

School District 85



Woss Teacherage
83 MacRae Drive, Woss, BC
Asbestos Management Inventory



North West
Environmental Group Ltd.

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Date Issued: May 4, 2021

Report Information

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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 6

Appendix A. Photo Plates..... 7

Appendix B. Analytical Reports..... 9

Appendix C. Sample Location Drawings..... 10

Appendix D. Regulatory Framework..... 11

Appendix E. Methodology..... 12

Appendix F. Evaluation of Asbestos-Containing Materials 13



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 Woss Teacherage located at 83 MacRae Drive, Woss, BC (site). The non-destructive assessment was conducted by NWest representative, Paddy Greig on August 21, 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.

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	1967
Number of floors/levels	2
Area	1,238 ft ²
Exterior Materials	
Roofing	Asphalt shingle
Exterior	Vinyl siding with wood skirting and soffits
Interior Materials	
Ceiling	Acoustic ceiling tile
Walls	Plywood
Floors	Carpet, sheet flooring and floor tile
HVAC (system type and insulation type)	Forced air
Lighting	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
Sheet flooring 1 – 4”x4” off white squares	Floor	Kitchen	Suspect	155 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
Sheet flooring 2 – cream mosaic	Floor	Laundry Room	Suspect	70 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
Sheet flooring 3 – octagon and square pattern	Floor	Washroom	Suspect	55 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
Floor tile 1 – 9”x9” yellow with brown	Floor	Entry Closet, Hallway Closet	Suspect	10 ft ² (suspected to be beneath new flooring in other areas of house)	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 – white	Window	Exterior	Suspect	All exterior windows	Access A – Accessible to all building users	Non-friable	Fair	Action 5 – Proactive ACM removal / Action 6 – Repair damaged ACM Test prior to impact
Gaskets	Plumbing	Exterior old gas hookup location	Suspect	2 gaskets	Access A – Accessible to all building users	Non-friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact

Description	System	Locations	Status	Quantity	Accessibility	Friability	Condition	Mgmt Recommendation
Heat register vibration dampener	HVAC	Throughout	Suspect	All building heat registers	Access A – Accessible to all building users	Friable	Good	Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact
Asphalt stair tread	Stair	Exterior	Suspect	25 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

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

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
Living Room, Kitchen, Laundry Room, Entry Closet, Hallway Closet, Washroom, Bedroom 1, Bedroom 2, Bedroom 3, Closet	Acoustic ceiling tile 1 – donna cona 1’x1’	0	Wood fibre ceiling tile 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

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: Sheet flooring 1 – 4”x4” off white squares
Location: Kitchen
Asbestos: Suspect



Photo 2
Description: Sheet flooring 3 – octagon and square pattern
Location: Laundry Room
Asbestos: Suspect



Photo 3
Description: Asphalt stair tread
Location: Exterior
Asbestos: Suspect



Photo 4
Description: Floor tile 1 – 9”x9” yellow with brown
Location: Hallway Closet
Asbestos: Suspect



Photo 5
Description: Window putty – white
Location: Exterior
Asbestos: Suspect



Photo 6
Description: Gasket
Location: Exterior old gas hookup location
Asbestos: Suspect



Photo 5
Description: Heat register vibration dampener
Location: Living Room
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

Appendix C. Sample Location Drawings

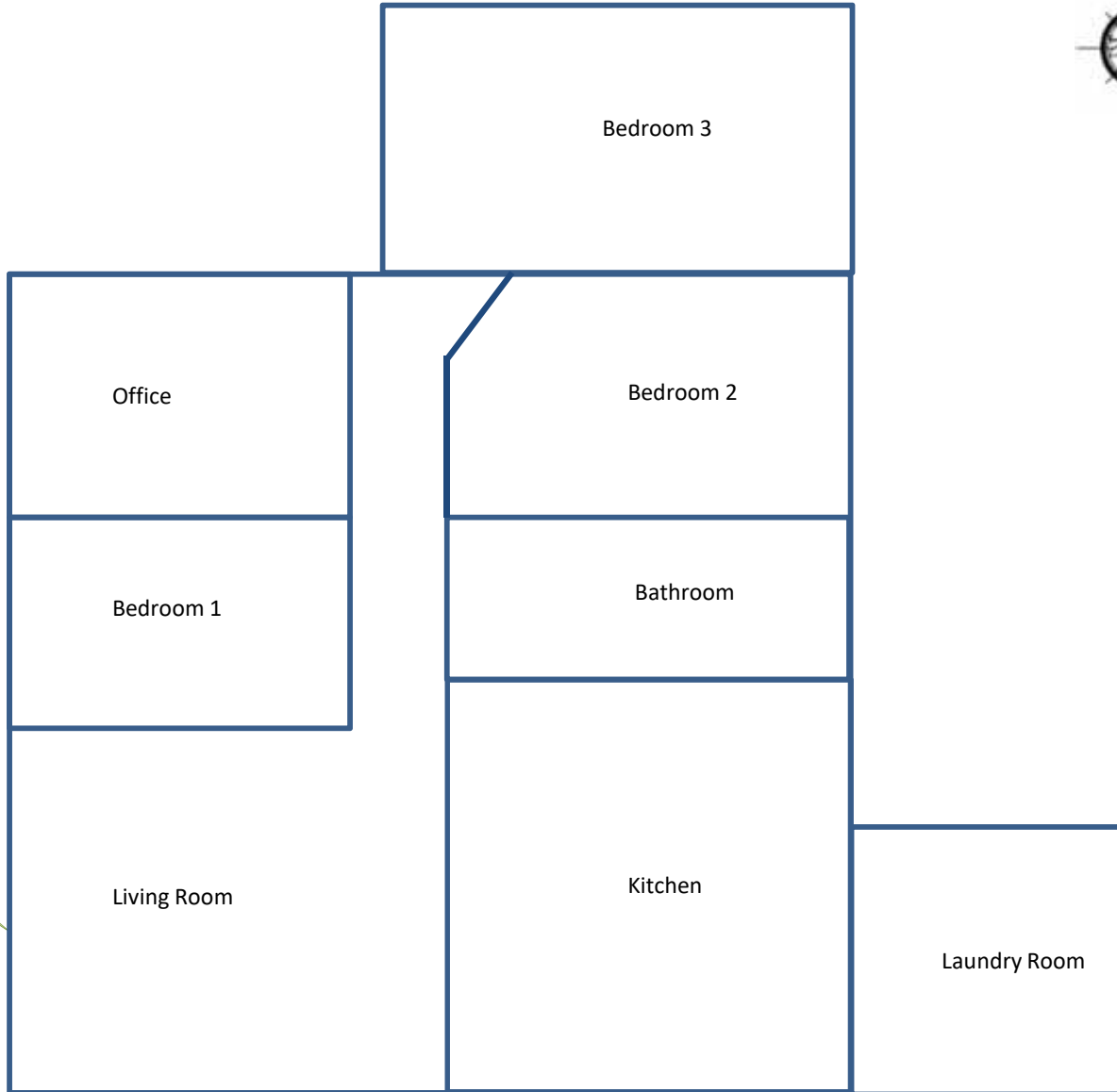
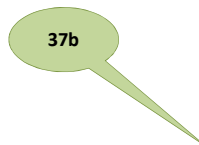


Warning: in the event any additional suspect materials are encountered during renovation/repair activities, work on those materials should stop immediately and remain undisturbed until testing confirms the presence or absence of asbestos or other hazardous material



Location: 83 MacRae Drive, Woss, BC
Drawing Title: Sample Locations
Project No: 39957
Drawing No: 001
Surveyed By: PG
Survey Date: August 21, 2020

37b Window Putty (Black)



Sample Results



Asbestos Not Detected



Material Contains Asbestos

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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