

School District 85



Sunset Elementary
2433 Mountview Crescent, Port McNeill, BC
Asbestos Management Inventory



North West
Environmental Group Ltd.

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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 10

Appendix A. Photo Plates..... 11

Appendix B. Analytical Reports..... 16

Appendix C. Sample Location Drawings..... 17

Appendix D. Regulatory Framework..... 18

Appendix E. Methodology..... 19

Appendix F. Evaluation of Asbestos-Containing Materials 20



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

1 Introduction

North West Environmental Group Ltd. (NWest) was retained by School District 85 (the Client) to conduct an asbestos management inventory (AMI) at Sunset Elementary located at 2433 Mountview Crescent, Port McNeill, BC (site). The non-destructive assessment was conducted by NWest representatives, Luke Kozlowski and Paddy Greig on August 19, 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:

-) Project number 30013, “Asbestos Inventory and Condition Assessment Sunset Elementary”, issued on November 10, 2016.
-) Project number 35490, “Limited Hazardous Materials Assessment Sunset Elementary School”, issued on July 12, 2018.

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

Table 2-1. Assessment Exclusions

Area/System	Rationale
Roof	Non-destructive assessment
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	1978
Number of floors/levels	2
Area	31,463 ft ²
Exterior Materials	
Roofing	Torch on asphalt membrane
Exterior	Stucco
Interior Materials	
Ceiling	Acoustic ceiling tile, drywall, concrete, texture coat, and Q-deck
Walls	Drywall, plywood, concrete, ceramic tile and wood
Floors	Concrete, sheet flooring, floor tile, carpet, ceramic tile and hardwood
Insulation	Fibreglass
HVAC (system type and insulation type)	Forced air
Pipe lagging	Fibreglass and cementitious
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 for details. Quantities are estimated.

Table 5-1. Asbestos-Containing Materials Summary

Description	System	Locations	Status	Quantity	Accessibility	Friability	Condition	Mgmt Recommendation
Drywall joint compound	Wall	Girls Change Room Off Gym, Boys Change Room Off Gym, Boys Washroom by Gym Foyer, Electrical Room, Focus Room By Room 300, Girls Washroom by Gym Foyer, Hallway by Room 304, Kitchen Off Gym, Storage Off Kitchen, Mezzanine Band Storage Room, Mezzanine Book Room, Mezzanine Boys Dressing Room and Washroom, Mezzanine Girls Dressing Room and Washroom, Mezzanine Hallway, Mezzanine Stairwells, Mezzanine Room 401 (Band Room), Janitor Closet Adjacent Room 401, Room 300, Room 301, Room 302, Room 303, Room 304, Room 305, Room 333 Learning Commons, Librarian Office, Women’s Staff Washroom, Men’s Staff Washroom, Stage Storage Room off Gym, Janitors Closet Adjacent Gym Storage, West Equipment Storage off Gym	Confirmed	17,835 ft ²	Access A – Accessible to all building users	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
Drywall joint compound	Ceiling	Girls Change Room Off Gym, Boys Change Room Off Gym, Boys Washroom By Room 302, Girls Washroom By Room 302, Janitor's Closet by Room 302, Kitchen Off Gym, Storage Off Kitchen, Mezzanine Book Room, Mezzanine Stairwells, Storage at Back Corner of Gym, Librarian Office, Stage Storage Room off Gym, Janitors Closet Adjacent Gym Storage, West Equipment Storage off Gym	Confirmed	3,185 ft ²	Access A – Accessible to all building users	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
Sheet flooring 3 – Red	Floor	Boys Washroom Between Classrooms 104 & 101, Girls Washroom Between Classrooms 104 & 101, Janitor by AV Room, Kitchen Off Gym, Storage Off Kitchen, Mezzanine Book Room, Mezzanine Boys Dressing Room and Washroom, Mezzanine Girls Dressing Room and Washroom, Mezzanine Stairwells, Janitor Closet Adjacent Room 401, Foyer Between Room 101 & 104, Room 101, Room 102, Room 104, Photocopy Room, Storage at Back Corner of Gym	Confirmed	2,270 ft ²	Access A – Accessible to all building users	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
Concrete block (may contain vermiculite)	Wall	Hallway by Room 304, Hallway (Outside 100 Classrooms), Librarian Office	Suspect	450 ft ²	Access A – Accessible to all building users	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
Texture coat	Ceiling	Room 333 Learning Commons	Suspect	1300 ft ²	Access A – Accessible to all building users	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
Acoustic ceiling tile 1 – patterned fissures, small and large pinholes	Ceiling	Boys Washroom Between Classrooms 104 & 101, Boys Washroom by Gym Foyer, AV Room, First Aid Room and Washroom, Focus Room By Room 300, Girls Washroom Between Classrooms 104 & 101, Girls Washroom by Gym Foyer, Gym Foyer, Hallway by Room 304, Mezzanine Girls Dressing Room and Washroom, Mezzanine Hallway, Mezzanine Room 401 (Band Room), Foyer Between Room 101 & 104, Room 100, Room 101, Room 102, Room 103, Room 104, Room 105, Room 200 (General Office), Photocopy Room, Vice Principal’s Office, Room 201, Room 202, Men’s Washroom Adjacent 203, Foyer Between Men’s Washroom & 203, Women’s Washroom Adjacent 202, Foyer Between Women’s Washroom & 202, Room 203, Room 204, Room 205, Room 206, Room 222 Principal’s Office, Room 223, Room 300, Room 301, Room 302, Room 303, Room 304, Room 305, Room 333 Learning Commons, Hallway (Main Entrance to Learning Commons), Hallway (Outside Gym Foyer), Hallway (Outside 100 Classrooms), Women’s Staff Washroom, Men’s Staff Washroom, Staff Washroom Foyer, Storage Room Across from 206	Suspect	20,960 ft ²	Access A – Accessible to all building users	Friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
Acoustic ceiling tile 2 – latitudinal fissures, small and large pinholes	Ceiling	AV Room, First Aid Room and Washroom, Janitor by AV Room, Mezzanine Band Storage Room, Mezzanine Boys Dressing Room and Washroom, Mezzanine Girls Dressing Room and Washroom, Mezzanine Stairwells, Janitor Closet Adjacent Room 401, Room 102, Men’s Washroom Adjacent 203, Storage Room Across from 206	Suspect	1,070 ft ²	Access A – Accessible to all building users	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
6"x6" yellow ceramic tile grout	Wall	Girls Change Room Off Gym, Boys Change Room Off Gym, Boys Washroom by Gym Foyer, Girls Washroom by Gym Foyer	Suspect	1,910 ft ²	Access A – Accessible to all building users	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
1.5" red and brown ceramic tile grout	Floor	Boys Washroom by Gym Foyer, Boys Washroom By Room 302, Girls Washroom by Gym Foyer, Girls Washroom By Room 302, Janitor's Closet by Room 302	Suspect	635 ft ²	Access A – Accessible to all building users	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
1.5" red and brown ceramic tile grout	Wall	Boys Washroom By Room 302, Girls Washroom By Room 302, Janitor's Closet by Room 302	Suspect	970 ft ²	Access A – Accessible to all building users	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
2"x2" brown ceramic tile grout	Floor	Girls Change Room Off Gym, Boys Change Room Off Gym	Suspect	880 ft ²	Access A – Accessible to all building users	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
Acoustic sink insulation – white	Sink	Focus Room By Room 300, Room 305	Suspect	2 sinks	Access A – Accessible to all building users	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
Acoustic sink insulation – black/silver	Sink	Kitchen Off Gym, Room 100, Room 101, Room 102, Room 103, Room 104, Room 201, Room 300, Librarian Office, Storage Room Across from 206	Suspect	12 sinks	Access A – Accessible to all building users	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
Cement pipe	Plumbing	Janitor by AV Room, Mezzanine Boys Dressing Room and Washroom	Confirmed	Concealed quantity in ceiling space	Access A – Accessible to all building users	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
Pipe fitting insulation	Pipe insulation	Mezzanine Book Room	Suspect	Concealed quantity in ceiling space	Access A – Accessible to all building users	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
Pipe run insulation	Pipe insulation	Room 304	Suspect	Concealed quantity in ceiling space	Access A – Accessible to all building users	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
Gasket	Plumbing	Mezzanine Book Room	Suspect	1 gasket	Access A – Accessible to all building users	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
Caulking type 1 – black	Plumbing	Mezzanine Girls Dressing Room and Washroom	Suspect	Concealed quantity in ceiling space	Access A – Accessible to all building users	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
Caulking type 4 – grey	Ductwork	Mezzanine Girls Dressing Room and Washroom	Suspect	Concealed quantity in ceiling space	Access A – Accessible to all building users	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
Window putty – black	Window	Exterior	Confirmed	Concealed – assumed present in all pre 1990 windows	Access D – Demolition required to access	Non-friable	Unknown	Action 7 – Routinely monitor condition Test prior to impact
Stair tread – red	Stairs	Mezzanine Hallway, Mezzanine Stairwells	Suspect	200 ft ²	Access A – Accessible to all building users	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
Baseboard adhesive	Wall	Throughout	Suspect	Throughout building	Access A – Accessible to all building users	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



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

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

Table 5-2. Non-Asbestos-Containing Materials

Location(s)	Material Description	Sample Quantity	Comments
Exterior	Stucco	14	None
Exterior	Caulking – grey (window frame)	4	None
Exterior	Caulking – grey/brown (window frame @ concrete post)	3	None
Exterior by Intermediate Entrance	Building paper	1	None
Exterior	Caulking – black	3	None
Exterior	Caulking – white (between stucco and door)	3	None
Exterior	Window glaze – light grey	3	None
Exterior	Caulking – dark brown (window frame @ lower flashing)	3	None
Exterior	Caulking – brown (between door and stucco)	3	None
Janitor’s Closet by Focus Room,	Floor tile 1 – 12”x12” light brown with dark brown streaks	1	None
Mezzanine Band Storage Room,	Floor tile 2 – 12”x12” off white with brown streaks	1	None
First Aid Room and Washroom, Focus Room By Room 300, Gym Foyer, Hallway by Room 304, Room 100, Room 103, Room 201, Room 202, Men’s Washroom Adjacent 203, Foyer Between Men’s Washroom & 203, Women’s Washroom Adjacent 202, Foyer Between Women’s Washroom & 202, Room 203, Room 204, Room 205, Room 300, Room 301, Room 302, Room 303, Room 304, Room 305, Hallway (Main Entrance to Learning Commons), Hallway (Outside Gym Foyer), Hallway (Outside 100 Classrooms), Women’s Staff Washroom, Men’s Staff Washroom, Staff Washroom Foyer,	Sheet flooring 1 – grey speckled	1	None
Mezzanine Hallway, Room 333 Learning Commons,	Sheet flooring 2 – peach and grey mottled	1	None
Boys Washroom Between Classrooms 104 & 101, AV Room, First Aid Room and Washroom, Focus Room By Room 300, Girls Washroom Between Classrooms 104 & 101, Gym Foyer, Hallway by Room 304, Janitor by AV Room, Foyer Between Room 101 & 104, Room 100, Room 101, Room 102, Room 103, Room 104, Room 105, Room 200 (General Office), Photocopy Room, Vice Principal’s Office, Room 201, Room 202, Men’s Washroom Adjacent 203, Foyer Between Men’s Washroom & 203, Women’s Washroom Adjacent 202, Foyer Between Women’s Washroom & 202, Room 203, Room 204, Room 205, Room 206, Room 222 Principal’s Office, Room 223, Room 300, Room 301, Room 302,	Drywall partitions with no joint compound	0	Drywall with no joint compound not suspected of containing asbestos



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(s)	Material Description	Sample Quantity	Comments
Room 303, Room 304, Room 305, Room 333 Learning Commons, Hallway (Main Entrance to Learning Commons), Hallway (Outside Gym Foyer), Hallway (Outside 100 Classrooms), Staff Washroom Foyer, Storage Room Across from 206			
Gym	Sheet flooring (Gym)	0	Installation occurred during 2020 site assessment
Janitor by AV Room, Mezzanine Book Room	Paper wrapped fibreglass insulation	0	Not suspected to contain asbestos

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
-) 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: Stage Storage Room off Gym
Asbestos: 1.7% chrysotile
Sample(s): 30013-3



Photo 2
Description: Sheet flooring 3 – red
Location: Kitchen off Gym
Asbestos: 2.4% chrysotile
Sample(s): 30013-2



Photo 3
Description: Cement pipe
Location: Janitor by AV Room
Asbestos: 15% chrysotile
Sample(s): 30013-13



Photo 4
Description: Concrete block (may contain vermiculite)
Location: Hallway by Room 304
Asbestos: Suspect



Photo 5
Description: Texture coat
Location: Room 333 Learning Commons
Asbestos: Suspect



Photo 6
Description: Acoustic ceiling tile 1 – patterned fissures, small and large pinholes
Location: Room 301
Asbestos: Suspect



Photo 5
Description: Acoustic ceiling tile 2 – latitudinal fissures, small and large pinholes
Location: Mezzanine Boys Dressing Room and Washroom
Asbestos: Suspect



Photo 6
Description: 6"x6" yellow ceramic tile grout
Location: Girls Change Room Off Gym
Asbestos: Suspect



Photo 5
Description: 2"x2" brown ceramic tile grout
Location: Girls Change Room Off Gym
Asbestos: Suspect



Photo 6
Description: 1.5" red and brown ceramic tile grout
Location: Boys Washroom By Room 302
Asbestos: Suspect



Photo 5
Description: Baseboard adhesive
Location: Throughout
Asbestos: Suspect



Photo 6
Description: Acoustic sink insulation – white
Location: Room 305
Asbestos: Suspect



Photo 5
Description: Acoustic sink insulation – black/silver
Location: Kitchen Off Gym
Asbestos: Suspect

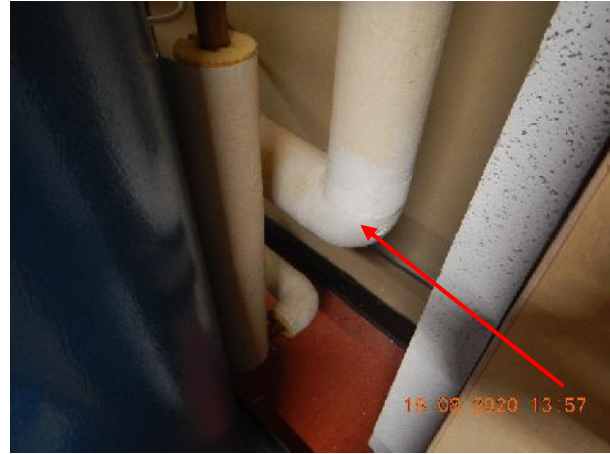


Photo 6
Description: Pipe fitting insulation
Location: Mezzanine Book Room
Asbestos: Suspect



Photo 5
Description: Pipe run insulation
Location: Room 304
Asbestos: Suspect



Photo 6
Description: Gasket
Location: Mezzanine Book Room
Asbestos: Suspect



Photo 5

Description: Caulking type 4 – grey
Location: Mezzanine Girls Dressing Room
and Washroom
Asbestos: **Suspect**

Appendix B. Analytical Reports





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 07, 2016

Contractor: School District 85 - Vancouver Island North

Client Job or PO#:

Project: Sunset Elementary AB Inventory

Project number: 30013

Sample No	Location	Date Analysed	Analyst	Client Description	Phase	%	Asbestos	%	Other Materials	%	Comments
30013-1	Mezzanine Book Room	Aug-02-2016	IATL	Pipe Insulation - Pipe elbows and other fittings	Yellow/White Insulation	100	None Detected	0	Cellulose (15%) Glass (50%) Non-Fibrous (35%)	100	
30013-2	Mezzanine Book Room	Aug-02-2016	IATL	Sheet Flooring - SF-3 (Red) in Washroom	Red/White Vinyl	100	Chrysotile	2.4	Non-Fibrous	97.6	
30013-3	Mezzanine Book Room	Aug-02-2016	IATL	Drywall Joint Compound - Drywall with Joint Filler Compound	White Joint Compound	100	Chrysotile	1.7	Non-Fibrous	98.3	
30013-4	Mezzanine Hallway	Aug-02-2016	IATL	Floor Tile - FT-2 12 x 12 inch Off White with Brown Streaks	White Floor	100	None Detected	0	Non-Fibrous	100	
30013-5	Mezzanine Hallway	Aug-02-2016	IATL	Ceiling Tile (Acoustic) - Type 1-Patterned Fissures, Small & Large Pinholes	Off-White Ceiling	100	None Detected	0	Cellulose (10%) Wood Fibre (40%) Non-Fibrous (50%)	100	
30013-6	Mezzanine Hallway	Aug-02-2016	IATL	Drywall Joint Compound - Drywall with Joint Filler Compound	White Joint Compound	100	None Detected	0	Non-Fibrous	100	
30013-7	Mezzanine Girls Dressing Room and Washroom	Aug-02-2016	IATL	Drywall Joint Compound - Drywall with Joint Filler Compound	White Joint Compound	100	Chrysotile	1.4	Non-Fibrous	98.6	
30013-8 Layer 1	Mezzanine Girls Dressing Room and Washroom	Aug-02-2016	IATL	Other - Baseboard Brown Adhesive	White Joint Compound	50	Chrysotile	1.5	Non-Fibrous	98.5	

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
30013-8 Layer 2	Mezzanine Girls Dressing Room and Washroom	Aug-02-2016	IATL	Other - Baseboard Brown Adhesive	Tan Mastic	50	None Detected	0	Non-Fibrous	100	
30013-9	Mezzanine Girls Dressing Room and Washroom	Aug-02-2016	IATL	Ceiling Tile (Acoustic) - CT3-Latitudinal No Fissure L&S Holes	Tan Ceiling	100	None Detected	0	Cellulose (20%) Wood Fibre (40%) Non-Fibrous (40%)	100	
30013-10	Mezzanine Boys Dressing Room and Washroom	Aug-02-2016	IATL	Ceiling Tile (Acoustic) - CT2-Latitudinal Fissure Small and Large Pinhole	White Ceiling	100	None Detected	0	Cellulose (10%) Wood Fibre (40%) Non-Fibrous (50%)	100	
30013-11	Mezzanine Girls Dressing Room and Washroom	Aug-02-2016	IATL	Mastic - Black	Black Caulk	100	None Detected	0	Non-Fibrous	100	
30013-12	Mezzanine Girls Dressing Room and Washroom	Aug-02-2016	IATL	Mastic - Gray	Grey Caulk	100	None Detected	0	Cellulose (5%) Non-Fibrous (95%)	100	
30013-13	Mezzanine Boys Dressing Room and Washroom	Aug-02-2016	IATL	Other - Cement asbestos present in ceiling cavity.	White Cementitious	100	Chrysotile	15	Non-Fibrous	85	
30013-14 Layer 1	Gym	Aug-02-2016	IATL	Sheet Flooring - Brown Rubber	Brown Vinyl	50	None Detected	0	Non-Fibrous	100	
30013-14 Layer 2	Gym	Aug-02-2016	IATL	Sheet Flooring - Brown Rubber	Tan mastic	50	None Detected	0	Non-Fibrous	100	
30013-15	Room 333 Learning Commons	Aug-02-2016	IATL	Sheet Flooring - SF2-Peach and Gray Mottled	Beige Vinyl	100	None Detected	0	Cellulose (30%) Non-Fibrous (70%)	100	
30013-16	Girls Washroom by Room 302	Aug-02-2016	IATL	Other - 1 - 1/2" Ceramic Tile Red and Brown	White Grout	100	None Detected	0	Non-Fibrous	100	
30013-17	Janitor's Closet by Focus Room	Aug-02-2016	IATL	Floor Tile - FT1-12x12 Light Browns with Dark Brown Streaks	Beige Floor	100	None Detected	0	Non-Fibrous	100	
30013-18	Room 202	Aug-02-2016	IATL	Caulking	Black Caulk	100	None Detected	0	Cellulose (5%) Non-Fibrous (95%)	100	
30013-19 Layer 1	Room 305	Aug-02-2016	IATL	Caulking - Exterior Window Caulking	Grey Caulk	50	None Detected	0	Cellulose (5%) Non-Fibrous (95%)	100	
30013-19 Layer 2	Room 305	Aug-02-2016	IATL	Caulking - Exterior Window Caulking	Brown Cementitious	50	None Detected	0	Non-Fibrous	100	
30013-20	Room 333 Learning Commons	Aug-02-2016	IATL	Texture Coat - Cementitious	White Texture	100	None Detected	0	Non-Fibrous	100	
30013-21	Room 333 Learning Commons	Aug-02-2016	IATL	Texture Coat - Cementitious	White Texture	100	None Detected	0	Non-Fibrous	100	
30013-22	Room 333 Learning Commons	Aug-02-2016	IATL	Texture Coat - Cementitious	White Texture	100	Chrysotile	0.25	Non-Fibrous	99.75	
30013-23	Exterior Gym South East Side	Aug-02-2016	IATL	Caulking - Black	Black Caulk	100	None Detected	0	Non-Fibrous	100	

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
30013-24	Room 101	Aug-02-2016	IATL	Caulking - Black Mastic	Brown Caulk	100	None Detected	0	Non-Fibrous	100	
30013-25	Room 103	Aug-02-2016	IATL	Caulking - Exterior Window Caulking	Brown Caulk	100	None Detected	0	Non-Fibrous	100	
30013-26	Hallway by Room 304	Aug-02-2016	IATL	Sheet Flooring - SF1-Gray Speckled	White Vinyl	100	None Detected	0	Synthetic (10%) Non-Fibrous (90%)	100	

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.



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Bulk Sample Report

Asbestos Analysis of Bulk Materials using Polarized Light Microscopy

Client: School District 85 - Vancouver Island North

Date: July 06, 2018

Contractor: Herold Engineering

Client Job or PO#: 28003

Project: pre-reno HMA Sunset Elementary window replacement

Project number: 35490

Sample No	Location	Date Analysed	Analyst	Description	Phase	%	Asbestos	%	Other Materials	%	Comments
35490-5b	Main Building - Exterior - Main Entrance	Jul-06-2018	BR	Stucco	White/Grey	100	None Detected	0	Non-Fibrous	100	
35490-6b	Main Building - Exterior - Adj 202 Window	Jul-06-2018	BR	Stucco	White/Grey	100	None Detected	0	Non-Fibrous	100	
35490-7b	Main Building - Exterior - Adj. 203 Window	Jul-06-2018	BR	Stucco	White/Grey	100	None Detected	0	Non-Fibrous	100	
35490-8b	Main Building - Exterior - 105 West Side	Jul-06-2018	BR	Stucco	White/Grey	100	None Detected	0	Non-Fibrous	100	
35490-9b	Main Building - Exterior - 103 East Side at Window	Jul-06-2018	BR	Stucco	White/Grey	100	None Detected	0	Non-Fibrous	100	
35490-10b	Main Building - Exterior - 101 Northwest corner	Jul-06-2018	BR	Stucco	White/Grey	100	None Detected	0	Non-Fibrous	100	
35490-11b	Main Building - Exterior - Northeast Corner of Gym	Jul-06-2018	BR	Stucco	White/Grey	100	None Detected	0	Non-Fibrous	100	
35490-12b	Addition - Exterior - Adj. Intermediate Entrance	Jul-06-2018	BR	Stucco	White/Grey	100	None Detected	0	Non-Fibrous	100	
35490-13b	Addition - Exterior - 304 Southeast Corner	Jul-06-2018	BR	Stucco	White/Grey	100	None Detected	0	Non-Fibrous	100	



LAB# 202314

Sample No	Location	Date Analysed	Analyst	Description	Phase	%	Asbestos	%	Other Materials	%	Comments
35490-14b	Addition - Exterior - 303 East Side Adj. Window	Jul-06-2018	BR	Stucco	White/Grey	100	None Detected	0	Non-Fibrous	100	
35490-15b	Addition - Exterior - 301 East Side Adj. Window	Jul-06-2018	BR	Stucco	White/Grey	100	None Detected	0	Non-Fibrous	100	
35490-16b	Addition - Exterior - 301 North Side	Jul-06-2018	BR	Stucco	White/Grey	100	None Detected	0	Non-Fibrous	100	
35490-17b	Addition - Exterior - 300 North Side	Jul-06-2018	BR	Stucco	White/Grey	100	None Detected	0	Non-Fibrous	100	
35490-18b	Addition - Exterior - 301 North Side Adj. Door	Jul-06-2018	BR	Stucco	White/Grey	100	None Detected	0	Non-Fibrous	100	
35490-19b	Main Building - Exterior - Main Entrance	Jul-06-2018	BR	Caulking - Grey (Window Frame)	Brown/White	100	None Detected	0	Glass (5%) Non-Fibrous (95%)	100	
35490-20b	Main Building - Exterior - 202 South Side	Jul-06-2018	BR	Caulking - Grey (Window Frame)	Brown/White	100	None Detected	0	Glass (5%) Non-Fibrous (95%)	100	
35490-22b	Addition - Exterior - 305 South Side	Jul-06-2018	BR	Caulking - Grey (Window Frame)	Brown/White	100	None Detected	0	Glass (5%) Non-Fibrous (95%)	100	
35490-23b	Addition - Exterior - 303 East Side	Jul-06-2018	BR	Caulking - Grey (Window Frame)	Brown/White	100	None Detected	0	Glass (5%) Non-Fibrous (95%)	100	
35490-25b	Main Building - Interior - Main Entrance	Jul-06-2018	BR	Caulking - Grey/Brown (Wndw Frame @ Concrete Post)	Brown/White	100	None Detected	0	Glass (5%) Non-Fibrous (95%)	100	
35490-26b	Main Building - Exterior - Rear Entrance	Jul-06-2018	BR	Caulking - Grey/Brown (Wndw Frame @ Concrete Post)	Brown/White	100	None Detected	0	Glass (5%) Non-Fibrous (95%)	100	
35490-27b	Main Building - Exterior - Main Entrance	Jul-06-2018	BR	Caulking - Grey/Brown (Wndw Frame @ Concrete Post)	Brown/White	100	None Detected	0	Glass (5%) Non-Fibrous (95%)	100	
35490-28b	Addition - Interior - 304 East Side	Jul-06-2018	BR	Window Glaze - Black (Between Wndw Frame & Panel)	Black	100	Chrysotile	3	Non-Fibrous	97	
35490-29b	Addition - Interior - 305 South Side			Window Glaze - Black (Between Window Frame & Pane)	N/A	N/A	N/A	N/A	N/A	N/A	Sample Not Analyzed - Stop Positive Requested
35490-30b	Addition - Interior - 305 South Side			Window Glaze - Black (Between Window Frame & Pane)	N/A	N/A	N/A	N/A	N/A	N/A	Sample Not Analyzed - Stop Positive Requested
35490-31b	Addition - Exterior - Intermediate Entrance	Jul-06-2018	BR	Building Paper	Dark Brown	100	None Detected	0	Cellulose (80%) Non-Fibrous (20%)	100	

Sample No	Location	Date Analysed	Analyst	Description	Phase	%	Asbestos	%	Other Materials	%	Comments
35490-42b	Main Building - Exterior - Main Entrance	Jul-06-2018	BR	Caulking - Black (Between Window Frame and Panels)	Black	100	None Detected	0	Non-Fibrous	100	
35490-43b	Main Building - Exterior - Main Entrance	Jul-06-2018	BR	Caulking - Black (Between Window Frame and Panels)	Black	100	None Detected	0	Non-Fibrous	100	
35490-44b	Main Building - Exterior - Main Entrance	Jul-06-2018	BR	Caulking - Black (Between Window Frame and Panels)	Black	100	None Detected	0	Non-Fibrous	100	
35490-45b	Main Building - Exterior - 204 West Side	Jul-06-2018	BR	Caulking - Grey (Under Door Trim)	Grey	100	None Detected	0	Non-Fibrous	100	
35490-48b	Main Building - Exterior - 204 West Side	Jul-06-2018	BR	Caulking - White (Between Stucco and Door)	White	100	None Detected	0	Glass (5%) Non-Fibrous (95%)	100	
35490-49b	Main Building - Exterior - 203 South Side	Jul-06-2018	BR	Caulking - White (Between Stucco and Window)	White	100	None Detected	0	Glass (5%) Non-Fibrous (95%)	100	
35490-50b	Main Building - Exterior - 103 East Side	Jul-06-2018	BR	Caulking - White (Between Stucco and Window)	White	100	None Detected	0	Glass (5%) Non-Fibrous (95%)	100	
35490-51b	Addition - Exterior - 305 South Side	Jul-06-2018	BR	Caulking - Grey (Under Door Trim)	Brown	100	None Detected	0	Glass (5%) Non-Fibrous (95%)	100	
35490-54b	Addition - Interior - 305 South Side	Jul-06-2018	BR	Window Glaze - Light Grey	Grey	100	None Detected	0	Non-Fibrous	100	
35490-55b	Addition - Interior - 305 South Side	Jul-06-2018	BR	Window Glaze - Light Grey	Grey	100	None Detected	0	Non-Fibrous	100	
35490-56b	Addition - Interior - 305 South Side	Jul-06-2018	BR	Window Glaze - Light Grey	Grey	100	None Detected	0	Non-Fibrous	100	
35490-57b	Addition - Exterior - 301 East Side	Jul-06-2018	BR	Caulking - Dk. Brown (Wndw Frame @ lower Flashing)	Brown	100	None Detected	0	Glass (5%) Non-Fibrous (95%)	100	
35490-58b	Addition - Exterior - 303 East Side	Jul-06-2018	BR	Caulking - Dk. Brown (Wndw Frame @ lower Flashing)	Brown	100	None Detected	0	Glass (5%) Non-Fibrous (95%)	100	
35490-59b	Addition - Exterior - 303 East Side	Jul-06-2018	BR	Caulking - Dk. Brown (Wndw Frame @ lower Flashing)	Brown	100	None Detected	0	Glass (5%) Non-Fibrous (95%)	100	



LAB# 202314

Sample No	Location	Date Analysed	Analyst	Description	Phase	%	Asbestos	%	Other Materials	%	Comments
35490-60b	Addition - Exterior - 303 East Side	Jul-06-2018	BR	Caulking - Brown (Between Door and Stucco)	Brown	100	None Detected	0	Non-Fibrous	100	
35490-61b	Addition - Exterior - 302 East Side	Jul-06-2018	BR	Caulking - Brown (Between Door and Stucco)	Brown	100	None Detected	0	Non-Fibrous	100	
35490-62b	Addition - Exterior - 302 East Side	Jul-06-2018	BR	Caulking - Brown (Between Door and Stucco)	Brown	100	None Detected	0	Non-Fibrous	100	



LAB# 202314

Appendix C. Sample Location Drawings



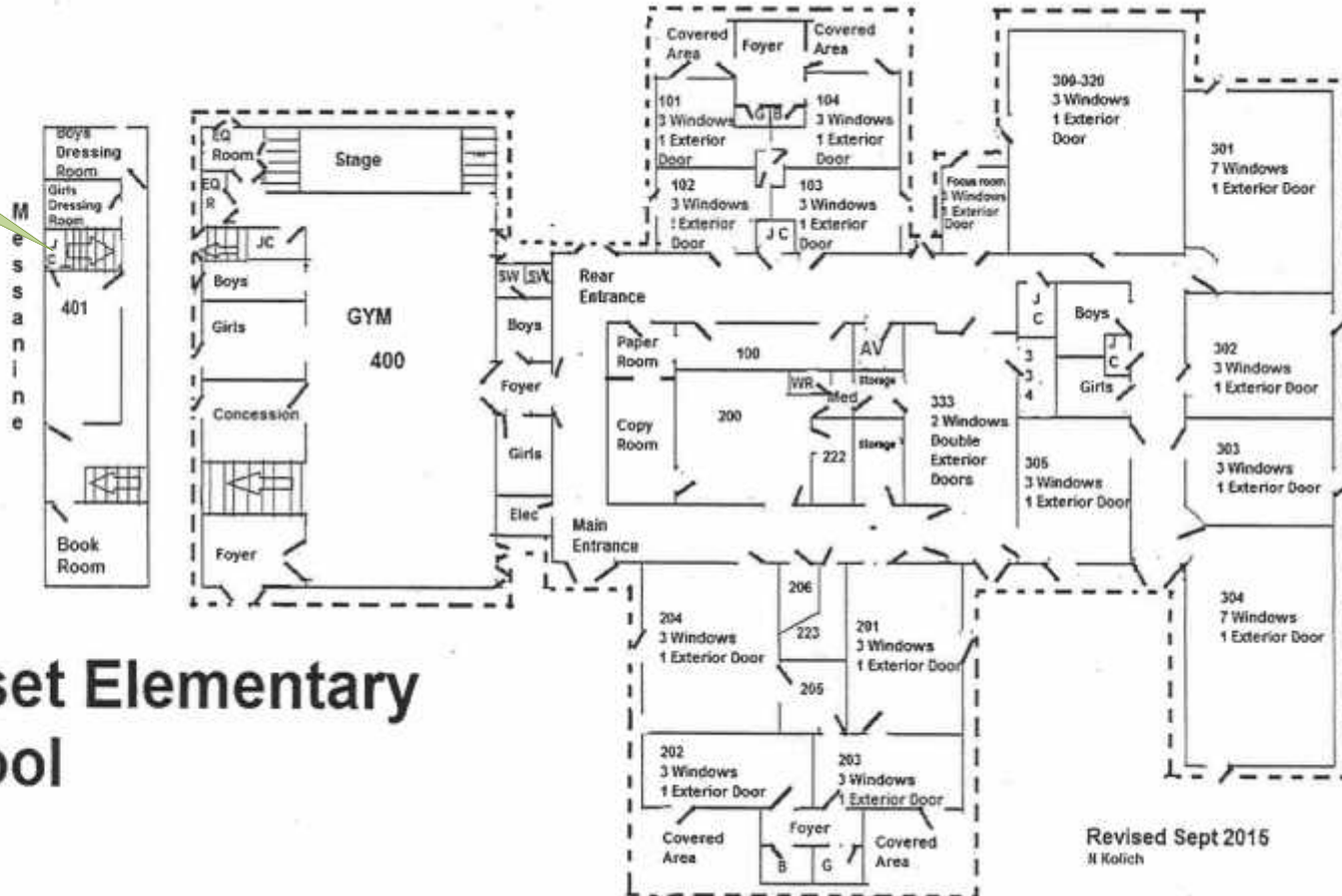
Warning: in the event any additional suspect materials are encountered during renovation/repair activities, work on those materials should stop immediately and remain undisturbed until testing confirms the presence or absence of asbestos or other hazardous material



Location: 2433 Mountview Crescent, Port McNeill, BC
Drawing Title: Sample Locations
Project No: 39957
Drawing No: 001
Surveyed By: PG & LK
Survey Date: August 19, 2020

Acoustic ceiling tile 2 –
 30b latitudinal fissures, small and large pinholes

30b



Sunset Elementary School

Revised Sept 2015
 M Kolich

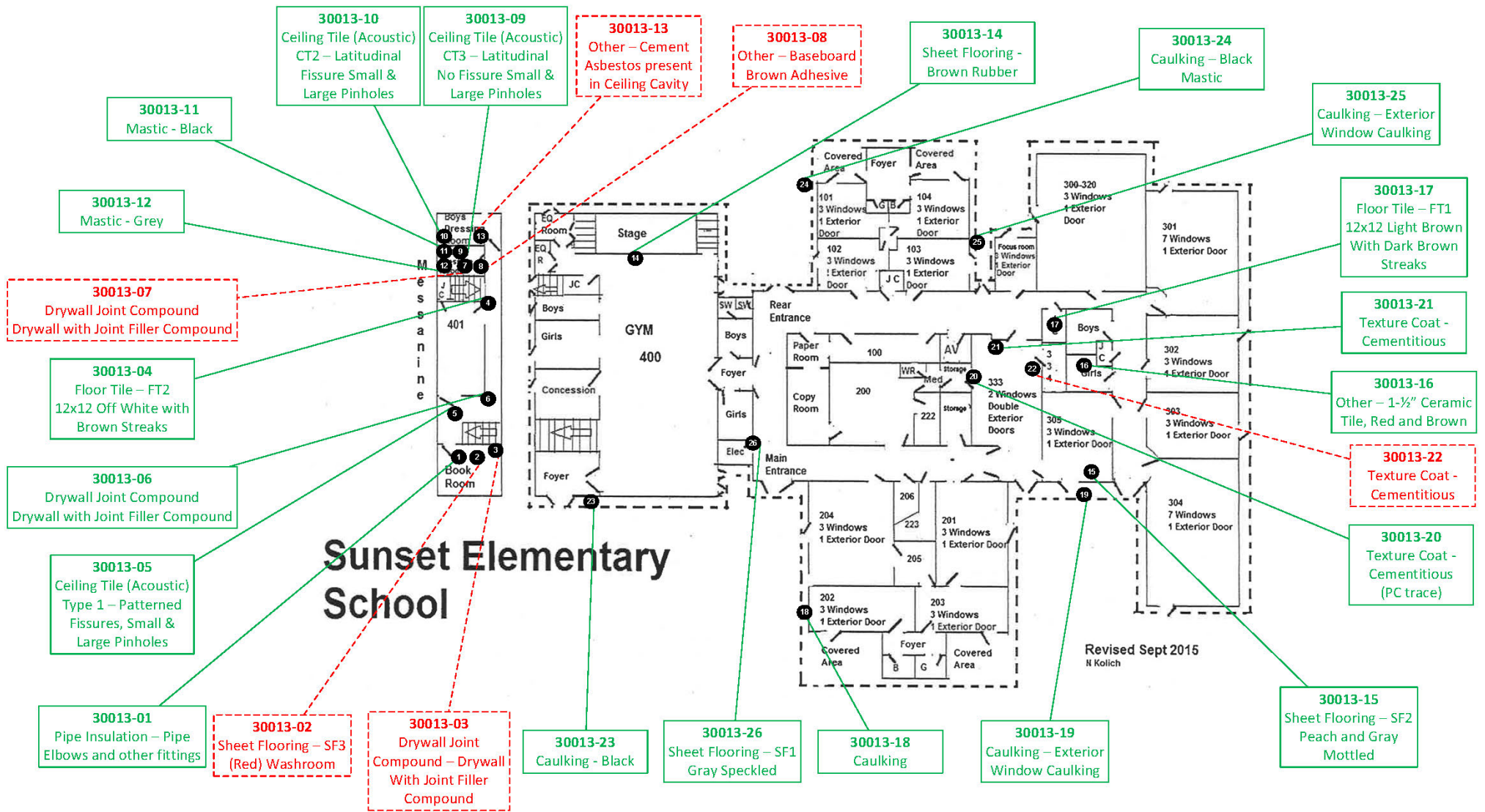
Sample Results



Asbestos Not Detected




Material Contains Asbestos

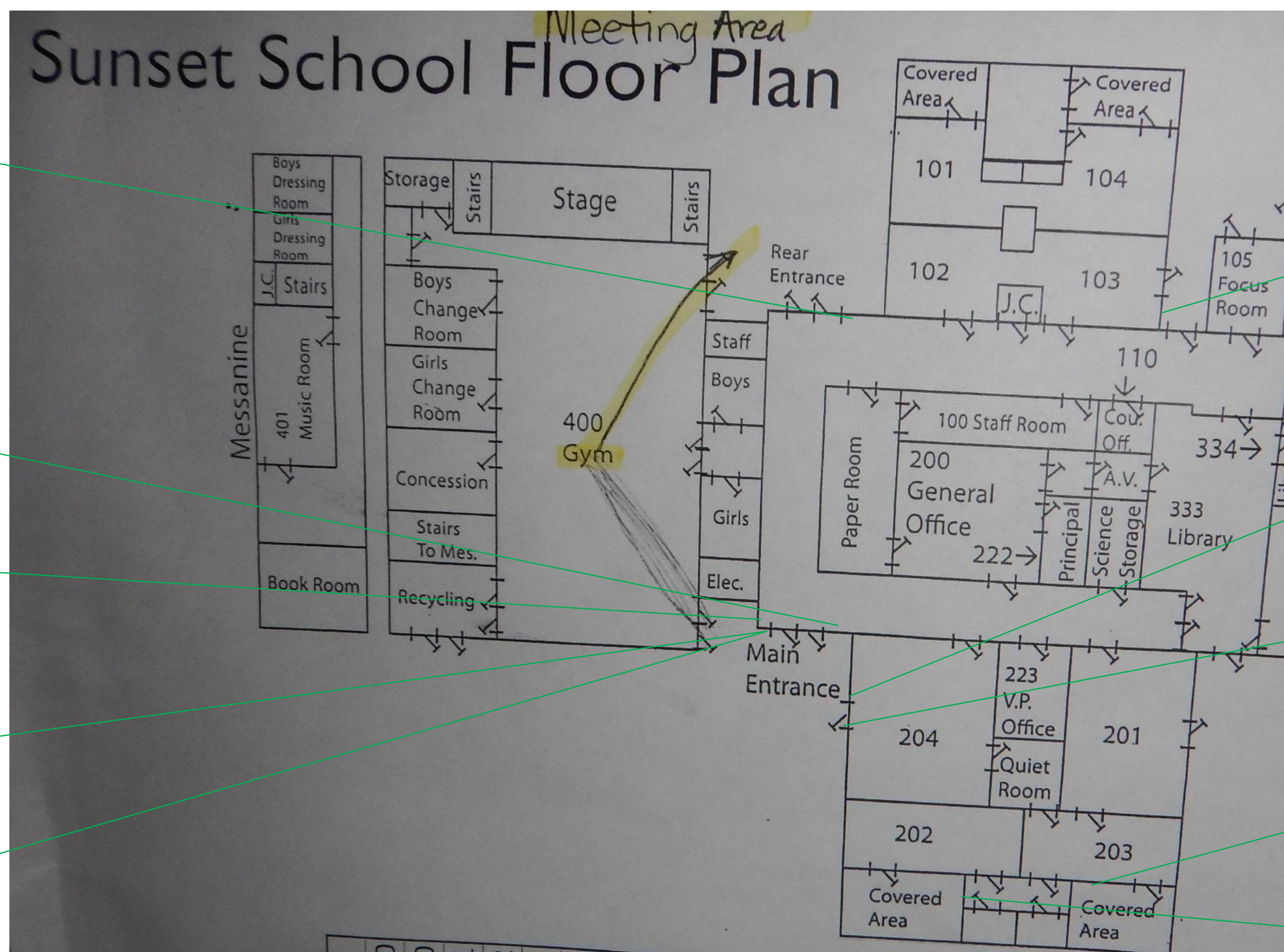
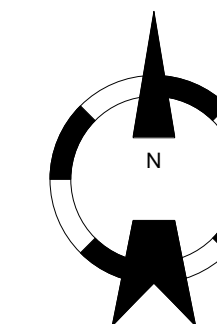


Sunset Elementary School

Revised Sept 2015
M Kolich

Drawing Not to Scale

<p>Sample Result Key</p> <p>123 No Asbestos Detected</p> <p>123 Material Contains Asbestos</p> <p>123 Lead (Pb) Sample</p>		<p>ADDRESS/LOCATION: Sunset Elementary</p> <p>DRAWING TITLE: School District 85</p>	<p>PROJECT NO.: 30013</p> <p>DATE: 07/06/2016</p> <p>SURVEYED BY: Julie Scott/Moncrieff/ Bill Sullivan</p> <p>DRAWING NO.: 002</p>	 <p>North West Environmental Group Ltd.</p> <p>#201-415 Gorge Road East Victoria B.C. V8T 2W1</p>
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35490-26b
Caulking – Grey/Brown

35490-25b
Caulking - Grey/Brown

35490-27b
Caulking - Grey/Brown

35490-19b
Caulking - Grey

35490-42b, 43b, 44b
Caulking - Black

35490-50b
Caulking - White

35490-48b
Caulking - White

35490-45b
Caulking - Grey

35490-49b
Caulking - White

35490-20b
Caulking - Grey

Drawing Not to Scale

Sample Result and Inspection Location Key

123 No Asbestos Detected

123 Material Contains Asbestos

ADDRESS/LOCATION:
Sunset Elementary School
2433 Mountview Crescent
Port McNeill, BC

DRAWING TITLE:
Sample Locations - Main Building
(Caulkings and Glazes)

PROJECT NO.: 35490

SURVEY DATE: July 5, 2018

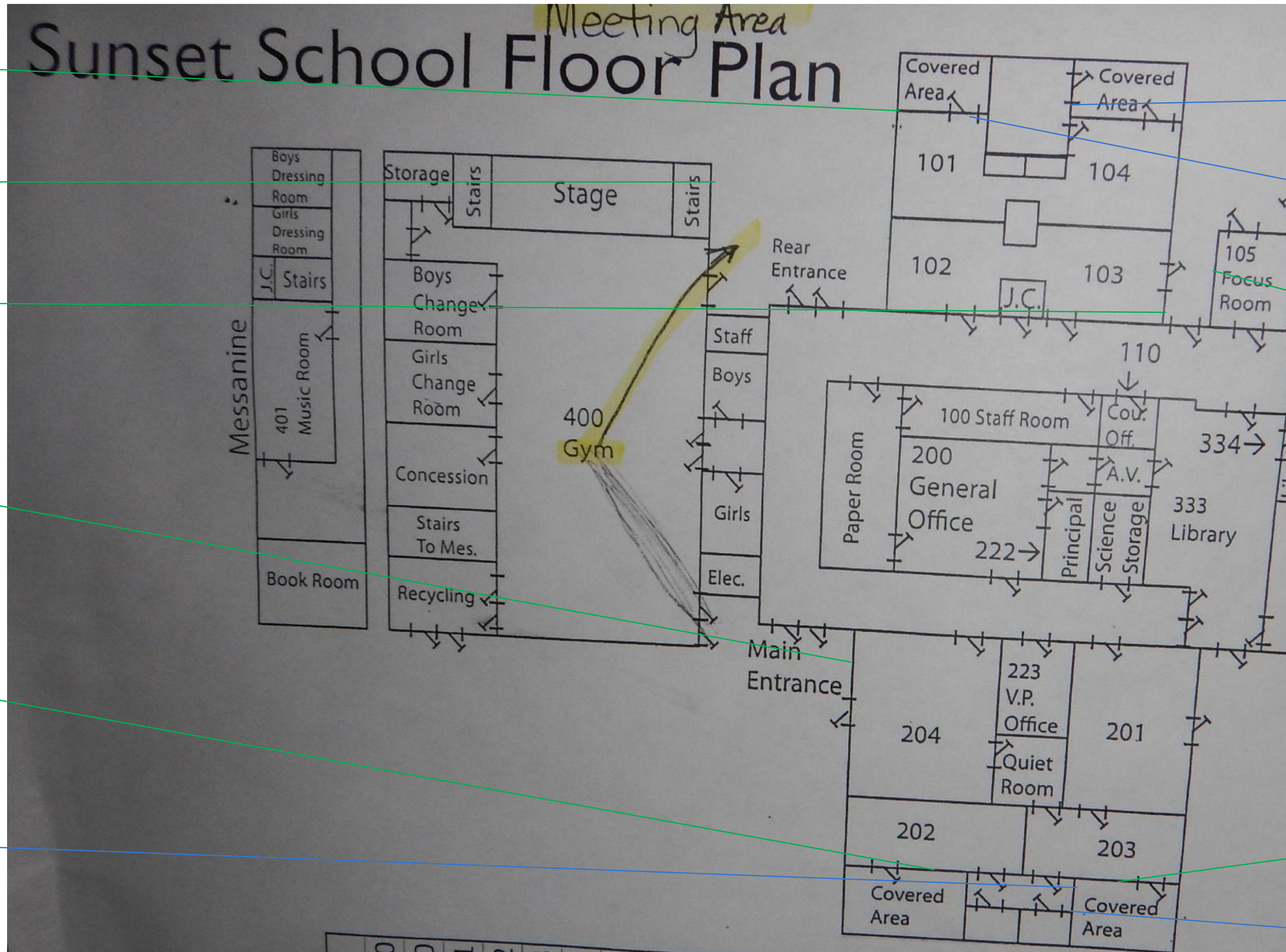
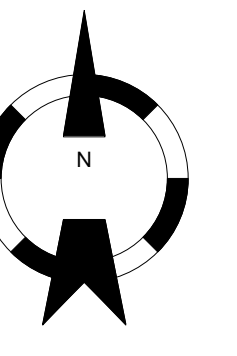
SURVEYED BY: LK

DRAWING NO.: 001



**North West
Environmental Group Ltd.**

#201 – 415 Gorge Road East
Victoria, BC V8T 2W1



35490-10b
Stucco

35490-11b
Stucco

35490-9b
Stucco

35490-5b
Stucco

35490-6b
Stucco

35490-4b
Turquoise Paint on Wood Panel
(<86 mg/kg)

35490-2b
Grey Paint on Concrete
(<72 mg/kg)

35490-41b
White Paint on Panels
(<87 mg/kg)

35490-8b
Stucco

35490-3b
Green Paint over Red on
Wood Composite Door
($35,000$ mg/kg)

35490-7b
Stucco

35490-1b
Beige Paint over Turquoise on Concrete
(<71 mg/kg)

Drawing Not to Scale

Sample Result and Inspection Location Key

- 123 No Asbestos Detected
- 123 Material Contains Asbestos
- 123 Lead (Pb) Sample (concentrations of Pb below the regulatory limit)

ADDRESS/LOCATION:
Sunset Elementary School
2433 Mountview Crescent
Port McNeill, BC

DRAWING TITLE:
Sample Locations - Main Building (Stucco
and Paints)

PROJECT NO.: 35490

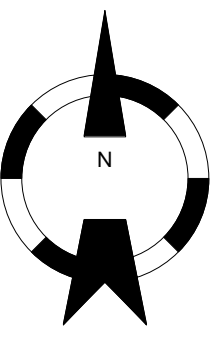
SURVEY DATE: July 5, 2018

SURVEYED BY: LK

DRAWING NO.: 001



#201 – 415 Gorge Road East
Victoria, BC V8T 2W1

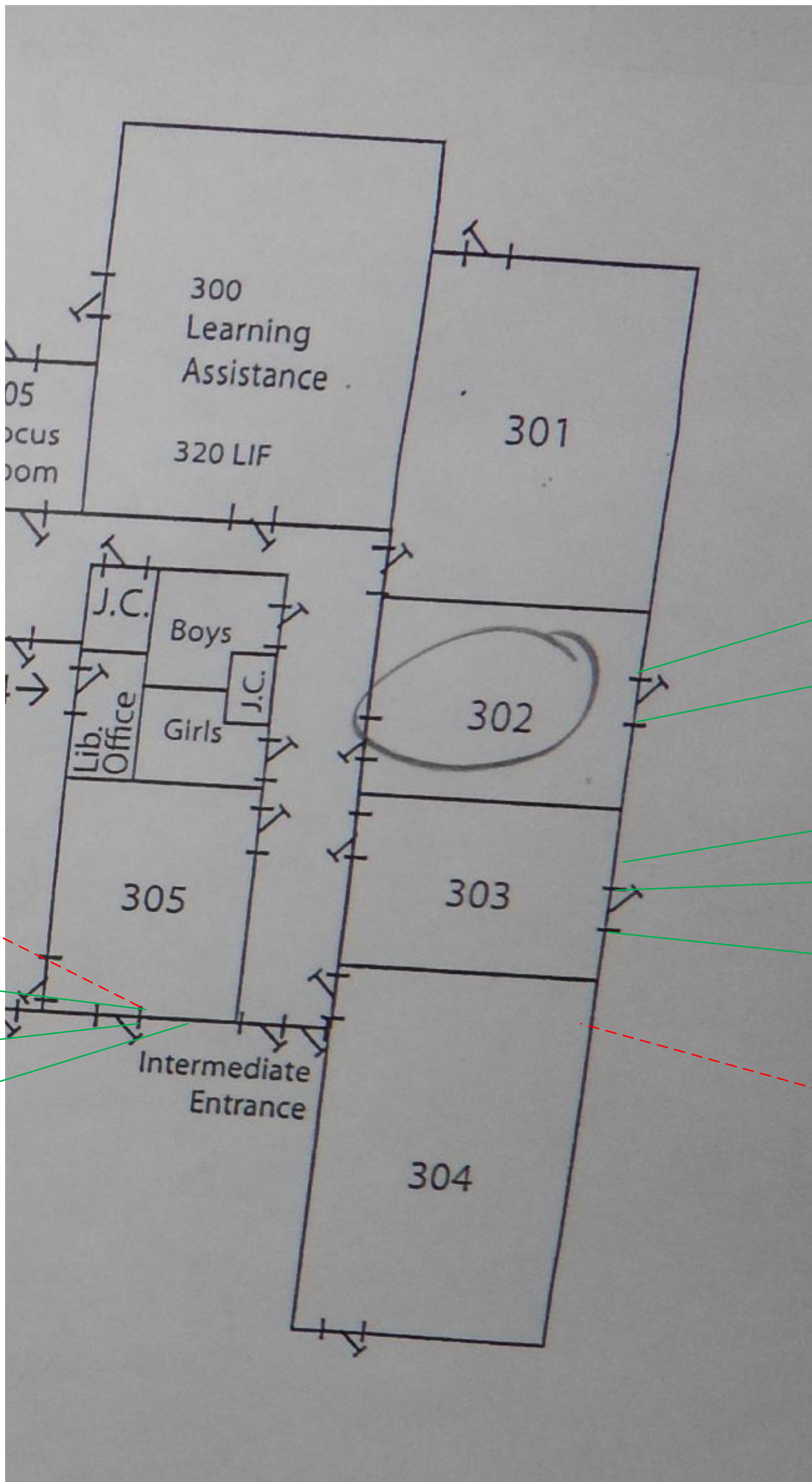


35490-29b, 30b
 Window Glaze - Black
 (Between Window Frame and Pane)
 Visually similar to 35490-28b

35490-54b, 55b, 56b
 Window Glaze (Light Grey)

35490-51b
 Caulking - Grey

35490-22b
 Caulking - Grey



35490-57b
 Caulking - Dark Brown

35490-61b, 62b
 Caulking - Brown

35490-23b
 Caulking - Grey

35490-60b
 Caulking - Brown

35490-58b, 59b
 Caulking - Dark Brown

35490-28b
 Window Glaze - Black
 (Between Panel and Window Frame)
 3% Chrysotile

Drawing Not to Scale

Sample Result and Inspection Location Key

- 123 No Asbestos Detected
- 123 Material Contains Asbestos

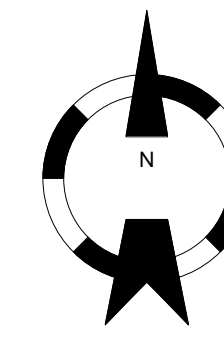
ADDRESS/LOCATION:
 Sunset Elementary School
 2433 Mountview Crescent
 Port McNeill, BC

DRAWING TITLE:
 Sample Locations - Addition (Caulkings
 and Glazes)

PROJECT NO.: 35490
SURVEY DATE: July 5, 2018
SURVEYED BY: LK
DRAWING NO.: 002



**North West
 Environmental Group Ltd.**
 #201 – 415 Gorge Road East
 Victoria, BC V8T 2W1



35490-36b
Beige Paint on Stucco Flashing
(<71 mg/kg)

35490-17b
Stucco

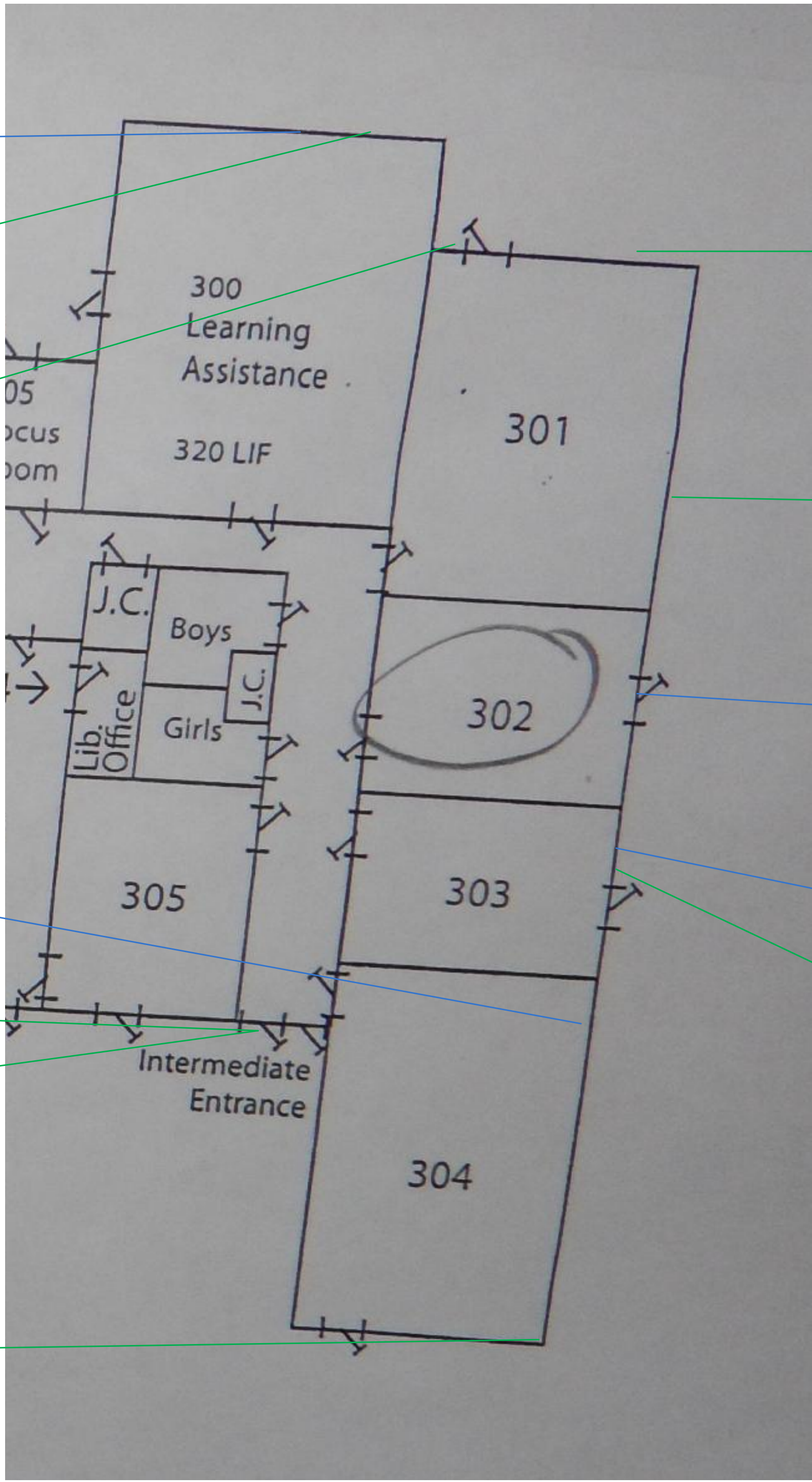
35490-18b
Stucco

35490-38b
Dark Brown Paint on Panels
(<110 mg/kg)

35490-31b
Building Paper

35490-12b
Stucco

35490-13b
Stucco



35490-16b
Stucco

35490-15b
Stucco

35490-37b
Green Paint over Red on Wood Composite Door
(8500 mg/kg)

35490-35b
Turquoise Paint over Brown on Wood Panel
(420 mg/kg)

35490-14b
Stucco

Drawing Not to Scale

Sample Result and Inspection Location Key

- 123 No Asbestos Detected
- 123 Material Contains Asbestos
- 123 Lead (Pb) Sample (concentrations of Pb below the regulatory limit)

ADDRESS/LOCATION:
Sunset Elementary School
2433 Mountview Crescent
Port McNeill, BC

DRAWING TITLE:
Sample Locations – Addition (Stucco and
Paints)

PROJECT NO.: 35490
SURVEY DATE: July 5, 2018
SURVEYED BY: LK
DRAWING NO.: 002



#201 – 415 Gorge Road East
Victoria, BC 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.

GOOD	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.
POOR	Sprayed materials show signs of damage, delamination or deterioration. More than one percent damage to surface of ACM spray.
DEBRIS	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.

GOOD	Insulation is completely covered in jacketing and exhibits no evidence of damage or deterioration. No insulation is exposed. Includes conditions where the jacketing has minor surface damage (i.e., scuffs or stains), but the jacketing is not penetrated.
FAIR	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.
POOR	Original insulation jacket is missing, damaged, deteriorated or delaminated. Insulation is exposed and significant areas have been dislodged. Damage cannot be readily repaired.
DEBRIS	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.

Access (A)	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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Access (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).
Access (C) Exposed	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.
Access (C) Concealed	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.
Access (D)	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.
ACM in Plenum	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.

Action 1	Immediate Clean Up of Debris That is Likely to be Disturbed 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.
Action 2	Entry into Areas with ACM Debris 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.
Action 3	ACM Removal Required for Compliance Remove ACM for compliance with regulatory requirements. Utilize asbestos procedures appropriate to the scope of the removal work.
Action 4	Access into Areas Where ACM is Present and Likely to be Disturbed by Access 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).
Action 5	Proactive ACM Removal

	Remove ACM in lieu of repair, or at locations where the presence of asbestos in GOOD condition is not desirable.
Action 6	ACM Repair 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.
Action 7	Routine Surveillance 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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