



Asbestos Assessment

Immaculate Conception
470 Kitty Murray Lane, 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**

Immaculate Conception, 470 Kitty Murray Lane, Ancaster, Ontario
Hamilton-Wentworth Catholic District School Board

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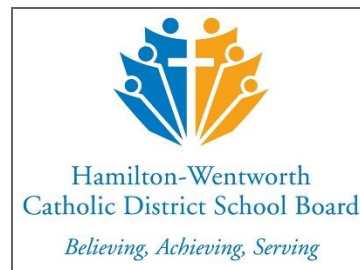
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EXECUTIVE SUMMARY

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 Immaculate Conception located at 470 Kitty Murray Lane, Ancaster, Ontario.

The original assessment was performed by Matthew Gibbs, Senior Project Technologist on June 29, 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	2011

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 (2011).

Material and Application	Asbestos Type/Friability	Photo
Texture finish is present on drywall finishes within the Corridor is presumed to be non-asbestos based on historical knowledge of the date of installation.	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).	None	
Mechanical equipment is either uninsulated or insulated with non-asbestos fibreglass.	None	

Material and Application	Asbestos Type/Friability	Photo
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	
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 and mastic were presumed to be non-asbestos based on historical knowledge of the date of installation.	None	
Exterior and interior caulking [window frames, door frames, expansion joints, and flashings] does not contain asbestos.	None	

Material and Application	Asbestos Type/Friability	Photo
Rain water leaders were observed to be cast iron.	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 (2011)**

APPENDIX II
Location List

Client: Hamilton-
Wentworth Catholic
District Sch

Site: 470 Kitty Murray Lane,
Ancaster, ON

Building Name: Immaculate
Conception

Surveyor: TBD

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: 470 Kitty Murray Lane, Ancaster, ON
Surveyor: TBD

Building Name: Immaculate Conception

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				
D - Duct	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: #1001 : Entire Building
Surveyor: Matt Gibbs

Site: Elementary
Floor:
Survey Date: 2018-06-29

Building Name: Immaculate Conception
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		Drywall and joint compound	ALL		C	Y		25			%	V0000	Non-Asbestos		None
Ceiling		Ceiling Tiles (lay-in)	ALL		C	Y		75			%	V0000	Non-Asbestos		None
Ceiling		Texture Coat			C	Y		300			SF	V0000	Non-Asbestos		None
Duct		Fibreglass	ALL		C	N						V0000	Non-Asbestos		None
Floor		Ceramic Tiles	ALL		A	Y		25			%	V0000	Non-Asbestos		None
Floor		Vinyl Floor Tile and Mastic	ALL		A	Y		75			%	V0000	Non-Asbestos		None
Mechanical Equipment		Fibreglass	ALL		B	Y						V0000	Non-Asbestos		None
Other	Drain	Metal	ALL		C	N						V0000	Non-Asbestos		None
Piping	All	Fibreglass	ALL		C	N						V0000	Non-Asbestos		None
Piping	All	Not Insulated	ALL		C	N						V0000	Non-Asbestos		None
Structure	All	Metal	ALL		C	N						V0000	Non-Asbestos		None
Wall		Drywall and joint compound	ALL		A	Y		25			%	V0000	Non-Asbestos		None
Wall		Masonry	ALL		A	Y		75			%	V0000	Non-Asbestos		None

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.

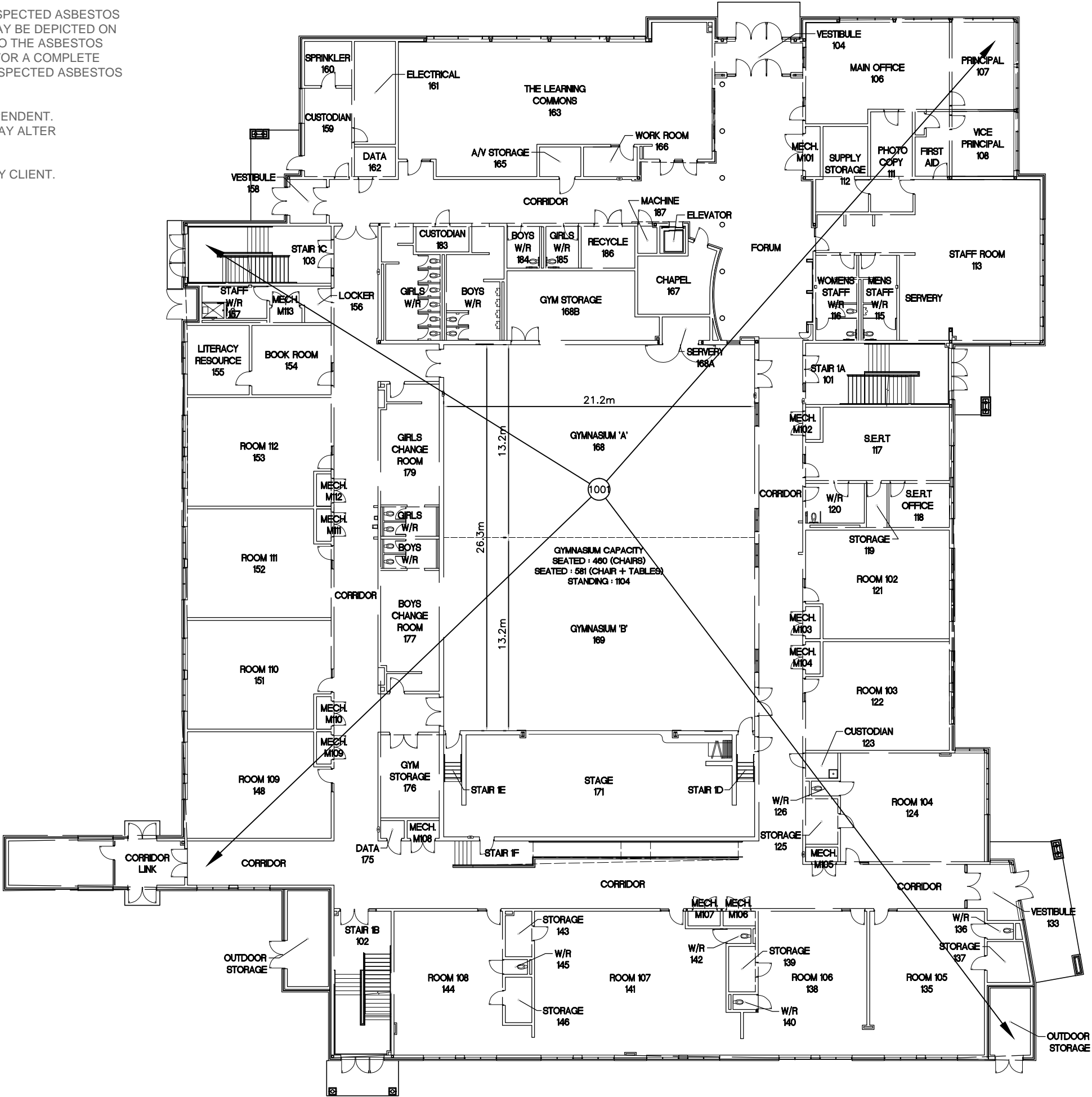
Access		Condition	
A	Accessible to all building occupants	Good	No visible damage or deterioration
B	Accessible to maintenance and operations staff without a ladder	Fair	Minor, repairable damage, cracking or deterioration.
C	Accessible to maintenance and operations staff with a ladder. Also rarely entered, 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
 - (◎) ASBESTOS BULK SAMPLE
- ASBESTOS-CONTAINING MATERIALS:

CLIENT:



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

LOCATION:
IMMACULATE CONCEPTION
470 KITTY MURRAY LANE
ANCASTER, ONTARIO

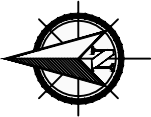
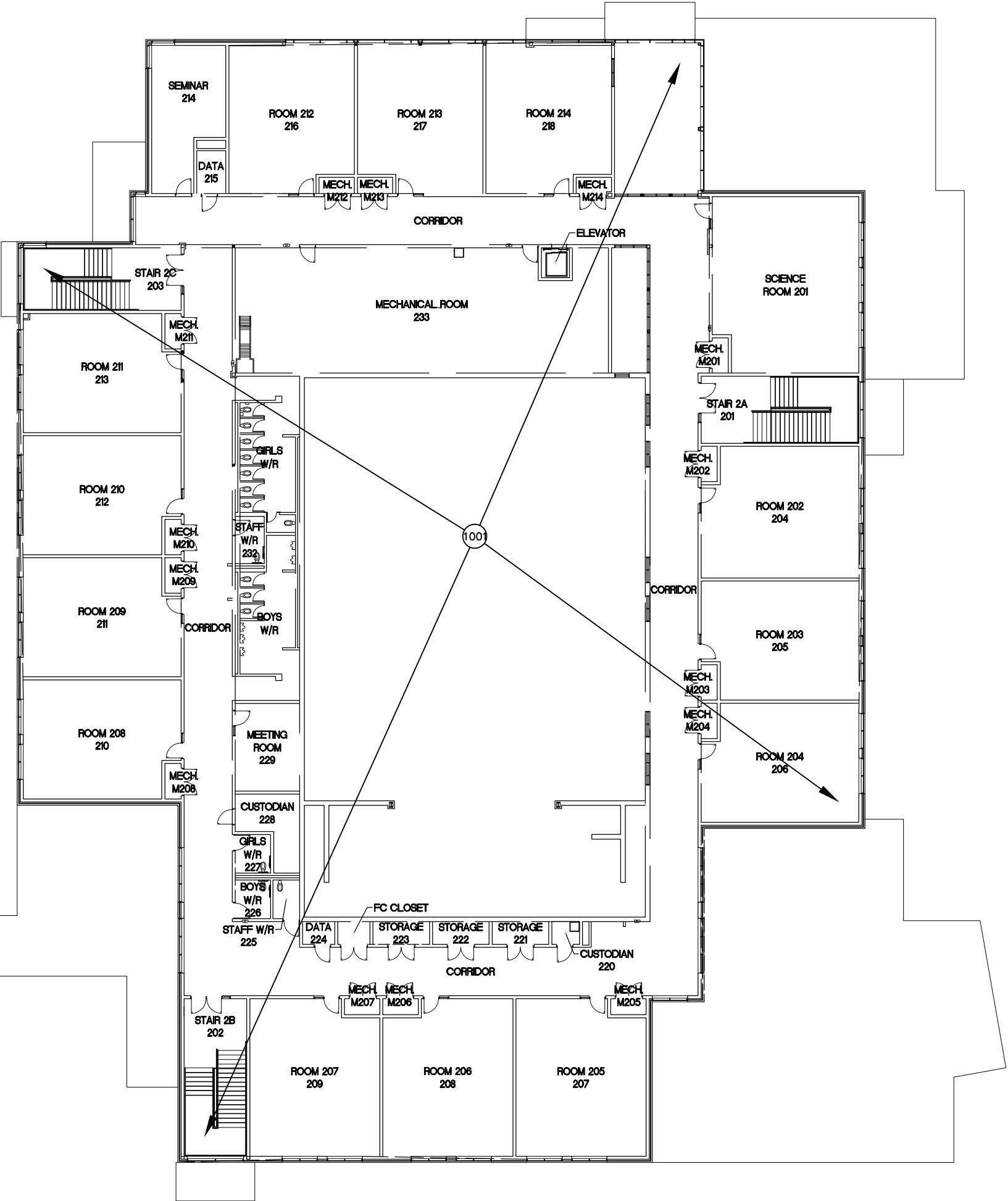
TITLE:
ASBESTOS ASSESSMENT
FLOOR LEVEL 1

DATE: SEPTEMBER 2018	PROJECT # : 224334
DRAWN BY: R.S.B.	DRAWING: 1 OF 2
CHECKED BY: M.P.G.	
SCALE: NTS	

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BASE PLAN PROVIDED BY CLIENT.



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LEGEND:

(X) LOCATION NUMBER

(◎) ASBESTOS BULK SAMPLE

ASBESTOS-CONTAINING MATERIALS:

CLIENT:



Hamilton-Wentworth
Catholic District School Board
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LOCATION:

IMMACULATE CONCEPTION
470 KITTY MURRAY LANE
ANCASTER, ONTARIO

TITLE:

ASBESTOS ASSESSMENT
FLOOR LEVEL 2

DATE: SEPTEMBER 2018	PROJECT # : 224334
DRAWN BY: R.S.B.	DRAWING: 2 OF 2
CHECKED BY: M.P.G.	
SCALE: NTS	