  
Location: Classroom Crawlspace 4  
**Asbestos: Suspect**



Photo 9  
Description: 1"x1" White and gold ceramic tile grout and thinset  
Location: Boy's Washroom  
**Asbestos: Suspect**



Photo 10  
Description: Window putty – Black  
Location: Classroom 1  
**Asbestos: Suspect**



Photo 11  
Description: Mastic – Gold on sink  
Location: Teachers Work Area  
**Asbestos: Suspect**



Photo 12  
Description: Fire door  
Location: Mechanical Room  
**Asbestos: Suspect**



Photo 13  
Description: Torch-on roofing  
Location: Building roof  
**Asbestos:** **Suspect**



Photo 14  
Description: Baseboard adhesive  
Location: Library office  
**Asbestos:** **Suspect**



Photo 15  
Description: Potential vermiculite insulation in concrete block wall cavities  
Location: Gym  
**Asbestos:** **Suspect**

**Appendix B. Analytical Reports**



**Warning:** in the event any additional suspect materials are encountered during renovation/repair activities, work on those materials should stop immediately and remain undisturbed until testing confirms the presence or absence of asbestos or other hazardous material



## Bulk Samples Report

### Asbestos Analysis of Bulk Materials using Polarized Light Microscopy

**Client:** School District 85 - Vancouver Island North

**Date:** September 16, 2020

**Contractor:** School District 85 - Vancouver Island North

**Purchase Order:** 28285

**Project:** Asbestos Inventory SD 85 Schools

**Project Number:** 39957

Sample No.	Location	Date Analysed	Analyst	Client Description	Phase	%	Asbestos	%	Other Materials	%	Comments
39957-1b	NISS - Exterior Main Entrance Stairs	Sep 15, 2020	BR	Caulking (Grey)	Grey	100	None Detected	0	Non-Fibrous	100	
39957-2b Layer 1	NISS - Room 100	Sep 15, 2020	BR	Sheet Floor 2 Mastic (Brown)	Wear Surface- Light Grey/Dark Grey	45	None Detected	0	Non-Fibrous	100	
39957-2b Layer 2	NISS - Room 100	Sep 15, 2020	BR	Sheet Floor 2 Mastic (Brown)	Paper Backing - White	45	None Detected	0	Synthetic (65%) Non-Fibrous (35%)	100	
39957-2b Layer 3	NISS - Room 100	Sep 15, 2020	BR	Sheet Floor 2 Mastic (Brown)	Adhesive - Brown	10	None Detected	0	Non-Fibrous	100	
39957-3b	NISS - Room 103	Sep 15, 2020	BR	Ceiling Tile (Acoustic) - ACT 1 Patterned Fissure	Grey/White	100	None Detected	0	Cellulose (36%) Glass (36%) Non-Fibrous (28%)	100	
39957-4b	NISS - Hallway 4	Sep 15, 2020	BR	Ceiling Tile (Acoustic) - ACT 1 Patterned Fissure	Grey/White	100	None Detected	0	Cellulose (36%) Glass (36%) Non-Fibrous (28%)	100	
39957-5b	NISS - Hallway 4	Sep 15, 2020	BR	Drywall Joint Compound	White	100	None Detected	0	Non-Fibrous	100	
39957-6b	NISS - Staff Room (Adj. Hallway 4)	Sep 15, 2020	BR	Drywall Joint Compound	White	100	None Detected	0	Non-Fibrous	100	
39957-7b	NISS - Room 108	Sep 15, 2020	BR	Sink Mastic/Coating (Beige)	Beige	100	None Detected	0	Non-Fibrous	100	
39957-8b	NISS - Room 103 Wall	Sep 15, 2020	BR	Exposed Adhesive (Grey)	Grey	100	None Detected	0	Non-Fibrous	100	
39957-9b Layer 1	NISS - Janitor Closet (Adj. Hallway 4)	Sep 15, 2020	BR	Pipe Elbow Insulation	Pipe Wrap - Off White	10	None Detected	0	Cellulose (78%) Non-Fibrous (22%)	100	
39957-9b Layer 2	NISS - Janitor Closet (Adj. Hallway 4)	Sep 15, 2020	BR	Pipe Elbow Insulation	Pipe Insulation - Off White	90	Chrysotile (26%) Amosite (4%)	30	Cellulose (11%) Non-Fibrous (59%)	70	
39957-10b	NISS - Drama Room	Sep 15, 2020	BR	Drywall Joint Compound	White	100	None Detected	0	Non-Fibrous	100	



Sample No.	Location	Date Analysed	Analyst	Client Description	Phase	%	Asbestos	%	Other Materials	%	Comments
39957-11b	NISS - Room 319	Sep 15, 2020	BR	Baseboard Adhesive	Yellow	100	None Detected	0	Non-Fibrous	100	
39957-12b Layer 1	NISS - Basement Storage Room	Sep 15, 2020	BR	Pipe fitting insulation	Pipe Wrap - Off White	10	None Detected	0	Cellulose (78%) Non-Fibrous (22%)	100	
39957-12b Layer 2	NISS - Basement Storage Room	Sep 15, 2020	BR	Pipe fitting insulation	Pipe Insulation - Off White	90	Chrysotile (26%) Amosite (4%)	30	Cellulose (11%) Non-Fibrous (59%)	70	
39957-13b Layer 1	NISS - Basement Storage Room	Sep 15, 2020	BR	Pipe elbow insulation	Pipe Wrap - Off White	10	None Detected	0	Cellulose (78%) Non-Fibrous (22%)	100	
39957-13b Layer 2	NISS - Basement Storage Room	Sep 15, 2020	BR	Pipe elbow insulation	Pipe Insulation - Off White	90	Chrysotile (26%) Amosite (4%)	30	Cellulose (11%) Non-Fibrous (59%)	70	
39957-14b	NISS - Drama Room	Sep 15, 2020	BR	Baseboard Adhesive	Tan	100	None Detected	0	Non-Fibrous	100	
39957-15b Layer 1	NISS - Janitor Closet (Adj. Hallway 8)	Sep 15, 2020	BR	Pipe run insulation	Pipe Wrap - Silver/White	25	None Detected	0	Cellulose (36%) Glass (28%) Non-Fibrous (36%)	100	
39957-15b Layer 2	NISS - Janitor Closet (Adj. Hallway 8)	Sep 15, 2020	BR	Pipe run insulation	Insulation - Yellow	75	None Detected	0	Glass	100	
39957-16b	NISS - Basement Crawlspace Foundation Wall	Sep 15, 2020	BR	Tar Paper	Black	100	None Detected	0	Cellulose (58%) Non-Fibrous (42%)	100	
39957-17b Layer 1	NISS - Basement Crawlspace	Sep 15, 2020	BR	Pipe run insulation with black mastic	Pipe Wrap - Silver/Black/White	80	None Detected	0	Cellulose (35%) Non-Fibrous (65%)	100	
39957-17b Layer 2	NISS - Basement Crawlspace	Sep 15, 2020	BR	Pipe run insulation with black mastic	Mastic - Black	20	None Detected	0	Non-Fibrous	100	
39957-18b	NISS - Storage Room (Adj. Hallway 3)	Sep 15, 2020	BR	Drywall Joint Compound	White	100	None Detected	0	Non-Fibrous	100	
39957-19b	NISS Maintenance Shop Building 2 Exterior	Sep 15, 2020	BR	Aggregate Panel beneath Window	Dark Brown/Grey	100	None Detected	0	Non-Fibrous	100	
39957-20b Layer 1	NISS Maintenance Shop Building 1 Room C	Sep 15, 2020	BR	Floor Tile - FT1 9x9 Grey w/White Streaks	Floor Tile - Grey	90	None Detected	0	Non-Fibrous	100	
39957-20b Layer 2	NISS Maintenance Shop Building 1 Room C	Sep 15, 2020	BR	Floor Tile - FT1 9x9 Grey w/White Streaks	Mastic - Black	10	None Detected	0	Non-Fibrous	100	
39957-21b	NISS Shop - Wood Shop Classroom	Sep 15, 2020	BR	Drywall Joint Compound	White	100	None Detected	0	Non-Fibrous	100	
39957-22b	NISS Shop - Wood Shop	Sep 15, 2020	BR	Drywall Joint Compound	White	100	None Detected	0	Non-Fibrous	100	
39957-23b	NISS Shop - Drafting Room	Sep 15, 2020	BR	Drywall Joint Compound	White	100	None Detected	0	Non-Fibrous	100	
39957-24b	NISS Maintenance Shop Building 1 Mech Room	Sep 15, 2020	BR	Drywall Joint Compound	Off White	100	Chrysotile	1.5	Non-Fibrous	98.5	



Sample No.	Location	Date Analysed	Analyst	Client Description	Phase	%	Asbestos	%	Other Materials	%	Comments
39957-25b	NISS Maintenance Shop Building 1 Storage Room	Sep 15, 2020	BR	Drywall Joint Compound	White	100	None Detected	0	Non-Fibrous	100	
39957-26b	NISS Maintenance Shop Building 1 Mech Room	Sep 15, 2020	BR	Floor tile (Unknown Pattern) under plywood	Beige	100	None Detected	0	Non-Fibrous	100	
39957-27b	Cheslakees Mechanical Room	Sep 15, 2020	BR	Drywall Joint Compound	White	100	None Detected	0	Non-Fibrous	100	
39957-28b	Cheslakees Girls Washroom	Sep 15, 2020	BR	Drywall Joint Compound	White	100	None Detected	0	Non-Fibrous	100	
39957-30b	Sunset Elem. Mezzanine Band Room Janitor Closet	Sep 15, 2020	BR	Ceiling Tile (Acoustic) - CT2 Latitudinal Fissure Small & Large Pinhole	White/Grey	100	None Detected	0	Cellulose (36%) Glass (36%) Non-Fibrous (28%)	100	
39957-31b Layer 1	A.J. Elliott Exterior	Sep 15, 2020	BR	Stucco	Top Coat - White	50	None Detected	0	Non-Fibrous	100	
39957-31b Layer 2	A.J. Elliott Exterior	Sep 15, 2020	BR	Stucco	Base Coat - Grey	50	None Detected	0	Non-Fibrous	100	
39957-32b	Alert Bay Learning Centre Janitor Closet	Sep 15, 2020	BR	Floor Tile - FT1 Beige 12x12 w/Brown + White Streaks	Grey	100	None Detected	0	Non-Fibrous	100	
39957-33b	Alert Bay Learning Centre Janitor Closet	Sep 15, 2020	BR	Ceiling Tile (Acoustic) - CT1 2x4 Small and Large Pinholes	Grey/White	100	None Detected	0	Cellulose (36%) Glass (36%) Non-Fibrous (28%)	100	
39957-34b	Alert Bay Learning Centre Storage Rm 2	Sep 15, 2020	BR	Drywall Joint Compound	Off White/Beige	100	None Detected	0	Non-Fibrous	100	
39957-35b	Alert Bay Learning Centre Storage Rm 2	Sep 15, 2020	BR	Baseboard Adhesive (Brown)	Brown	100	None Detected	0	Non-Fibrous	100	
39957-36b	Alert Bay Learning Centre Girls Washroom Corridor	Sep 15, 2020	BR	Window Putty (Black)	Black	100	Chrysotile	11	Non-Fibrous	89	
39957-37b	83 McRae Drive: Exterior Window	Sep 15, 2020	BR	Window Putty (White)	White	100	None Detected	0	Non-Fibrous	100	
39957-38b Layer 1	86 McRae Drive Hallway	Sep 15, 2020	BR	Sheet Flooring - SF2 Brown Hexagonal Mosaic	Wear Surface - Light Brown/Dark Brown	50	None Detected	0	Non-Fibrous	100	
39957-38b Layer 2	86 McRae Drive Hallway	Sep 15, 2020	BR	Sheet Flooring - SF2 Brown Hexagonal Mosaic	Paper Backing - Off White	50	Chrysotile	35	Non-Fibrous	65	
39957-39b	Tacan Maintenance Offices and Shop Exterior Wall	Sep 15, 2020	BR	Caulking (White) on Vents	White	100	None Detected	0	Non-Fibrous	100	
39957-40b	PHSS - Room 338	Sep 15, 2020	BR	Drywall Joint Compound	White	100	None Detected	0	Non-Fibrous	100	
39957-41b	PHSS - Gym Mezzanine Stairwell	Sep 15, 2020	BR	Stair Tread (Red)	Red	100	None Detected	0	Non-Fibrous	100	



Sample No.	Location	Date Analysed	Analyst	Client Description	Phase	%	Asbestos	%	Other Materials	%	Comments
39957-42b Layer 1	PHSS - Gym Mezzanine Stairwell	Sep 15, 2020	BR	Baseboard Adhesive (Yellow) + DW Joint Compound	Baseboard Adhesive - Brown	50	None Detected	0	Non-Fibrous	100	
39957-42b Layer 2	PHSS - Gym Mezzanine Stairwell	Sep 15, 2020	BR	Baseboard Adhesive (Yellow) + DW Joint Compound	Drywall Joint Compound - White	50	None Detected	0	Non-Fibrous	100	
39957-43b	PHSS - Room 400	Sep 15, 2020	BR	Baseboard Adhesive (White)	Off White	100	None Detected	0	Non-Fibrous	100	
39957-44b	Quatsino Elementary - Storage Room	Sep 15, 2020	BR	Drywall Joint Compound	White	100	None Detected	0	Non-Fibrous	100	
39957-45b	Quatsino Elementary - Exterior Stairs	Sep 15, 2020	BR	Stair Tread (Asphalt)	Black/Grey	100	None Detected	0	Synthetic (35%) Non-Fibrous (65%)	100	
39957-46b Layer 1	Quatsino Elementary - Classroom	Sep 15, 2020	BR	Floor Tile - FT1 Beige 9x9 w/Red, Green, + Yellow Streaks	Wear Surface - Beige/Green/Red	50	None Detected	0	Cellulose (18%) Non-Fibrous (82%)	100	
39957-46b Layer 2	Quatsino Elementary - Classroom	Sep 15, 2020	BR	Floor Tile - FT1 Beige 9x9 w/Red, Green, + Yellow Streaks	Asphalt Paper Backing - Black	50	None Detected	0	Synthetic (14%) Cellulose (38%) Non-Fibrous (48%)	100	
39957-47b	School Board Office Lower Level Main Room	Sep 15, 2020	BR	Window Putty (Black)	Black	100	Chrysotile	12	Non-Fibrous	88	
39957-48b	School Board Office Copy Room	Sep 15, 2020	BR	Drywall Joint Compound	White	100	None Detected	0	Non-Fibrous	100	
39957-49b	School Board Office Lower Level North Exit/Entry	Sep 15, 2020	BR	Drywall Joint Compound	White	100	None Detected	0	Non-Fibrous	100	
39957-50b	School Board Office Interior Stairs	Sep 15, 2020	BR	Stair Tread (Brown/Red)	Red/Brown	100	None Detected	0	Non-Fibrous	100	
39957-51b	Seaview Activity Centre - Room 2 Window	Sep 15, 2020	BR	Window Putty (Black)	Black	100	Chrysotile	12	Non-Fibrous	88	
39957-52b Layer 1	Seaview Activity Centre - Janitor Room	Sep 15, 2020	BR	Pipe Wrap with Black Mastic	Pipe Wrap - Silver/Black	80	None Detected	0	Cellulose (35%) Non-Fibrous (65%)	100	
39957-52b Layer 2	Seaview Activity Centre - Janitor Room	Sep 15, 2020	BR	Pipe Wrap with Black Mastic	Mastic - Black	20	None Detected	0	Non-Fibrous	100	
39957-53b	Seaview Carpentry Shop Storage Room B	Sep 15, 2020	BR	Vermiculite Insulation	Silver/Grey/Brown	100	Actinolite	0.5	Cellulose (4%) Non-Fibrous (95.5%)	99.5	
39957-54b	Seaview Secondary School - Room 5	Sep 15, 2020	BR	Window Putty (Black)	Black	100	None Detected	0	Cellulose (8%) Synthetic (8%) Non-Fibrous (84%)	100	
39957-55b	Seaview Secondary School - Room 4	Sep 15, 2020	BR		Dark Brown	100	None Detected	0	Non-Fibrous	100	
39957-56b	Seaview Elementary - Girls Washroom	Sep 15, 2020	BR	Cement Board	Off White/Grey/Green	100	Chrysotile	31	Non-Fibrous	69	



Sample No.	Location	Date Analysed	Analyst	Client Description	Phase	%	Asbestos	%	Other Materials	%	Comments
39957-57b	Eagle View Elem. - Gym Stairs	Sep 15, 2020	BR	Mastic - FT3 Mastic (Black)	Black	100	None Detected	0	Non-Fibrous	100	
39957-58b	Eagle View Elem. - Gym Storage Room	Sep 15, 2020	BR	Mastic - FT3 Mastic (Black)	Black	100	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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LAB# 202314

## Bulk Sample Report

### Asbestos Analysis of Bulk Materials using Polarized Light Microscopy

**Client:** School District 85 - Vancouver Island North

**Date:** September 14, 2016

**Contractor:** School District 85 - Vancouver Island North

**Client Job or PO#:**

**Project:** SeaView Elementary School

**Project number:** 30709

Sample No	Location	Date Analysed	Analyst	Client Description	Phase	%	Asbestos	%	Other Materials	%	Comments
30709-1	Exterior	Sep-12-2016	IATL	Caulking - Caulking	White	100	None Detected	0	Non-Fibrous	100	
30709-2	Exterior	Sep-12-2016	IATL	Other - Cement Board	Tan	100	None Detected	0	Cellulose (30%) Non-Fibrous (70%)	100	
30709-3 Layer 1	Boys Washroom Hallway 3	Sep-12-2016	IATL	Sheet Flooring - SF3- Gray, Black and White Stone Pattern	Grey	50	None Detected	0	Synthetic (10%) Glass (10%) Non-Fibrous (80%)	100	
30709-3 Layer 2	Boys Washroom Hallway 3	Sep-12-2016	IATL	Sheet Flooring - SF3- Gray, Black and White Stone Pattern	Yellow	50	None Detected	0	Non-Fibrous	100	
30709-4	Hallway 3	Sep-12-2016	IATL	Drywall Joint Compound - White Cementitious	White	100	<b>Chrysotile</b>	<b>0.5</b>	Non-Fibrous	99.5	
30709-5	Hallway 3	Sep-12-2016	IATL	Ceiling Tile (Acoustic) - ACT 1 Patterned Fissure	White	100	None Detected	0	Cellulose (60%) Glass (20%) Non-Fibrous (20%)	100	
30709-6	Classroom 2	Sep-12-2016	IATL	Sheet Flooring - SF4- Brown and Orange Spotch Pattern	Brown	100	None Detected	0	Cellulose (20%) Non-Fibrous (80%)	100	
30709-7	Classroom 1	Sep-12-2016	IATL	Mastic - Sink Acoustical Insulation	Black	100	<b>Chrysotile</b>	<b>10</b>	Non-Fibrous	90	
30709-8 Layer 1	Classroom 1	Sep-12-2016	IATL	Drywall Joint Compound - White Cementitious	White	50	None Detected	0	Cellulose (5%) Non-Fibrous (95%)	100	
30709-8 Layer 2	Classroom 1	Sep-12-2016	IATL	Drywall Joint Compound - White Cementitious	White	50	<b>Chrysotile</b>	<b>1.6</b>	Non-Fibrous	98.4	

Note: Samples were analyzed by method: EPA/600/R-93/116" Bulk Asbestos Analysis by Polarized Light Microscopy". For heterogenous materials the concentration may vary. No reproduction without permission.

Sample No	Location	Date Analysed	Analyst	Client Description	Phase	%	Asbestos	%	Other Materials	%	Comments
30709-9	Electrical and Furnace Room - Hallway 3	Sep-12-2016	IATL	Drywall Joint Compound - White Cementitious	White	100	Chrysotile	1.9	Non-Fibrous	98.1	
30709-10	Teachers Work Area - Hallway 3	Sep-12-2016	IATL	Caulking - Gray	Grey	100	None Detected	0	Non-Fibrous	100	
30709-11	Crawl Space Classroom 4	Sep-12-2016	IATL	Other - Asbestos Cement Pipe	Grey	100	Chrysotile (30%) Crocidolite (10%)	40	Non-Fibrous	60	
30709-12	Crawl Space Classroom 4	Sep-12-2016	IATL	Mastic - Pipe Insulation	Black	100	None Detected	0	Non-Fibrous	100	
30709-13	Crawl Space Classroom 4	Sep-12-2016	IATL	Mastic	Black	100	None Detected	0	Non-Fibrous	100	
30709-14	Custodian (Janitor) - Hallway 2	Sep-12-2016	IATL	Floor Tile - FT3 - 9x9 Beige Tile	Tan	100	Chrysotile	1.2	Non-Fibrous	98.8	
30709-15 Layer 1	Staff Room - Hallway 2	Sep-12-2016	IATL	Sheet Flooring - SF7-White Square Pattern	White	50	None Detected	0	Cellulose (20%) Glass (5%) Non-Fibrous (75%)	100	
30709-15 Layer 2	Staff Room - Hallway 2	Sep-12-2016	IATL	Sheet Flooring - SF7-White Square Pattern	Yellow	50	None Detected	0	Non-Fibrous	100	
30709-16	Staff Room - Hallway 2	Sep-12-2016	IATL	Mastic - Sink Acoustical Insulation	White	100	None Detected	0	Non-Fibrous	100	
30709-17 Layer 1	Custodian (Janitor) - Hallway 2	Sep-12-2016	IATL	Drywall Joint Compound - White Cementitious	White	50	Chrysotile	1.4	Non-Fibrous	98.6	
30709-17 Layer 2	Custodian (Janitor) - Hallway 2	Sep-12-2016	IATL	Drywall Joint Compound - White Cementitious	White	50	Chrysotile	1.1	Non-Fibrous	98.9	
30709-18	Gym - Storage (A)	Sep-12-2016	IATL	Other - SF9-Green Gray Marble Pattern	Grey	100	None Detected	0	Cellulose (20%) Non-Fibrous (80%)	100	
30709-19	Gym - Boys Washroom	Sep-12-2016	IATL	Sheet Flooring - SF8-Mosaic Pattern	White	100	None Detected	0	Cellulose (10%) Synthetic (10%) Glass (5%) Non-Fibrous (75%)	100	
30709-20	Gym EQ	Sep-12-2016	IATL	Sheet Flooring - SF10-Beige Splash Pattern	Tan	100	None Detected	0	Cellulose (20%) Non-Fibrous (80%)	100	
30709-21	Gym - Mechanical Room	Sep-12-2016	IATL	Caulking - Ductwork Caulking	Grey	100	Chrysotile	10	Non-Fibrous	90	
30709-22	Gym - Mechanical Room	Sep-12-2016	IATL	Drywall Joint Compound - White Cementitious	White	100	Chrysotile	1.2	Non-Fibrous	98.8	

Note: Samples were analyzed by method: EPA/600/R-93/116" Bulk Asbestos Analysis by Polarized Light Microscopy". For heterogenous materials the concentration may vary. No reproduction without permission.



LAB# 202314

**Appendix C. Sample Location Drawings**



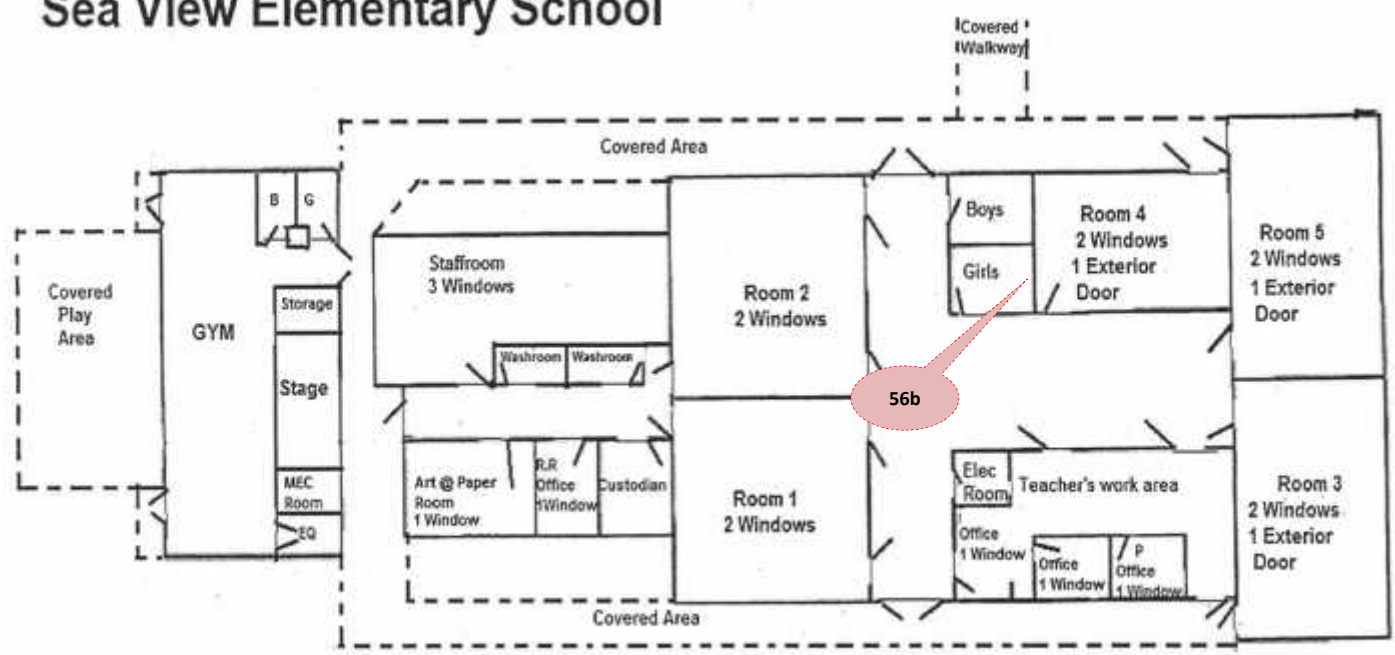
**Warning:** in the event any additional suspect materials are encountered during renovation/repair activities, work on those materials should stop immediately and remain undisturbed until testing confirms the presence or absence of asbestos or other hazardous material



**Location:** Sea View Elementary School, 1120 Nigei Street, Port Alice, BC  
**Drawing Title:** Sample Locations  
**Project No:** 39957  
**Drawing No:** 001  
**Surveyed By:** PG & LK  
**Survey Date:** August 27, 2020

56b Cement Board

# Sea View Elementary School



Revised Sept 2015  
H Kolich

### Sample Results

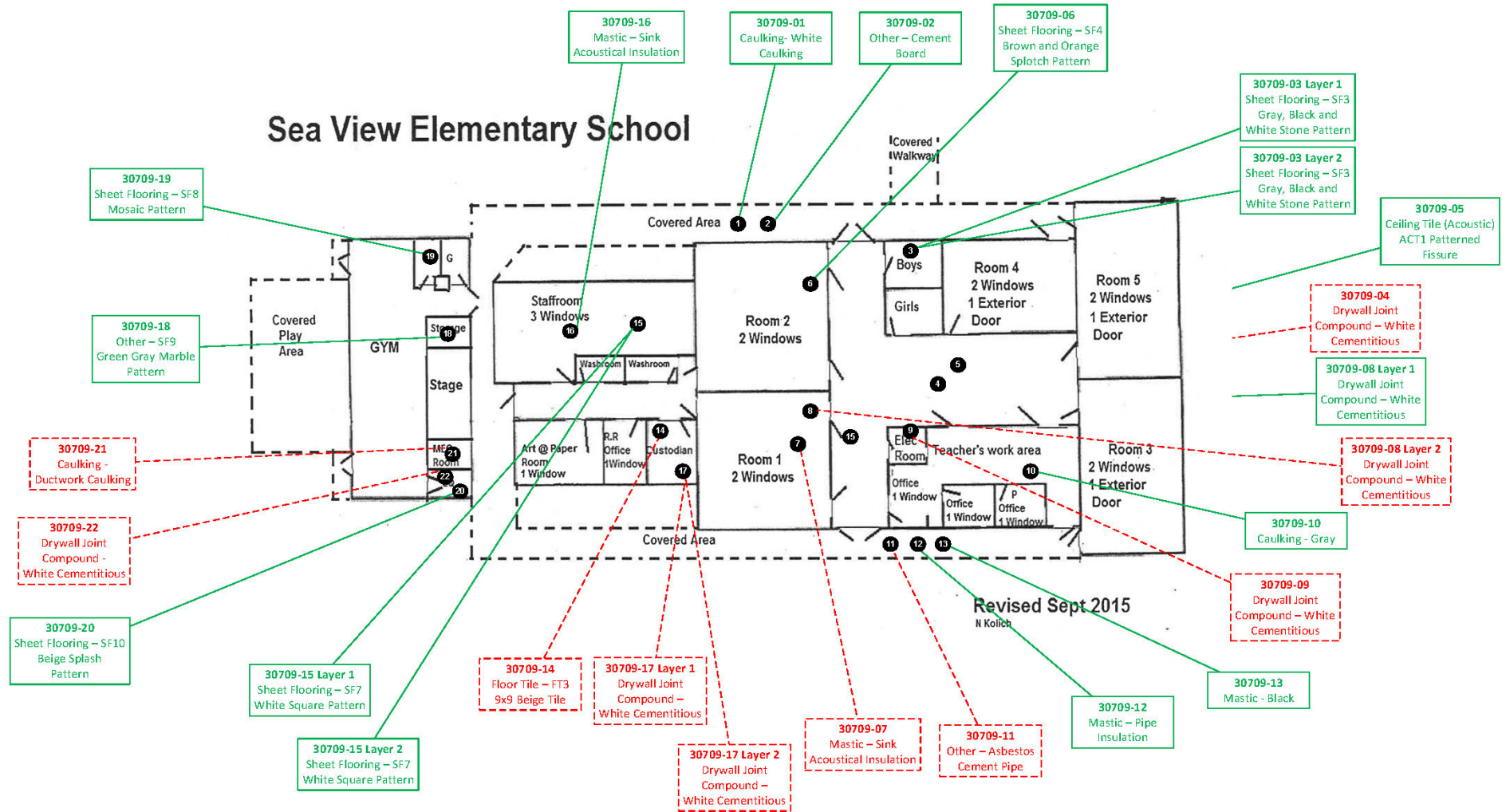


Asbestos Not Detected



Material Contains Asbestos

# Sea View Elementary School



Revised Sept 2015  
N Koller

Drawing Not to Scale

### Sample Result Key

- 123 No Asbestos Detected
- 123 Material Contains Asbestos
- 123 Lead (Pb) Sample

ADDRESS/LOCATION:  
Sea View Elementary School  
1120 Nigei Street, Port Alice, BC  
V0N 2N0  
DRAWING TITLE:  
School District 85

PROJECT NO.: 30709

DATE: 09/02/2016

SURVEYED BY: Julie Scott/Moncrieff/  
Bill Sullivan

DRAWING NO.: 008



#201-415 Gorge Road East

Victoria B.C. V8T 2W1

## Appendix D. Regulatory Framework

1. **Workers Compensation Act**, Part 2, Division 4 (General Duties of Employers, Workers and Others), Section 25 (General duties of owner).
2. **BC Occupational Health and Safety Regulation**, BC Reg. 296/97, including amendments.
3. **Safe Work Practices for Handling Asbestos**, WorkSafeBC, current edition.
4. **Hazardous Waste Regulation**, BC Ministry of Environment, including amendments.
5. **Transportation of Dangerous Goods Regulations SOR / 2008-34**, Transportation of Dangerous Goods Act, SOR/2008/34 including amendments.

## Appendix E. Methodology

The assessment adhered to applicable regulations and followed industry-accepted standards and methodologies.

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

### Asbestos

An initial walk-through was conducted of the assessment areas for building materials and machinery or equipment to make a preliminary determination if asbestos could be present.

To confirm or discount the presence of asbestos, representative bulk samples were collected. The sample locations in the building are identified with a unique sample number. Whenever practicable, a representative number of material samples were collected as per WorkSafeBC guidance. Some materials could not be representatively sampled due to accessibility or if sample collection would damage the remaining material.

Bulk samples were submitted for analysis in accordance with the following method: EPA 600 R-93 / 116-1993. Samples consisting of greater than 0.5% asbestos were reported as an asbestos-containing material as per WorkSafeBC. See Appendix G for details on how asbestos-containing materials are evaluated to determine management actions.

Vermiculite samples were 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 were reported as

## Appendix F. Evaluation of Asbestos-Containing Materials

Evaluation of asbestos-containing materials (ACMs) is based on the condition of the material, its accessibility, and its friability. The following are guidelines used to evaluate ACMs and the action, if any, required to safely manage them.

### Spray Applied Fireproofing, Insulation and Texture Finishes

In evaluating the condition of ACM spray applied as fireproofing, thermal insulation or texture, decorative or acoustic finishes, the following criteria apply.

<b>GOOD</b>	Surface of material shows no significant signs of damage, deterioration or delamination. Up to one percent visible damage to surface is allowed within range of GOOD. Evaluation of sprayed fireproofing requires the assessor to be familiar with the irregular surface texture typical of sprayed asbestos products. GOOD condition includes un-encapsulated or unpainted fireproofing or texture finishes, where no delamination or damage is observed, and encapsulated fireproofing or texture finishes where the encapsulation has been applied after the damage or fallout occurred.
<b>POOR</b>	Sprayed materials show signs of damage, delamination or deterioration. More than one percent damage to surface of ACM spray.
<b>DEBRIS</b>	Spray materials are dislodged from surface application source. The identified debris is noted as being separated from the original source.

### Mechanical Insulation

In evaluating the condition of mechanical insulation (on boilers, breeching, ductwork, piping, tanks, equipment etc.) the following criteria are used.

<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 surface damage (i.e., scuffs or stains), but the jacketing is not penetrated.
<b>FAIR</b>	Minor penetration 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 should be minor to none.
<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.
<b>DEBRIS</b>	Insulation materials are dislodged from surface application source. The identified debris is noted as being separated from the original source.

### Non-Friable and Potentially Friable Materials

Non-friable materials generally have little potential to release airborne fibres, even when damaged by mechanical breakage. However, some non-friable materials, i.e., exterior asbestos concrete products, may have deteriorated so that the binder no longer effectively contains the asbestos fibres. In such cases of significantly deteriorated non-friable material, the material will be treated as a friable product.

### Accessibility

The accessibility of building materials known or suspect of being ACM is rated according to the following criteria.

<b>Access (A)</b>	Areas of the building within reach (from floor level) of all building users. Includes areas such as gymnasiums, workshops, and storage areas where activities of the building users may result in disturbance of ACM not normally within reach from floor level.
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<b>Access (B)</b>	Frequently entered maintenance areas within reach of maintenance staff, without need for a ladder. Includes: frequently entered pipe chases, tunnels and service areas or areas within reach from a fixed ladder or catwalk (e.g., tops of equipment, mezzanines).
<b>Access (C) Exposed</b>	Areas of the building above 2.5 metres where use of a ladder is required to reach the ACM. Only refers to ACM materials that are exposed to view, from the floor or ladder, without removing or opening other building components such as ceiling tiles, or service access doors or hatches. Does not include infrequently accessed service areas of the building.
<b>Access (C) Concealed</b>	Areas of the building which require removal of a building component including lay-in ceilings and access panels into solid ceiling systems. Includes rarely entered crawlspaces, attic spaces etc. Observations are limited to the extent visible from the access points.
<b>Access (D)</b>	Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall or equipment etc., is required to reach the ACM. Evaluation of condition and extent of ACM is limited or impossible, depending on the assessor's ability to visually examine the materials in Access D.
<b>ACM in Plenum</b>	Areas of the building where air movement through open or closed air spaces or plenums can be accesses by Access X, where X is any of the Accesses A-D, inclusive.

### Action Matrix

The following Action Matrix determines what, if any, action is required to safely manage ACMs.

Access	Condition			
	Good	Fair	Poor	Debris
(A)	Action 5/7	Action 5/6	Action 3	Action 1
(B)	Action 7	Action 6/5	Action 3	Action 1
(C) Exposed	Action 7	Action 6	Action 4	Action 2
(C) Concealed	Action 7	Action 7	Action 4	Action 2
(D)	Action 7	Action 7	Action 7	Action 7
(X)	Action 5/7	Action 5/6	Action 3	Action 1

### Action Table

The following is a description of the action required to manage ACMs, based on the outcome of the evaluation.

<b>Action 1</b>	<b>Immediate Clean Up of Debris That is Likely to be Disturbed</b> Restrict access/shut off air handling system if disturbance of the ACM DEBRIS is likely, and clean up ACM DEBRIS immediately. Utilize proper asbestos procedures. This action is required for compliance with regulatory requirements.
<b>Action 2</b>	<b>Entry into Areas with ACM Debris</b> At locations where ACM DEBRIS can be isolated in lieu of removal or clean up, use appropriate means to limit entry to the area. Restrict access to the area to persons utilizing moderate risk asbestos-work precautions. The precautions will be required until the ACM DEBRIS has been cleaned up, and the source of the DEBRIS has been stabilized or removed.
<b>Action 3</b>	<b>ACM Removal Required for Compliance</b> Remove ACM for compliance with regulatory requirements. Utilize asbestos procedures appropriate to the scope of the removal work.
<b>Action 4</b>	<b>Access into Areas Where ACM is Present and Likely to be Disturbed by Access</b> Use asbestos precautions when entry or access into an area is likely to disturb the ACM. ACTION 4 must be used until the ACM is removed (Use ACTION 1 or 2 if DEBRIS is present).
<b>Action 5</b>	<b>Proactive ACM Removal</b>

	Remove ACM in lieu of repair, or at locations where the presence of asbestos in GOOD condition is not desirable.
<b>Action 6</b>	<b>ACM Repair</b> Repair ACM found in FAIR condition, and not likely to be damaged again or disturbed by normal use of the area or room. Upon completion of the repair work, treat ACM as material in GOOD condition and implement ACTION 7. If ACM is likely to be damaged or disturbed during normal use of the area or room, implement ACTION 5.
<b>Action 7</b>	<b>Routine Surveillance</b> Institute routine surveillance of the ACM. Trained workers or contractors must use appropriate asbestos precaution during disturbance of the remaining ACM.

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