



Asbestos Assessment

Our Lady of Peace
252 Dewitt Road, Stoney Creek,
ON, L8E 2R1

Prepared for:

**Hamilton-Wentworth Catholic
District School Board**

90 Mulberry Street
Hamilton, Ontario, L8N 3R9

August 31, 2023

Pinchin File: 320582.004



Asbestos Assessment

Our Lady of Peace, 252 Dewitt Road, Stoney Creek, ON, L8E 2R1
Hamilton-Wentworth Catholic District School Board

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Issued on: August 31, 2023
Pinchin File: 320582.004
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EXECUTIVE SUMMARY

Hamilton-Wentworth Catholic District School Board (Client) retained Pinchin Ltd. (Pinchin) to conduct an asbestos building materials assessment of Our Lady of Peace located at 252 Dewitt Road, Stoney Creek, ON, L8E 2R1.

The objectives of the assessment were to document the locations of asbestos building materials, evaluate their condition and develop corrective action plans as required for the purposes of long-term management. The results of this assessment are not intended for construction, renovation, demolition or project tendering purposes.

SUMMARY OF RECOMMENDATIONS

The following is a summary of significant recommendations; refer to the body of the report for detailed recommendations:

1. Maintain the Asbestos Management Program (AMP)
2. Perform a re-assessment of asbestos materials on an annual basis.
3. Perform a pre-construction assessment and remove all ACM prior to alteration or maintenance work if ACM may be disturbed by the work.
4. Follow appropriate safe work procedures when handling or disturbing asbestos.
5. Sample any presumed ACM prior to alteration or maintenance work if presumed ACM may be disturbed by the work.
6. Update the asbestos inventory report upon completion of any abatement and removal of asbestos-containing materials.

This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.



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1.0 INTRODUCTION AND SCOPE

Hamilton-Wentworth Catholic District School Board (Client) retained Pinchin Ltd. (Pinchin) to conduct an asbestos building materials assessment of Our Lady of Peace located at 252 Dewitt Road, Stoney Creek, ON, L8E 2R1.

Pinchin performed the assessment on July 12, 2023.

The objectives of the assessment were to document the locations of asbestos building materials, evaluate their condition and develop corrective action plans as required. This assessment is only to be used for the purposes of long-term management and routine maintenance. The results of this assessment are not to be used for construction, renovation, demolition, or project tendering purposes.

1.1 Scope of Assessment

The assessment was performed to establish the location and type of asbestos building materials incorporated in the structure(s) and its finishes. The **assessed area** consisted of all parts of the building, excluding the roof.

2.0 METHODOLOGY

Pinchin conducted a room-by-room assessment (rooms, corridors, service areas, exterior, etc.) to identify the asbestos-containing building materials as defined in the scope.

The assessment was limited to non-intrusive testing. Concealed spaces such as those above solid ceilings and within shafts and pipe chases were accessed via existing access panels only. Demolition of walls, solid ceilings, structural items, interior finishes or exterior building finishes, to determine the presence of concealed materials was not conducted.

For further details on the methodology including test methods, refer to Appendix III.

3.0 BACKGROUND INFORMATION

3.1 Building Year of Construction and Additions

Item	Details
Year of Construction	1987

3.2 Existing Reports

Pinchin previously prepared the following report, which has been reviewed as part of this assessment:

- Asbestos Reassessment Report, Our Lady of Peace, August 2022, Pinchin File No. 303992.004.



3.3 Inaccessible Locations

Inaccessible locations (rooms or areas), if any, are indicated in the Location List Report in Appendix IV. These locations within the assessed area were not accessible to the surveyor and are therefore not included in the report.

4.0 FINDINGS

The following section summarizes the findings of the assessment and provides a general description of the asbestos-containing materials (ACM) identified and their locations. For details on approximate quantities, condition, friability, accessibility and locations of asbestos materials; refer to the Asbestos Material Summary Report and All Data Report in Appendix V and VI.

4.1 Excluded Asbestos Materials

A number of materials which might contain asbestos were not sampled during this assessment due to limitations in scope and methodology. Where present, these materials are assumed to contain asbestos until otherwise proven by sampling and analysis. These materials are not shown on the drawings in Appendix I. Excluded materials presumed to contain asbestos include:



- Roofing felts and tar, mastics
- Ceramic tile setting compound
- Electrical components
- Mechanical packing, ropes and gaskets
- Vermiculite
- Adhesives and duct mastics
- Caulking and putties
- Soffit and fascia boards
- Fire resistant doors
- Ropes and gaskets in cast-iron bell and spigot joints
- Sealants on pipe threads



4.2 Summary of Building Materials

This section includes a summary of building materials that have been confirmed asbestos-containing by sample analysis, presumed asbestos-containing by visual identification, or confirmed non-asbestos by sampling or based on the manufacture date and known end of use of asbestos in these products.

The locations of samples from historical assessments performed by Pinchin, have been included on the drawings.

Appendix II presents the asbestos bulk sample analytical results.

Material and Application	Asbestos Type	Photo
<p>Texture finish is present on the Transite soffit. Texture finish is presumed to be non-asbestos based on historical knowledge of the date of installation.</p>	<p>None</p>	
<p>Transite board is present as soffit finish.</p>	<p>Presumed</p>	
<p>Pipes are either uninsulated or insulated with non-asbestos fibreglass or elastomeric insulation (Armaflex).</p>	<p>None</p>	
<p>Ducts are either uninsulated or insulated with non-asbestos fibreglass (foil-faced or canvas).</p>	<p>None</p>	
<p>Mechanical equipment is either uninsulated or insulated with non-asbestos fibreglass.</p>	<p>None</p>	

Material and Application	Asbestos Type	Photo
<p>All ceiling tiles are non-asbestos from previous sampling, presumed to be non-asbestos based on the date of manufacture determined from the date stamp applied to the top of the tiles and the age of the materials determined from the age of the building.</p>	<p>None</p>	
<p>Asbestos in drywall joint compound was banned in Canada in 1980. The building was constructed after 1986 (1980 plus a reasonable non-compliance period based on our experience) and the drywall joint compound is assumed to contain no asbestos.</p>	<p>None</p>	
<p>Vinyl floor tiles, 12"x12", beige with pink and brown fleck, are present.</p>	<p>None (tile) None (mastic)</p>	
<p>Gold sink undercoating is present.</p>	<p>Chrysotile</p>	



5.0 RECOMMENDATIONS

5.1 General

Perform a detailed intrusive assessment prior to maintenance work, building renovation or demolition operations. The assessment should include destructive testing (e.g., coring and/or removal of building finishes and components), and other hazardous materials (lead, mercury, PCBs, mould, etc.) and materials not tested in this study (e.g., roofing materials, caulking, mastics).

5.2 Remedial Work

No remedial work is recommended.

5.3 On-going Management and Maintenance

The following recommendations are made regarding on-going management and maintenance work involving the asbestos materials identified.

Maintain the Asbestos Management Program (AMP).

Perform a reassessment of asbestos materials on an annual basis.

Remove asbestos-containing materials (ACM) prior to alteration or maintenance work if ACM may be disturbed by the work. Follow appropriate asbestos precautions for the classification of work being performed.

Sample presumed ACM prior to alteration or maintenance work if the presumed ACM may be disturbed by the work.

Update the asbestos inventory report upon completion of any abatement and removal of asbestos-containing materials.

6.0 TERMS AND LIMITATIONS

This work was performed subject to the Terms and Limitations presented or referenced in the proposal for this project.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.



7.0 REFERENCES

The following legislation and documents were referenced in completing the assessment and this report:

1. Asbestos on Construction Projects and in Buildings and Repair Operations, Ontario Regulation 278/05.
2. Designated Substances, Ontario Regulation 490/09.
3. Ministry of the Environment Regulation, R.R.O. 1990 Reg. 347 as amended.

\\PIN-HAM-FS02\job\320000s\0320582.000 HWCDDB,Various2023Projects,ASB,CONS\0320582.004 HWCDDB,AllSites,2023,ASB,ASSMT\Deliverables\Our Lady Of Peace\Deliverables\320582.004 Asbestos Asmnt Rep Our Lady of Peace HWCDDB Aug 31 2023.docx

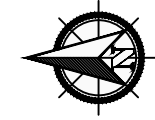
Template: Master Report for Asbestos Assessment, HAZ, July 29, 2021

APPENDIX I
Drawings

NOT ALL KNOWN OR SUSPECTED ASBESTOS BUILDING MATERIALS MAY BE DEPICTED ON THE DRAWING. REFER TO THE ASBESTOS ASSESSMENT REPORT FOR A COMPLETE LIST OF KNOWN AND SUSPECTED ASBESTOS BUILDING MATERIALS.

LEGEND IS COLOUR DEPENDENT. NON-COLOUR COPIES MAY ALTER INTERPRETATION.

BASE PLAN PROVIDED BY CLIENT.



905-577-6206

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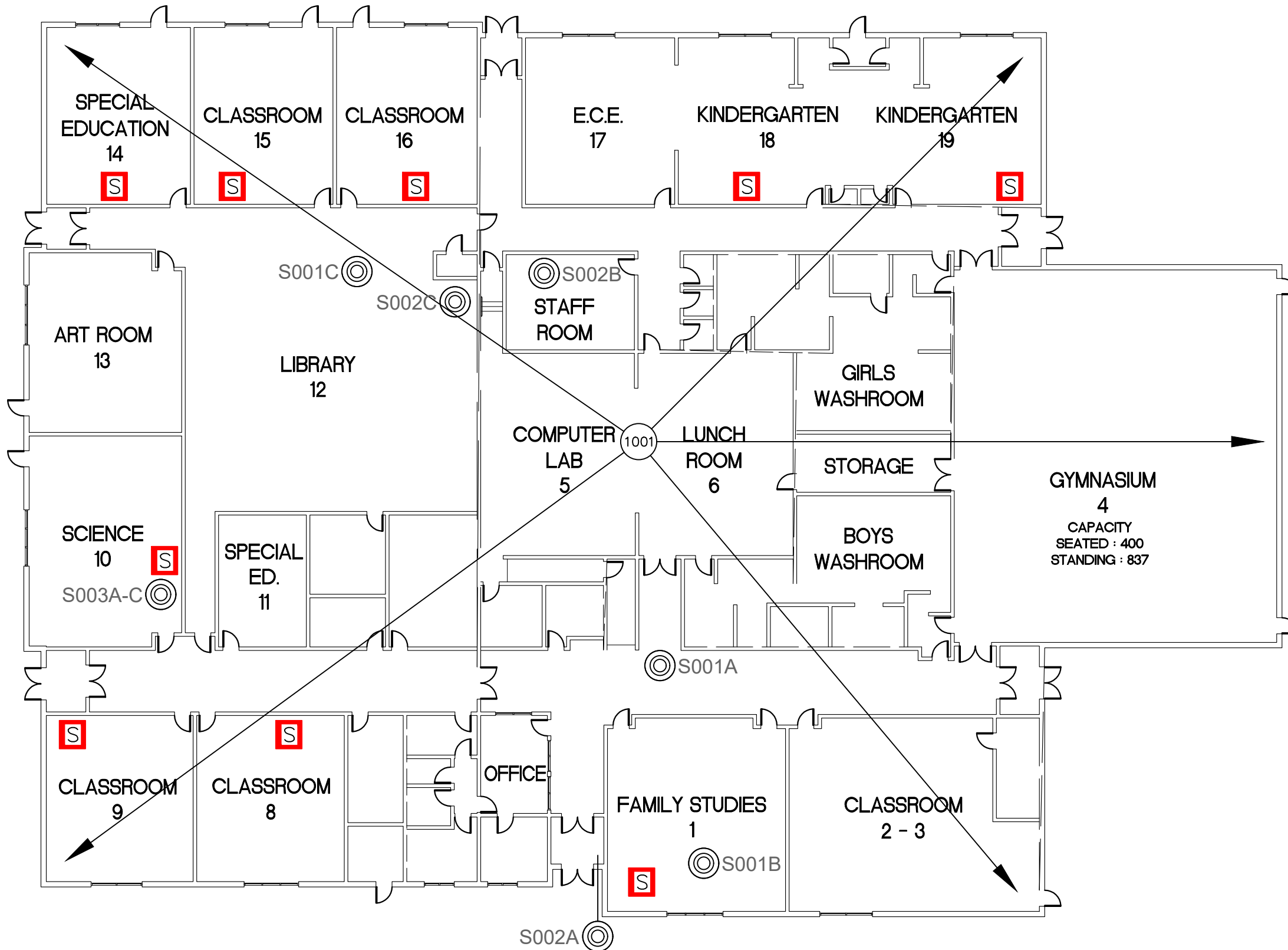
LEGEND:

(X) LOCATION NUMBER

(◎) ASBESTOS BULK SAMPLE

ASBESTOS-CONTAINING MATERIALS:

(S) SINK UNDERCOATING



CLIENT:



Hamilton-Wentworth
Catholic District School Board

Believing, Achieving, Serving

LOCATION:

OUR LADY OF PEACE
252 DEWITT ROAD
STONE CREEK, ONTARIO

TITLE:

ASBESTOS REASSESSMENT
FLOOR LEVEL 1

DATE:

SEPTEMBER 2023

PROJECT #:

320582.004

DRAWN BY:

DS

CHECKED BY:

EB

SCALE:

NTS

DRAWING:

1 OF 1

APPENDIX II
Asbestos Analytical Certificates



Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and 600/M4-82-020



Customer: Pinchin Ltd.
6-875 Main St West
Suite 200
Hamilton, Ontario L8S 4P9

Project: 224334 Our Lady of Peace

Attn: Stephen Holmquist

Lab Order ID: 51817924
Analysis ID: 51817924_PLM
Date Received: 7/16/2018
Date Reported: 7/23/2018

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
S001A	Lay in Ceiling tiles Medium Pinhole - Corridor	None Detected	40% Cellulose 40% Mineral Wool	20% Other	Tan Fibrous Homogeneous
51817924PLM_1					Teased
S001B	Lay in Ceiling tiles Medium Pinhole - Classroom 1	None Detected	40% Cellulose 40% Mineral Wool	20% Other	Tan Fibrous Homogeneous
51817924PLM_2					Teased
S001C	Lay in Ceiling tiles Medium Pinhole - Library	None Detected	40% Cellulose 40% Mineral Wool	20% Other	Tan Fibrous Homogeneous
51817924PLM_3					Teased
S002A - A	12x12 VFT beige with pink and brown fleck - Front Entrance	None Detected		100% Other	Beige Non Fibrous Homogeneous
51817924PLM_4	tile				Dissolved
S002A - B	12x12 VFT beige with pink and brown fleck - Front Entrance	None Detected		100% Other	Black Non Fibrous Homogeneous
51817924PLM_12	mastic				Dissolved
S002B - A	12x12VFT pink with white and pink fleck - Staff Room	None Detected		100% Other	Beige Non Fibrous Homogeneous
51817924PLM_5	tile				Dissolved
S002B - B	12x12VFT pink with white and pink fleck - Staff Room	None Detected		100% Other	Black Non Fibrous Homogeneous
51817924PLM_13	mastic				Dissolved
S002C - A	12x12 VFT beige with brown fleck - Library	None Detected		100% Other	Beige Non Fibrous Homogeneous
51817924PLM_6	tile - ashed				Ashed

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogeneous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAL. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Charmel Dozier (12)

Analyst

Approved Signatory



Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and 600/M4-82-020



Customer: Pinchin Ltd.
6-875 Main St West
Suite 200
Hamilton, Ontario L8S 4P9
Project: 224334 Our Lady of Peace

Attn: Stephen Holmquist

Lab Order ID: 51817924
Analysis ID: 51817924_PLM
Date Received: 7/16/2018
Date Reported: 7/23/2018

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
S002C - B	12x12 VFT beige with brown fleck - Library	None Detected		100% Other	Black Non Fibrous Homogeneous
51817924PLM_14	mastic				Dissolved
S003A	Silver sink undercoating - Classroom 10	5% Chrysotile		95% Other	Silver Non Fibrous Homogeneous
51817924PLM_7					Dissolved
S003B	Silver sink undercoating - Classroom 10	Not Analyzed			
51817924PLM_8					
S003C	Silver sink undercoating - Classroom 10	Not Analyzed			
51817924PLM_9					

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogeneous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAL. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.


Charmel Dozier (12)

Analyst

Approved Signatory

51817924

Version 1-15-2012

Client: Contact: Stephen Holmquist Address: 875 Main St W Hamilton, Ontario Phone: 289.339.8072 Fax: 905.577.6207 Email: sholmquist@pinchin.com	Pinchin Ltd. Stephen Holmquist 875 Main St W Hamilton, Ontario 289.339.8072 905.577.6207 sholmquist@pinchin.com	<p>"Instructions: Use Column "B" for your contact info To See an Example Click the bottom Example Tab.</p> <p>Enter samples between "<<" and ">>" Begin Samples with a "<<" above the first sample and end with a ">>" below the last sample. Only Enter your data on the first sheet "Sheet1"</p> <p>Note: Data 1 and Data 2 are optional fields that do not show up on the official report, however they will be included in the electronic data returned to you to facilitate your reintegration of the report data.</p>	Accounts Payable ap@pinchin.com	Invoice to:  Scientific Analytical Institute 4604 Dundas Dr. Greensboro, NC 27407 Phone: 336.292.3888 Fax: 336.292.3313 Email: lab@sailab.com
Project: 224334 Our Lady of Peace Client Notes: Hamilton Wentworth Catholic District	224334 Hamilton Wentworth Catholic District	224334		
P.O. #: Date Submitted: July 12 2018 Analysis: PLM TurnAroundTime: 6 Days - Stop Positive	224334 July 12 2018 PLM 6 Days - Stop Positive	224334		

Sample Number	Data 1 (Lab use only)	Sample Description	Data 2 (Lab use only)
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<<
 S001A
 S001B
 S001C
 S002A
 S002B
 S002C
 S003A
 S003B
 S003C

Lay in Ceiling tiles Medium Pinhole - Corridor
 Lay in Ceiling tiles Medium Pinhole - Classroom 1
 Lay in Ceiling tiles Medium Pinhole - Library
 12x12 VFT beige with pink and brown fleck - Front Entrance
 12x12VFT pink with white and pink fleck - Staff Room
 12x12 VFT beige with brown fleck - Library
 Silver sink undercoating - Classroom 10
 Silver sink undercoating - Classroom 10
 Silver sink undercoating - Classroom 10

Accepted
Rejected

W. Harris 7/16 10:30a

APPENDIX III
Methodology

1.0 GENERAL

An inspection was conducted to identify the asbestos-containing materials (ACM) incorporated in the structure and its finishes as defined by the scope of work.

Information regarding the location and condition of ACM encountered and visually estimated quantities were recorded. The locations of any samples collected were recorded on small-scale plans. As-built drawings and previous reports were referenced where provided.

Sample collection (where performed) was conducted in accordance with our Standard Operating Procedures.

The inspection for asbestos included friable and non-friable asbestos-containing materials (ACM). A friable material is a material that when dry can be crumbled, pulverized or powdered by hand pressure.

Where samples were collected, a separate set of samples was collected of each type of homogenous material suspected to contain asbestos. A homogenous material is defined by the US EPA as material that is uniform in texture and appearance, was installed at one time, and is unlikely to consist of more than one type or formulation of material. The homogeneous materials were determined by visual examination and available information on the phases of construction and prior renovations.

Where samples were collected, samples were collected at a rate that is in compliance with the requirements of local regulations and guidelines. The sampling strategy was also based on known ban dates and phase out dates of the use of asbestos; sampling of certain building materials is not conducted after specific construction dates. In addition, to be conservative, several years past these dates are added to account for some uncertainty in the exact start / finish date of construction and associated usage of ACM. In some cases, manufactured products such as asbestos cement pipe were visually identified without sample confirmation.

Where samples were collected, the asbestos analysis was completed using a stop-positive approach. Only one result meeting the regulated criteria was required to determine that a material is asbestos-containing, but all samples must be analyzed to conclusively determine that a material is non-asbestos. The laboratory stopped analyzing samples from a homogeneous material once a result equal to or greater than the regulated criteria is detected in any of the samples of that material. All samples of a homogeneous material were analyzed if no asbestos is detected. In some cases, all samples were analyzed in the sample set regardless of result.

Where samples were collected, the analysis was performed in accordance with Test Method EPA/600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, July 1993.

Where samples were collected, analytical results were compared to the following criteria.



Jurisdiction*	Friable	Non-Friable
Ontario	0.5%	0.5%

Where building materials are described in the report as “non-asbestos” or “does not contain asbestos”, this means that either no asbestos was detected by the analytical method utilized in any of the multiple samples or, if detected, it is below the lower limit of an asbestos-containing material in the applicable regulation. Additionally, these terms are used for materials which historically are known to not include asbestos in their manufacturing.

Asbestos materials were evaluated in order to make recommendations regarding remedial work. The priority for remedial action was based on several factors:

- Friability (friable or non-friable);
- Condition (good, fair, poor, debris);
- Accessibility (ranking from accessible to all building users to inaccessible);
- Visibility (whether the material is obscured by other building components).
- Efficiency of the work (for example, if damaged ACM is being removed in an area, it may be most practical to remove all ACM in the area even if it is in good condition).

For a complete description of the Evaluation Criteria and Basis of Recommendations, refer to Annex A.

METHODOLOGY ANNEX A EVALUATION CRITERIA

EVALUATION CRITERIA AND BASIS OF RECOMMENDATIONS

The detailed asbestos assessment provides information regarding the location, condition, accessibility and friability of the asbestos-containing materials (ACM). In order to make recommendations for compliance with current regulations, Pinchin developed the following criteria.

EVALUATION OF CONDITION

Friable Sprayed or Trowelled Fireproofing, Thermal Insulation and Texture Finishes (Surfacing Materials)

To evaluate the condition of ACM sprayed or trowelled on fireproofing, sprayed or trowelled thermal insulation (non-mechanical), or texture, decorative or acoustic finishes, the following criteria are applied:

Good	Surface of material shows no significant signs of damage, deterioration or delamination. Good condition includes unencapsulated or unpainted fireproofing or texture finishes, where no or limited delamination or damage is observed, or encapsulated fireproofing or texture finishes where the encapsulant or paint has been applied after the damage or fallout occurred.
Poor	A sprayed material that shows signs of significant damage or is significantly delaminating or deteriorating. This may be limited to surface delamination or some portion of the substrate may be exposed.

In Locations where damage exists in isolated areas, both good and poor condition may be applicable. The extent of each condition will be recorded. Fair condition is not utilized in the evaluation of ACM sprayed or trowelled fireproofing, sprayed or trowelled thermal insulation (non-mechanical), or texture, decorative or acoustic finishes.

The evaluation of the above products above ceilings may be limited by the number of observations and by building components such as ducts or full height walls that obstruct the above ceiling observations.

Friable Mechanical or Thermal System Insulation (TSI)

To evaluate the condition of mechanical insulation on vessels, boilers, breeching, ducts, pipes, fan units, equipment etc. the following criteria are applied:

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 damage (i.e. scuffs or stains), but the jacketing is not penetrated.
Fair	Minor penetrating 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 ranges from minor to none. Damage can be repaired.

Poor	Original insulation jacket is missing, damaged, deteriorated or delaminated. Insulation is exposed and significant areas have been dislodged. Damage cannot be readily repaired. Includes components where insulation may have been removed incompletely.
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The evaluation of mechanical insulation may be limited by the number of observations made and building components such as ducts or full height walls that obstruct observations. It is often not possible to observe each foot of mechanical insulation from all angles.

Potentially Friable Materials and Miscellaneous Friable Materials

Potentially friable ACM are products that are basically non-friable while in place but have the potential to generate friable dust upon removal or if significantly disturbed without appropriate procedures. These products may become friable if damaged. Potentially friable materials include materials such as acoustic ceiling tiles and plaster. To evaluate the condition of potentially friable materials, the following criteria are applied:

Good	No significant damage or deterioration. Still serving its intended use as a building material or finish.
Fair	Showing signs of some cracking or breakage, but is not deteriorating (e.g. cracked plaster, broken but in place ceiling tile, missing tile or section of plaster etc.). The condition is such that it is still serving its intended use as a building material or finish but may require repair for mainly cosmetic purposes.
Poor	Significant deterioration or breaking apart of the material. Material has deteriorated to the point it is not serving its intended use as building material or finish. Material has deteriorated to a point it has become friable. Normally potentially friable ACM in Poor condition is not repairable and requires at least localized removal and replacement.

Non-Friable Materials

Non-friable ACM cover a wide range of products with a wide variation in their tendency to release dust or asbestos fibres to the air. Many of these materials, (particularly where the matrix is an unweathered bitumen, asphalt or tar material) do not release fibres except in very unusual circumstances or during significant disturbance (e.g. use of abrasive power tools). Others with a cementitious matrix (asbestos-cement products) can more readily release dust due to abrasion, demolition, weathering, etc. The potential for asbestos release from non-friable ACM is always lower than from friable ACM. To evaluate the condition of non-friable Materials, the following criteria are applied:

Good	No significant damage or deterioration. Still serving its intended use as a building material or finish.
-------------	--

Fair	Showing signs of some cracking or breakage but is not deteriorating (e.g. cracked vinyl floor tile, missing piece of tile or transite, etc.). The condition is such that it is still serving its intended use as a building material or finish but may require repair for mainly cosmetic purposes.
Poor	Significant deterioration or breaking apart of the material to the point at which it cannot be repaired, and it will require at least local removal. Material has deteriorated to the point it is not serving its intended use as building material or finish. Material may have deteriorated to a point where traffic or disturbance may cause it to become friable.

Evaluation of ACM Debris

The identification of the exact location or presence of debris on the top of ceiling tiles is limited by the number of observations made and the presence of building components such as ducts or full height walls that obstruct observations.

The presence of fallen or dislodged ACM is noted separately from the ACM source and is referred to as Debris. Debris may be friable if from a friable ACM source or a badly deteriorated non-friable ACM source. Debris may also be non-friable (such as fallen pieces of transite sheet or mastic fittings, or broken, dislodged floor tiles).

Debris	Debris may be friable or non-friable but is always identified as debris.
---------------	--

Evaluation of Presumed Asbestos-Containing Material (PACM)

Presumed asbestos-containing materials (PACM), are building materials that may contain asbestos but were not sampled or analyzed due to inaccessibility or the need to perform destructive testing to obtain a reasonable sample set. Evaluation of these materials is based on the assumption that these PACM are asbestos-containing.

A list of PACM is provided in the report and they are generally not included in the detailed room by room reports. Typically, they are excluded because they are inaccessible or present in very small quantities. If PACM are evaluated, Pinchin uses the criteria that correspond with the type (and friability) of the material listed above.

EVALUATION OF ACCESSIBILITY

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

Access (A)	Common areas of the building within reach of all building users (approximately 8' - 9' from floor or standard ceiling height). Includes other areas where occupant activities may result in disturbance of material that is not normally within reach from floor level, but may be disturbed by common activities (e.g. gymnasiums, workshops, warehouses)
Access (B)	Areas of the building accessed primarily by Maintenance/Caretaking/Janitorial Staff and within reach without use of a ladder. Includes areas within reach in Boiler Rooms, Electrical Rooms, Janitors Closets, Elevator Rooms, Mechanical Rooms, etc. Includes materials within reach from fixed ladders or catwalks, mezzanines, and accessible pipe chases.
Access (C) and Visible	Areas of the building above 8' - 9' where use of a ladder or scaffold is required to reach the ACM. Only includes ACM that are visible to view without the removal or opening of other building components such as ceiling tiles or service access panels. Visible column on HMIS sheets will say YES.
Access (C) and not Visible	Areas of the building above 8' - 9' where use of a ladder or scaffold is required to reach the ACM. Includes ACM that are not visible to view and require the removal of a building component to see, such as ceilings tiles or access panels to view and access. Includes rarely entered crawl spaces, attic spaces, etc. Observations will be limited to the extent visible from the access points. Visible column on HMIS sheets will say NO.
Access (D)	Areas of the building behind inaccessible solid ceiling systems, walls or equipment etc. where demolition of the ceiling, wall or equipment etc. is required to reach the ACM. Material inaccessible due to height or location or is only accessed under unusual situations. Evaluation of condition and extent of ACM is limited or impossible, depending on the surveyor's ability to visually examine materials in Access D.

ACTION MATRIX AND DEFINITIONS

Pinchin's evaluation of the viability of a specific asbestos control option is based on the consideration of the friability, condition, accessibility and visibility of a material. The logic used is that damaged ACM located in an area frequently accessed by all building occupants is of a higher priority than damaged ACM located in an infrequently accessed service area. The action matrix considers the potential for fibre release (primarily from friable ACM) and the possible concerns from regulatory bodies and many building occupants to all damaged ACM (including non-friable).

In any building with asbestos, many current regulations require an Asbestos Management Program be implemented. Depending on the condition and the accessibility, more active measures such as repair or removal may be recommended. The following matrix provides guidance for recommended Actions in the absence of renovation or demolition. In the event of construction or maintenance activity which will disturb ACM more aggressive control or removal will be required.

Action Matrix

The following tables outline the action decisions based on the relationship of assessed factors. Table I applies to friable ACM. Table II applies to non-friable ACM.

Table I Decision Matrix for Friable ACM

Access	Condition			Debris
	Good	Fair	Poor	
(A)	Action 5 ¹	Action 5 ²	Action 3	Action 1
(B)	Action 7	Action 6 ³	Action 3	Action 1
(C) Visible	Action 7	Action 6	Action 3	Action 2
(C) Not Visible	Action 7	Action 7	Action 4	Action 2
(D)	Action 7	Action 7	Action 7	Action 7

Table II Decision Matrix for Potentially Friable and Non-Friable ACM

Access	Condition			Debris
	Good	Fair	Poor	
(A)	Action 7	Action 7 ⁴	Action 3	Action 1
(B)	Action 7	Action 7	Action 3	Action 1
(C) Visible	Action 7	Action 7	Action 4	Action 2
(C) Not Visible	Action 7	Action 7	Action 4	Action 2
(D)	Action 7	Action 7	Action 7	Action 7

Action Definitions

The following are the definitions in the Action Matrix Table presented above:

Action Definitions

Action 1	Clean-Up of ACM Debris Restrict access that is likely to cause a disturbance of the ACM Debris and clean up ACM Debris. Utilize appropriate asbestos precautions.
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¹ If friable ACM in access (A)/Good condition is not proactively removed Action 7 (Manage) is recommended.

² If friable ACM in access (A)/Fair condition is not proactively removed repair is recommended.

³ If friable ACM in access (B)/Fair condition is likely to be disturbed after repair proactive removal is recommended.

⁴ Action 7 is recommended for all non-friable ACM in Fair condition however some clients may wish to repair or take some action primarily for cosmetic reasons



Action Definitions

Action 2	<p>Precautions for Access Which may Disturb ACM Debris</p> <p>Use appropriate means to isolate the debris or to limit entry to the area which may disturb the material. At locations where ACM Debris can remain in place in lieu of removal or clean-up (e.g. Debris on top of ceiling tiles or behind lockable door), Utilize appropriate asbestos precautions to enter the area if this will disturb debris. The precautions will be required until the ACM Debris has been cleaned up.</p>
Action 3	<p>ACM Removal</p> <p>Remove ACM. Utilize asbestos procedures appropriate to the scope of the removal work. Until it is removed, restrict access to the material so it is not disturbed.</p>
Action 4	<p>Precautions for Work Which may Disturb ACM in Poor Condition. Utilize appropriate asbestos precautions if ACM may be disturbed by work on or near ACM. This does not require restricting access to the area, only control of work which may contact or disturb the ACM. Removal is the only viable option if work will disturb ACM.</p>
Action 5	<p>Proactive ACM Removal</p> <p>Remove friable ACM where the presence of friable asbestos in Good condition is not desirable. If friable ACM in Fair condition is not removed, then Repair friable ACM.</p>
Action 6	<p>ACM Repair</p> <p>Repair friable ACM in Fair condition which is not likely to be damaged again or disturbed by normal use of the area or room. Pinchin recommends proactive removal if friable ACM is likely to be damaged or disturbed during normal use of the area or room</p>
Action 7	<p>Asbestos Management Program with Routine Surveillance Implement an Asbestos Management Program, including routine surveillance of ACM. Reassess materials regularly (typically once per year).</p>

APPENDIX IV
Location List

Client: Hamilton-Wentworth Catholic District Sch
Building Name: Our Lady of Peace
Survey Date:
Building Phases: A: 1987

Site: 252 Dewitt Road, Stoney Creek, ON
Last Re-Assessment: 2023-07-12

Location No.	Name or Description	Area ft ²	Floor No.	Bldg. Phase	Notes
0	Presumed Asbestos-Containing Materials	0		A	Where present, these materials are assumed to contain asbestos until otherwise proven by sampling and analysis.
1001	Entire Building	0		A	
1002	Exterior	0		A	

APPENDIX V
Summary Report / Sample Log

Client: Hamilton-Wentworth Catholic District Sch

Site: 252 Dewitt Road, Stoney Creek, ON

Building Name: Our Lady of Peace

Survey Date:

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Asbestos	S0001 ABC	Ceiling Acoustic Tile Ceiling Tiles (lay-in) 2'x4' Medium Pinhole	1001	A	0	0	0	0	None Detected	No	
Asbestos	S0002 ABC	Floor Vinyl Floor Tile And Mastic 12"x12" Beige With Pink And Brown Fleck	1001	A	0	0	0	0	None Detected	No	
Asbestos	S0003 ABC	Other Sink Mastic, Gold	1001	A	0	0	18	0	Chrysotile	Yes	NF
Asbestos	V9500	Ceiling Soffit Cement Product Transite	1002	A	0	200	0	0	Presumed Asbestos	Yes	NF
Asbestos	V9500	Other N/a Roofing Felts And Tar, Mastics, Floor Levelling Compound, Ceramic Tile Setting Compound, Electrical Components, Mechanical Packing, Ropes And Gaskets, Vermiculite, Adhesives And Duct Mastics, Caulking And Putties, Fibre-reinforced Paints And Coatings, Paper Products, Soffit And Fascia Boards, Fire Resistant Doors, Stucco, Plaster Or Other Cementitious Parge Coatings, Vibration Dampers On Hvac Equipment, Terrazzo, Ropes And Gaskets In Cast-iron Bell And Spigot Joints, Sealants On Pipe Threads	0	A	0	0	0	100	Presumed Asbestos	Yes	NF
Asbestos	V0000	Ceiling Drywall And Joint Compound	1001	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Ceiling Soffit Texture Coat Over Transite	1002	A	0	0	0	0	Non Asbestos	No	

Legend:

Sample number		Units		
S####	Asbestos sample collected	SF	Square feet	NF Non Friable material.
L####	Paint sample collected	LF	Linear feet	F Friable material
P####	PCB sample collected	EA	Each	PF Potentially Friable material
M####	Mould sample collected	%	Percentage	
V####	Material visually similar to numbered sample collected			
V0000	Known non Hazardous Material			
V9000	Material is visually identified as Hazardous Material			
V9500	Material is presumed to be Hazardous Material			
[Loc. No.]	Abated Material			

APPENDIX VI
HMIS All Data Report

Client: Hamilton-Wentworth Catholic District Sch
Location: #0 : Presumed Asbestos-Containing Materials
Survey Date:

Site: Elementary
Floor:

Building Name: Our Lady of Peace
Room #:
Last Re-Assessment: 2023-07-12

Area (sqft): 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Other		N/A, Roofing felts and tar, mastics, Floor levelling compound, Ceramic tile setting compound, Electrical components, Mechanical packing, ropes and gaskets, Vermiculite, Adhesives and duct mastics, Caulking and putties, Fibre-reinforced paints and coatings, Paper products, Soffit and fascia boards, Fire resistant doors, Stucco, plaster or other cementitious parge coatings, Vibration dampers on HVAC equipment, Terrazzo, Ropes and gaskets in cast-iron bell and spigot joints, Sealants on pipe threads			D	N		100(7)			%	V9500	Presumed Asbestos		Presumed Asbestos	NF

Where present, these materials are assumed to contain asbestos until otherwise proven by sampling and analysis.

Client: Hamilton-Wentworth Catholic District Sch
Location: #1001 : Entire Building
Survey Date: 2023-07-11

Site: Elementary
Floor:

Building Name: Our Lady of Peace
Room #:
Last Re-Assessment: 2023-07-12

Area (sqft): 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Drywall and joint compound			C	Y						V0000	Non-Asbestos		None	
Ceiling	Acoustic Tile	Ceiling Tiles (lay-in), 2'x4' medium pinhole			C	Y						S0001ABC	None Detected	N.D.	None	
Ceiling	Deck	Metal, metal decking			C	Y										
Duct		Fibreglass	Insulation		C	N										
Duct		Not Insulated			C	N										
Floor		Concrete (poured)			A	Y										
Floor		Vinyl Floor Tile and Mastic, 12"x12" beige with pink and brown fleck			A	Y						S0002ABC	None Detected	N.D.	None	
Floor		Ceramic Tiles			A	Y										
Mechanical Equipment		Fibreglass	Insulation		A	Y										
Mechanical Equipment		Not Insulated			C	N										
Other ¹	Sink	Mastic, Gold, Undercoating			A	N		18(7)			EA	S0003ABC	Chrysotile	5-10%	Confirmed Asbestos	NF
Piping		Fibreglass	Insulation		C	Y										
Piping		Not Insulated			C	Y										
Structure	Beam And Joist	Steel			C	N										
Structure	Deck	Metal			C	Y										
Wall		Masonry, Concrete Block			A	Y										

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Wall		Concrete (precast)			A	Y		100			%					

1 - Sinks are present in classrooms 1,8,9,10,14,15,16,18,19

Client: Hamilton-Wentworth Catholic District Sch
Location: #1002 : Exterior
Survey Date: 2023-07-12

Site: Elementary
Floor:

Building Name: Our Lady of Peace
Room #:
Last Re-Assessment: 2023-07-12

Area (sqft): 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Soffit	Cement Product, Transite			C	Y		200(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Ceiling	Soffit	Texture Coat, Over transite			C	Y						V0000	Non-Asbestos		None	
Wall		Masonry			A	Y										

Legend:



Sample number		Units		Other	
S####	Asbestos sample collected	SF	Square feet	A	Access
V####	Material visually similar to numbered sample collected	LF	Linear feet	V	Visible
V0000	Known non-asbestos material	EA	Each	AP	Air Plenum
V9000	Visually identified as an asbestos material	%	Percentage	F	Friable material
V9500	Material is presumed to be an asbestos material			NF	Non Friable material
				PF	Potentially Friable material

Access	
A	Accessible to all building occupants
B	Accessible to maintenance and operations staff without a ladder
C	Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas
D	Not normally accessible

Condition	
Good	No visible damage or deterioration
Fair	Minor, repairable damage, cracking, delamination or deterioration
Poor	Irreparable damage or deterioration with exposed and missing material

Visible	
Y	The material is visible when standing on the floor of the room, without the removal or opening of other building components (e.g. ceiling tiles or access panels).
N	The material is not visible to view when standing on the floor of the room and requires the removal of a building component (e.g. ceilings tiles or access panels) to view and access. Includes rarely entered crawlspaces, attic spaces, etc. Observations will be limited to the extent visible from the access points.

Air Plenum	
Yes or No	The material is in a return air plenum or in a direct airstream or there is evidence of air erosion (e.g. duct for heating or cooling blowing directly on or across an ACM). This field is only completed where Air Plenum consideration is required by regulation.

Colour Coding	
	The material is known to contain regulated concentrations of asbestos; either by analytical results or visible identification (use of the V9000 code).
	The material is presumed to contain asbestos; based on visual appearances; typically a material known to historically contain asbestos; however, not sampled due to limited access or the destructive nature of the sampling.

Action					
(1)	Clean up of ACM Debris	(2)	Precautions for Access Which may Disturb ACM Debris	(3)	ACM removal
(4)	Precautions for Work Which may Disturb ACM in Poor Condition	(5)	Proactive ACM removal (Minimum repair required for fair condition)	(6)	ACM repair
(7)	Management program and surveillance				