



Asbestos Assessment

Holy Name of Jesus
181 Belmont Avenue, Hamilton,
Ontario

Prepared for:

**Hamilton-Wentworth Catholic
District School Board**

90 Mulberry Street
Hamilton, Ontario, L8N 3R9

December 30, 2021

Pinchin File: 286533.001

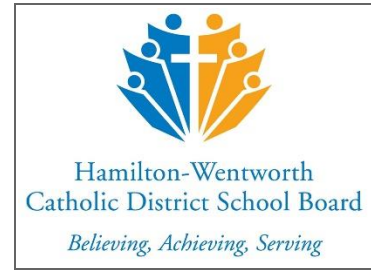


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Holy Name of Jesus, 181 Belmont Avenue, Hamilton, Ontario
Hamilton-Wentworth Catholic District School Board

December 30, 2021
Pinchin File: 286533.001

Issued to: Hamilton-Wentworth Catholic District
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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.

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 review and update the asbestos building materials assessment for Holy Name of Jesus located at 181 Belmont Avenue, Hamilton, Ontario.

The original assessment was performed by Robert Bertin-Fenney on July 11, 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 | 2012 |

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 (2012).

| Material and Application | Asbestos Type/Friability | Photo |
|---|--------------------------|---|
| Pipes are either uninsulated or insulated with non-asbestos fibreglass insulation. | None |  |
| Ducts are either uninsulated or insulated with non-asbestos fibreglass (foil-faced or canvas). | None | |
| 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 |  |

| Material and Application | Asbestos Type/Friability | Photo |
|---|--------------------------|--|
| 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 sheet flooring is presumed to be non-asbestos based on historical knowledge of the type of flooring (foam) or based on the lack of a paper backing layer (underpad). | None | |
| Vinyl floor tiles and mastic were presumed to be non-asbestos based on historical knowledge of the date of installation. | None |  |
| Caulking at exterior window frames, door frames, expansion joints and flashings does not contain asbestos. | None | |
| Glazing putty located on the glass and metal frames on the exterior does not contain asbestos. | None | |
| Roofing materials throughout the assessed area do not contain asbestos. | 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.

J:\286000s\0286533.000 HWCDSB,Various2021Projects,ASB,CONS\0286533.001 HWCDSB,AllFacilities,2021,ASB,REASSMT\Deliverables\2018 Updates\Holy Name of Jesus\Report\286533.001 Holy Name of Jesus ACM Assessment Report HWCDSB December 30 2021.docx

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 (2012)**

APPENDIX II
Location List

Client: Hamilton-
Wentworth Catholic
District Sch

Site: 181 Belmont Avenue,
Hamilton, ON

Building Name: Holy Name of Jesus

Surveyor: Robert
Bertin-Fenney

Survey Date:

| Location No. | Name or Description | ft ² | Floor No. | Notes |
|--------------|---------------------|-----------------|-----------|-------|
| 1001 | Entire Building | 0 | | |

APPENDIX III
Summary Report

ASBESTOS SUMMARY REPORT

Client: Hamilton-Wentworth Catholic District Sch

Site: 181 Belmont Avenue, Hamilton, ON

Surveyor: Robert Bertin-Fenney

Building Name: Holy Name of Jesus

Survey Date:

Reassessment Surveyor:

Last Re-Assessment:

| System | Asbestos | Friable | ACM Materials | Locations where ACM materials are present - Location(Room Number) | Recommended Actions | Quantity |
|-------------|----------|---------|---------------|---|---------------------|----------|
| - | No | No | | | | |
| | | Yes | | | | |
| C - Ceiling | No | No | | | | |
| | | Yes | | | | |
| D - Duct | No | No | | | | |
| | | Yes | | | | |
| F - Floor | No | No | | | | |
| | | Yes | | | | |
| O - Other | No | No | | | | |
| | | Yes | | | | |
| P - Piping | No | No | | | | |
| | | Yes | | | | |
| W - Wall | No | No | | | | |
| | | Yes | | | | |

APPENDIX IV
All Data Report

ALL DATA REPORT

Client: Hamilton-Wentworth Catholic District Sch
Location: #1001 : Entire Building
Surveyor: Robert Bertin-Fenney

Site: Elementary
Floor:
Survey Date:

Building Name: Holy Name of Jesus
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 | | Ceiling Tiles (lay-in) | | | C | Y | | | | | | V0000 | Non-Asbestos | | None |
| Ceiling | | Drywall and joint compound | | | C | Y | | | | | | V0000 | Non-Asbestos | | None |
| Duct | | Not Insulated | | | C | N | | | | | | V0000 | Non-Asbestos | | None |
| Floor | | Vinyl Floor Tile (No Mastic) | | | A | Y | | | | | | V0000 | Non-Asbestos | | None |
| Floor | | Ceramic Tiles | | | A | Y | | | | | | V0000 | Non-Asbestos | | None |
| Floor ¹ | | Vinyl Sheet Flooring (No Mastic) | | | A | Y | | | | | | V0000 | Non-Asbestos | | None |
| Other | | None Found | | | | | | | | | | V0000 | Non-Asbestos | | None |
| Piping | All | Not Insulated | | | C | Y | | | | | | V0000 | Non-Asbestos | | None |
| Wall | | Masonry | | | A | | | | | | | V0000 | Non-Asbestos | | None |
| Wall | | Drywall and joint compound | | | A | Y | | | | | | V0000 | Non-Asbestos | | None |

1 - Faux wood

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 | | |

APPENDIX V
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.

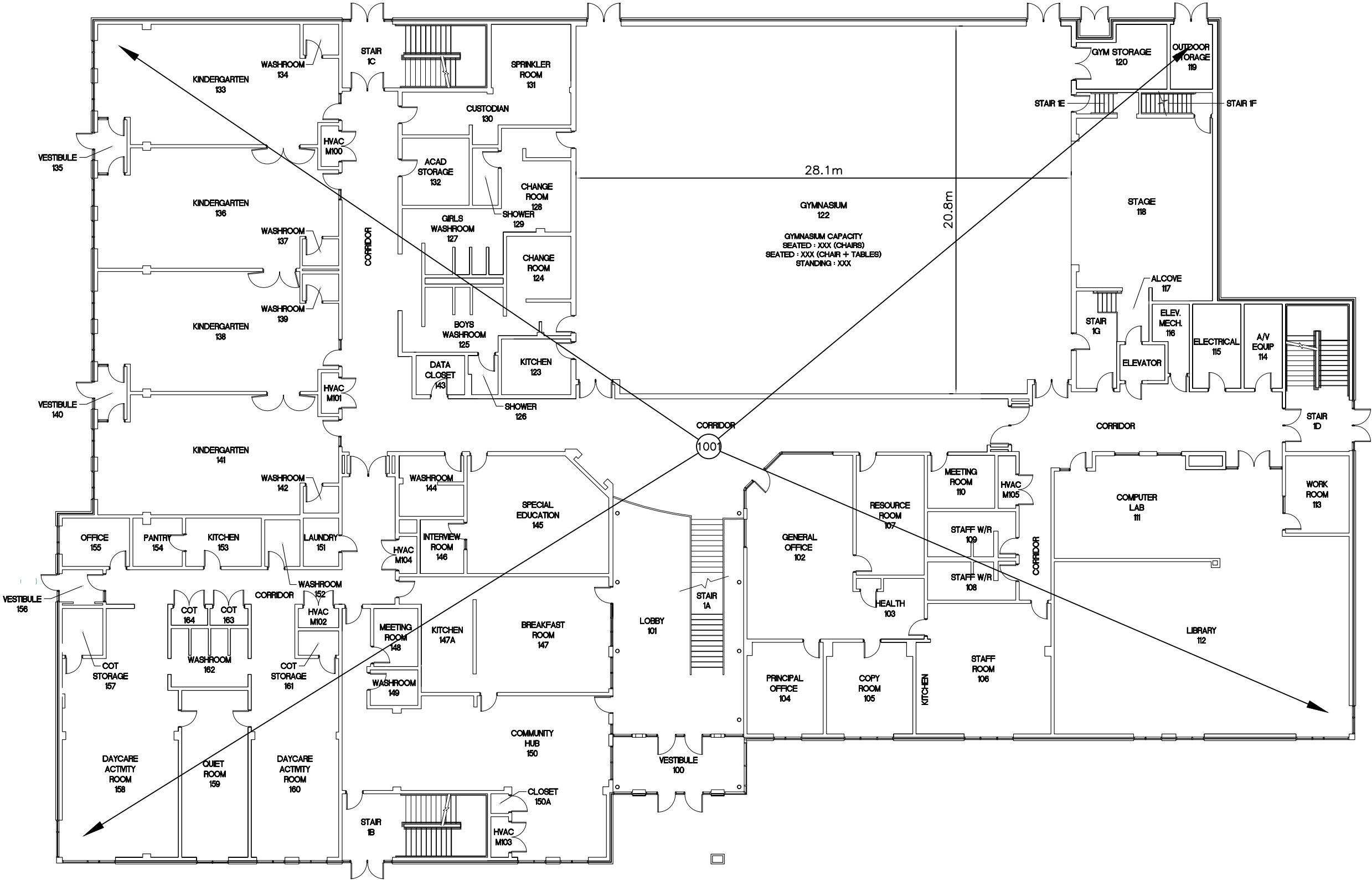
BASE PLAN PROVIDED BY CLIENT.



905-577-6206 www.pinchin.com

LEGEND:

(X) LOCATION NUMBER



CLIENT:



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

LOCATION:
HOLY NAME OF JESUS
181 BELMONT AVENUE
HAMILTON, ONTARIO

TITLE:

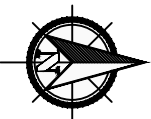
ASBESTOS ASSESSMENT
FLOOR LEVEL 1

| | |
|-----------------------|----------------------------|
| DATE: AUGUST 2018 | PROJECT # : 224334 |
| DRAWN BY: R.S.B. | DRAWING: 1 OF 2 |
| CHECKED BY: R.B.F. | |
| SCALE: NTS | |

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.

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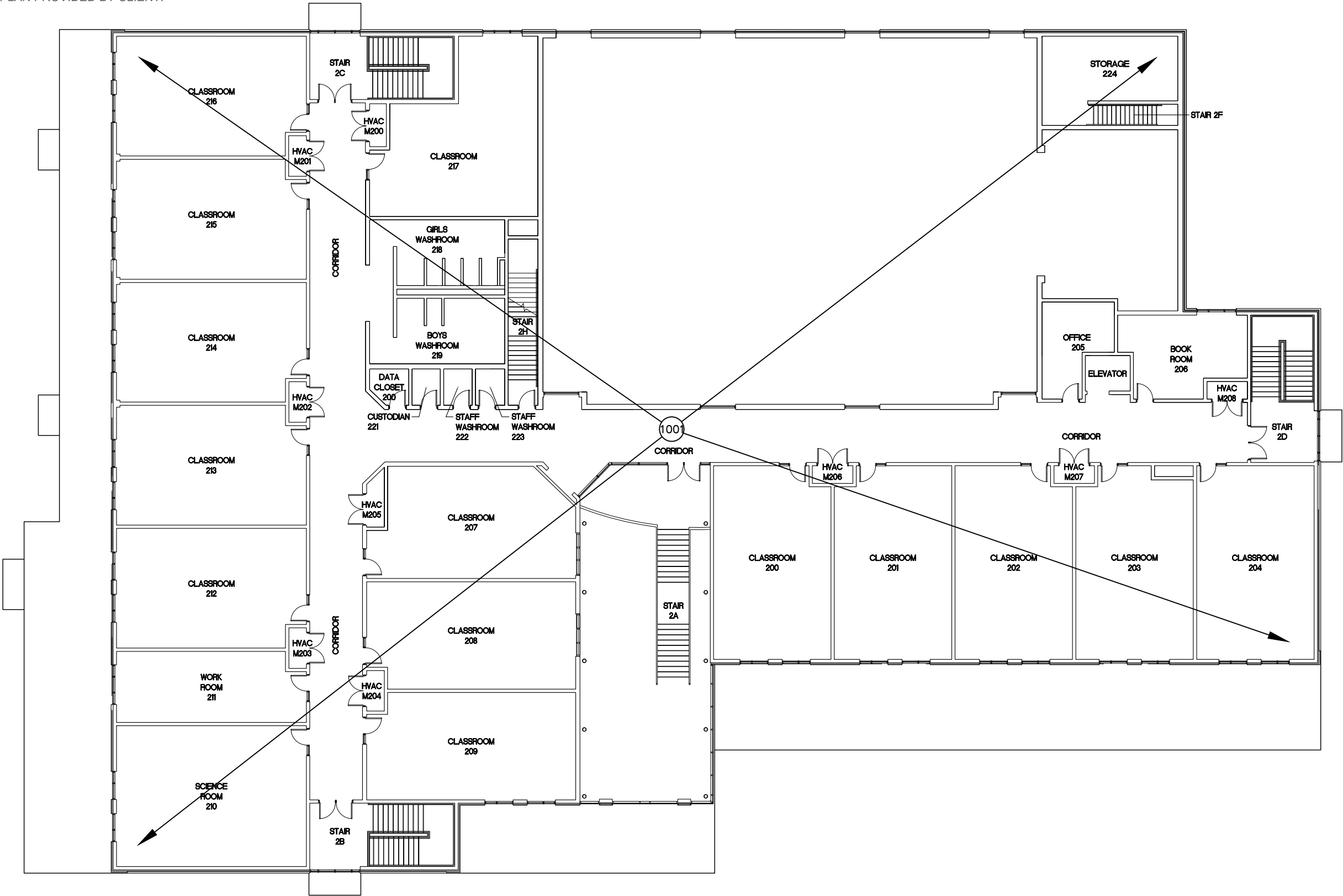
BASE PLAN PROVIDED BY CLIENT.



905-577-6206 www.pinchin.com

LEGEND:

(X) LOCATION NUMBER



CLIENT:



Hamilton-Wentworth
Catholic District School Board
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LOCATION:

HOLY NAME OF JESUS
181 BELMONT AVENUE
HAMILTON, ONTARIO

TITLE:

ASBESTOS ASSESSMENT
FLOOR LEVEL 2

DATE:

AUGUST 2018

PROJECT # :

224334

DRAWN BY:

R.S.B.

DRAWING:

CHECKED BY:

R.B.F.

2 OF 2

SCALE:

NTS