



# **Asbestos Assessment**

Bishop Tonnos  
100 Panabaker Drive, Ancaster,  
Ontario

Prepared for:

**Hamilton-Wentworth Catholic  
District School Board**

90 Mulberry Street  
Hamilton, Ontario, L8N 3R9

December 30, 2021

Pinchin File: 286533.001

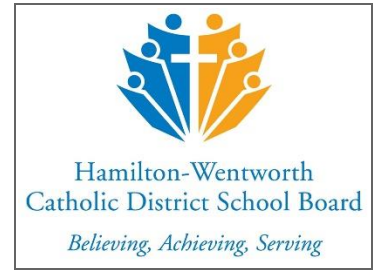


**Asbestos Assessment**

Bishop Tonnos, 100 Panabaker Drive, Ancaster, Ontario  
Hamilton-Wentworth Catholic District School Board

December 30, 2021  
Pinchin File: 286533.001

**Issued to:** Hamilton-Wentworth Catholic District  
**Contact:** School Board  
**Issued on:** December 30, 2021  
**Pinchin File:** 286533.001  
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## **EXECUTIVE SUMMARY**

Hamilton-Wentworth Catholic District School Board (Client) retained Pinchin Ltd. (Pinchin) to conduct an asbestos building materials assessment at the subject building.

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.

### **Summary of Recommendations**

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

- Review and update the asbestos record for the site on an annual basis.
- Perform a pre-construction assessment and remove all ACM prior to alteration or maintenance work if ACM may be disturbed by the work.
- Sample any presumed ACM prior to alteration or maintenance work if presumed ACM may be disturbed by the work.

<p><i>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.</i></p>
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## 1.0 INTRODUCTION AND SCOPE

Hamilton-Wentworth Catholic District School Board (Client) retained Pinchin Ltd. (Pinchin) to review and update the asbestos building materials assessment for Bishop Tonnos located at 100 Panabaker Drive, Ancaster, Ontario.

The original assessment was performed by Leslie Cantar, B.Eng. Mgt., Senior Project Technologist on July 18, 2018. This report has been updated based on review of asbestos management records from the Client. There are no changes to report.

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 and its finishes. The assessed area consisted of all parts of the building where asbestos-containing materials were previously identified. Refer to the Asbestos Building Materials Assessment Methodology report and Annex A dated 2018, Pinchin File 224334, for the methodology used during the assessment.

## 2.0 BACKGROUND INFORMATION

### 2.1 Building Year of Construction

Item	Details
Year of Construction	2004

## 3.0 FINDINGS

The following section summarizes the findings of the assessment and provides a general description of the asbestos materials identified. For details on quantities, assessment, sample numbers, friability, condition, and locations of asbestos materials; refer to the Summary Report and All Data Report in Appendix III and IV.



### 3.1 Presumed 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. Materials presumed to contain asbestos include:

Material	Friability
Elevator and lift brakes	Non-friable
Mechanical gaskets	Non-friable

### 3.2 Confirmed Non-Asbestos Materials

The following building materials were determined to be non-asbestos based on the date of construction of the building (2004).

Material and Application	Asbestos Type/Friability	Photo
Non-asbestos containing fireproofing is present on structural steel including beams, trusses, joists, corrugated steel deck, concrete deck, columns.	None	
Non-asbestos texture finish is present on the concrete deck.	None	
Pipes are either uninsulated or insulated with non-asbestos fibreglass or elastomeric insulation (Armaflex).	None	
Ducts are either uninsulated or insulated with non-asbestos fibreglass (foil-faced or canvas).	None	

Material and Application	Asbestos Type/Friability	Photo
Mechanical equipment is either uninsulated or insulated with non-asbestos fibreglass.	None	
All ceiling tiles are 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.	None	
Plaster present on walls and ceilings does not contain asbestos.	None	
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.	None	
Vinyl floor tiles were presumed to be non-asbestos based on the date of construction.	None	
Caulking does not contain asbestos based on the date of construction.	None	

## 4.0 RECOMMENDATIONS

### 4.1 General

Perform a detailed intrusive assessment prior to building renovation or demolition operations. The assessment should include destructive testing (i.e. coring and/or removal of building finishes and



components), and sampling of other hazardous materials (lead, mercury, PCBs, mould, etc.) and materials not tested in this study (e.g. Presumed Asbestos Containing Materials).

## **4.2 On-going Management and Maintenance**

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

### **4.2.1 Asbestos**

Update the asbestos record on an annual basis.

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

## **5.0 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.

## **6.0 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.

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Template: Master Report for Asbestos Assessment, Haz, March 27, 2018



**APPENDIX I**  
**Asbestos Analytical Certificates**

**Asbestos bulk sampling was not performed based on the date of  
construction (2004)**

**APPENDIX II**  
**Location List**

**Client:** Hamilton-  
Wentworth Catholic  
District Sch

**Site:** 100 Panabaker Dr,  
Ancaster, ON

**Building Name:** Bishop Tonnos

**Surveyor:** Leslie  
Cantar

**Survey Date:**  
2018-07-18

Location No.	Name or Description	ft <sup>2</sup>	Floor No.	Notes
1	Entire Building	0		

**APPENDIX III**  
**Summary Report**

## ASBESTOS SUMMARY REPORT

**Client: Hamilton-Wentworth Catholic District Sch**

**Site: 100 Panabaker Dr, Ancaster, ON**

**Surveyor: Leslie Cantar**

**Building Name: Bishop Tonnos**

**Survey Date:**

**Reassessment Surveyor:**

**Last Re-Assessment:**

System	Asbestos	Friable	ACM Materials	Locations where ACM materials are present - Location(Room Number)	Recommended Actions	Quantity
C - Ceiling	No	No				
		Yes				
F - Floor	No	No				
		Yes				
M - Mechanical Equipment	No	No				
		Yes				
O - Other	No	No				
		Yes				
P - Piping	No	No				
		Yes				
S - Structure	No	No				
		Yes				
W - Wall	No	No				
		Yes				

**APPENDIX IV**  
**All Data Report**

ALL DATA REPORT

**Client:** Hamilton-Wentworth Catholic District Sch  
**Location:** #1 : Entire Building  
**Surveyor:** Leslie Cantar

**Site:** Secondary  
**Floor:**  
**Survey Date:** 2018-07-18

**Building Name:** Bishop Tonnos  
**Room #:**  
**Reassessment Surveyor:**

**Area (sqft):** 0  
**Last Re-Assessment:**

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Texture Coat			C	Y		100			%	V0000	Non-Asbestos		None
Ceiling		Drywall and joint compound			C	Y		100			%	V0000	Non-Asbestos		None
Ceiling		Ceiling Tiles (lay-in), 2x4 smooth (gypsum board)			C	Y		100			%	V0000	Non-Asbestos		None
Ceiling		Ceiling Tiles (lay-in), 2x4 texture with divider			C	Y		100			%	V0000	Non-Asbestos		None
Ceiling		Ceiling Tiles (lay-in), 2x4 pinhole and flecks			C	Y		100			%	V0000	Non-Asbestos		None
Ceiling		Ceiling Tiles (lay-in), 2x4 pinhole and texture			C	Y		100			%	V0000	Non-Asbestos		None
Floor		Concrete (poured)			A	Y									
Floor		Terrazzo			A	Y									
Floor		Ceramic Tiles			A	Y									
Floor		Wood			A	Y									
Floor		Rubber			A	Y									
Floor		Vinyl Floor Tile and Mastic, 12x12 beige with dark flecks			A	Y		100			%	V0000	Non-Asbestos		None
Floor		Vinyl Floor Tile and Mastic, 12x12 blue with white flecks			A	Y		100			%	V0000	Non-Asbestos		None
Floor		Vinyl Floor Tile and Mastic, 12x12 yellow flecks			A	Y		100			%	V0000	Non-Asbestos		None
Floor		Vinyl Floor Tile and Mastic, 12x12 grey flecks			A	Y		100			%	V0000	Non-Asbestos		None
Floor		Carpet			A	Y									
Floor		Vinyl Floor Tile and Mastic, 12x12 green flecks			A	Y		100			%	V0000	Non-Asbestos		None
Floor		Vinyl Floor Tile and Mastic, 12x12 Brown with light flecks			A	Y		100			%	V0000	Non-Asbestos		None
Mechanical Equipment		Armaflex			B	Y									
Mechanical Equipment		Fibreglass			B	Y									
Other	Countertop	Wood		Laminate	A	Y									
Piping	Rain Water Leader	Fibreglass			B	Y									
Piping	Rain Water Leader	Metal		Not Insulated	B	Y									



## ALL DATA REPORT

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Structure		Concrete (poured)			C	Y									
Structure	Beam	Steel		Fireproofing (Fibrous)	C	Y									
Structure	Beam	Fireproofing (Fibrous)			C	Y		100			%	V0000	Non-Asbestos		None
Wall		Masonry			A	Y									
Wall		Drywall and joint compound			A	Y		100			%	V0000	Non-Asbestos		None
Wall		Wood, Panels			A	Y									

## Legend:

Sample number	Units	Other
S#### Sample collected.	SF Square feet	SVM Suspect Visible Mould
V#### Material is visually identified to be identical to S####	LF Linear feet	A Access
V0000 Known non hazardous material.	EA Each	V Visible
V9000 Material is visually identified to contain hazardous material.	% Percentage	AP Air Plenum
V9500 Material is presumed to contain hazardous material.		F Friable material.
		NF Non Friable material.

Access	Condition
A Accessible to all building occupants	Good No visible damage or deterioration
B Accessible to maintenance and operations staff without a ladder	Fair Minor, repairable damage, cracking or deterioration.
C Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas.	Poor Irreparable damage or deterioration with exposed and missing material.
D Not normally accessible or without demolition	

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			

**APPENDIX V**  
**Drawings**



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(X) LOCATION NUMBER

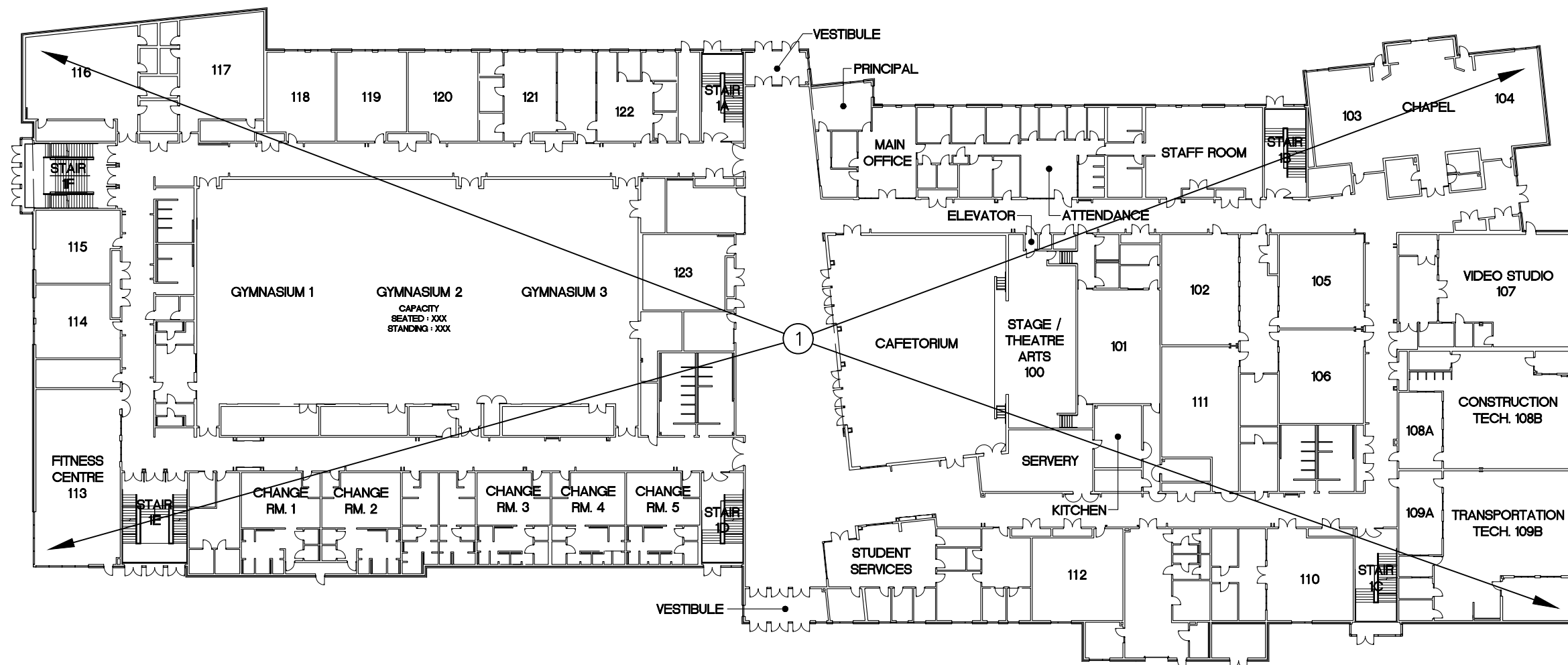
BASE PLAN PROVIDED BY CLIENT.

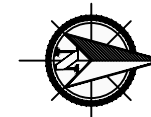
BISHOP TONNOS  
100 PANABAKER DRIVE  
HAMILTON, ONTARIO

ASBESTOS ASSESSMENT  
FLOOR LEVEL 1

NTS

1 OF 2





905-577-6206

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LEGEND:

(X) LOCATION NUMBER

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

BASE PLAN PROVIDED BY CLIENT.

CLIENT:



Hamilton-Wentworth  
Catholic District School Board  
*Believing. Achieving. Serving*

LOCATION:

BISHOP TONNOS  
100 PANABAKER DRIVE  
HAMILTON, ONTARIO

TITLE:

ASBESTOS ASSESSMENT  
FLOOR LEVEL 2

DATE:

AUGUST 2018

PROJECT # :

224334

DRAWN BY:

R.S.B.

DRAWING:

CHECKED BY:

L.N.C.

SCALE:

NTS

2 OF 2

