



Asbestos Assessment

St. Bernadette
270 Governors Road, Dundas,
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

St. Bernadette, 270 Governors Road, Dundas, Ontario
Hamilton-Wentworth Catholic District School Board

December 30, 2021
Pinchin File: 286533.001

Issued to: Hamilton-Wentworth Catholic District
School Board

Issued on: December 30, 2021

Pinchin File: 286533.001

Issuing Office: 6-875 Main Street West, Suite 200,
Hamilton, ON, L8S 4P9

Primary Contact: Michael Maiorana, Senior Project
Manager, 289.678.0697
mmaiorana@pinchin.com



Author: _____
Matthew P. Gibbs
Senior Project Technologist
289.925.6907
mgibbs@pinchin.com

Reviewer: _____
Leslie Heywood, BEngMgt
Project Manager
289.237.4294
lheywood@pinchin.com



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.



TABLE OF CONTENTS

1.0	INTRODUCTION AND SCOPE	1
1.1	Scope of Assessment.....	1
2.0	BACKGROUND INFORMATION	1
2.1	Building Year of Construction	1
3.0	FINDINGS	1
3.1	Presumed Asbestos Materials	2
3.2	Confirmed Asbestos-Containing Materials and Confirmed Non-Asbestos Materials	2
4.0	RECOMMENDATIONS	4
4.1	General	4
4.2	Remedial Work	4
4.3	On-going Management and Maintenance	4
5.0	TERMS AND LIMITATIONS	4
6.0	REFERENCES.....	5

APPENDICES

APPENDIX I	Asbestos Analytical Certificates
APPENDIX II	Location List
APPENDIX III	Summary Report
APPENDIX IV	All Data Report
APPENDIX V	Drawings



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 St. Bernadette located at 270 Governors Road, Dundas, Ontario.

The original assessment was performed by Matthew Gibbs, H.BSc., Senior Project Technologist on July 9, 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	1991

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
Vinyl floor tile and mastic	Non-friable
Firestopping	Potentially friable
Electrical components or wiring within control centers, breakers, motors or lights, insulation on wiring	Non-friable
Caulking	Non-friable
Paper products	Non-friable
Mechanical packing, ropes and gaskets	Non-friable

3.2 Confirmed Asbestos-Containing Materials and Confirmed Non-Asbestos Materials

Material and Application	Asbestos Type/Friability	Photo
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	
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 or the age of the materials determined from the age of the building or the renovation.	None	

Material and Application	Asbestos Type/Friability	Photo
Asbestos in drywall joint compound was banned in Canada in 1980. Drywall joint compound in the 1991 was installed after 1986 (1980 plus a reasonable non-compliance period based on our experience) and is assumed to contain no asbestos.	None	
Vinyl floor tiles (12"x12") and mastic, throughout the building are presumed to contain asbestos until sampling proves otherwise.	Presumed	
Exterior and interior caulking [window frames, door frames, expansion joints, and flashings] is presumed to contain asbestos until sampling proves otherwise.	Presumed	
Rain water leaders were observed to be cast iron.	None	

Additional notes on the vinyl floor tiles and mastic discussed above:

- A comprehensive testing program for mastic was not performed and therefore all mastic is presumed to contain asbestos.



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 Remedial Work

There is no remedial work recommended.

4.3 On-going Management and Maintenance

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

4.3.1 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, Various 2021 Projects, ASB, CONS\0286533.001 HWCDSB, All Facilities, 2021, ASB, REASMT\Deliverables\2018 Updates\St. Bernadette\Report\286533.001 St. Bernadette ACM Assessment Report HWCDSB December 30 2021.docx

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

APPENDIX I
Location List

Client: Hamilton-
Wentworth Catholic
District Sch

Site: 270 Governors Road,
Dundas, ON

Building Name: St Bernadette

Surveyor: TBD

Survey Date:

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

APPENDIX II
Summary Report

ASBESTOS SUMMARY REPORT

Client: Hamilton-Wentworth Catholic District Sch

Site: 270 Governors Road, Dundas, ON

Surveyor: Matt Gibbs

Building Name: St Bernadette

Survey Date: 2018-07-09

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	Yes	No				
		No	Vinyl Floor Tile and Mastic	1001	7	75 %
M - Mechanical Equipment	No	No				
		Yes				
O - Other	Yes	No				
		No	Caulking	1001	7	100 %
P - Piping	No	No				
		Yes				
S - Structure	No	No				
		Yes				
W - Wall	No	No				
		Yes				

APPENDIX III
All Data Report

ALL DATA REPORT

Client: Hamilton-Wentworth Catholic District Sch
Location: #1001 : Entire Building
Surveyor: Matt Gibbs

Site: Elementary
Floor:
Survey Date: 2018-07-09

Building Name: St Bernadette
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)	ALL		C	Y		75			%	V0000	Non-Asbestos		None
Ceiling		Drywall and joint compound	ALL		C	Y		25			%	V0000	Non-Asbestos		None
Duct	All	Fibreglass	ALL		C	N						V0000	Non-Asbestos		None
Floor		Vinyl Floor Tile and Mastic	ALL		A	Y		75			%	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Floor		Ceramic Tiles	ALL		A	Y		25			%	V0000	Non-Asbestos		None
Mechanical Equipment	All	Fibreglass	ALL		B	Y						V0000	Non-Asbestos		None
Other	Drain	Metal	ALL		C	N						V0000	Non-Asbestos		None
Other		Caulking			A	Y		100			%	V9500	Presumed Asbestos		Presumed Asbestos(NF)
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		Masonry	ALL		A	Y		75			%	V0000	Non-Asbestos		None
Wall		Drywall and joint compound	ALL		A			25			%	V0000	Non-Asbestos		None

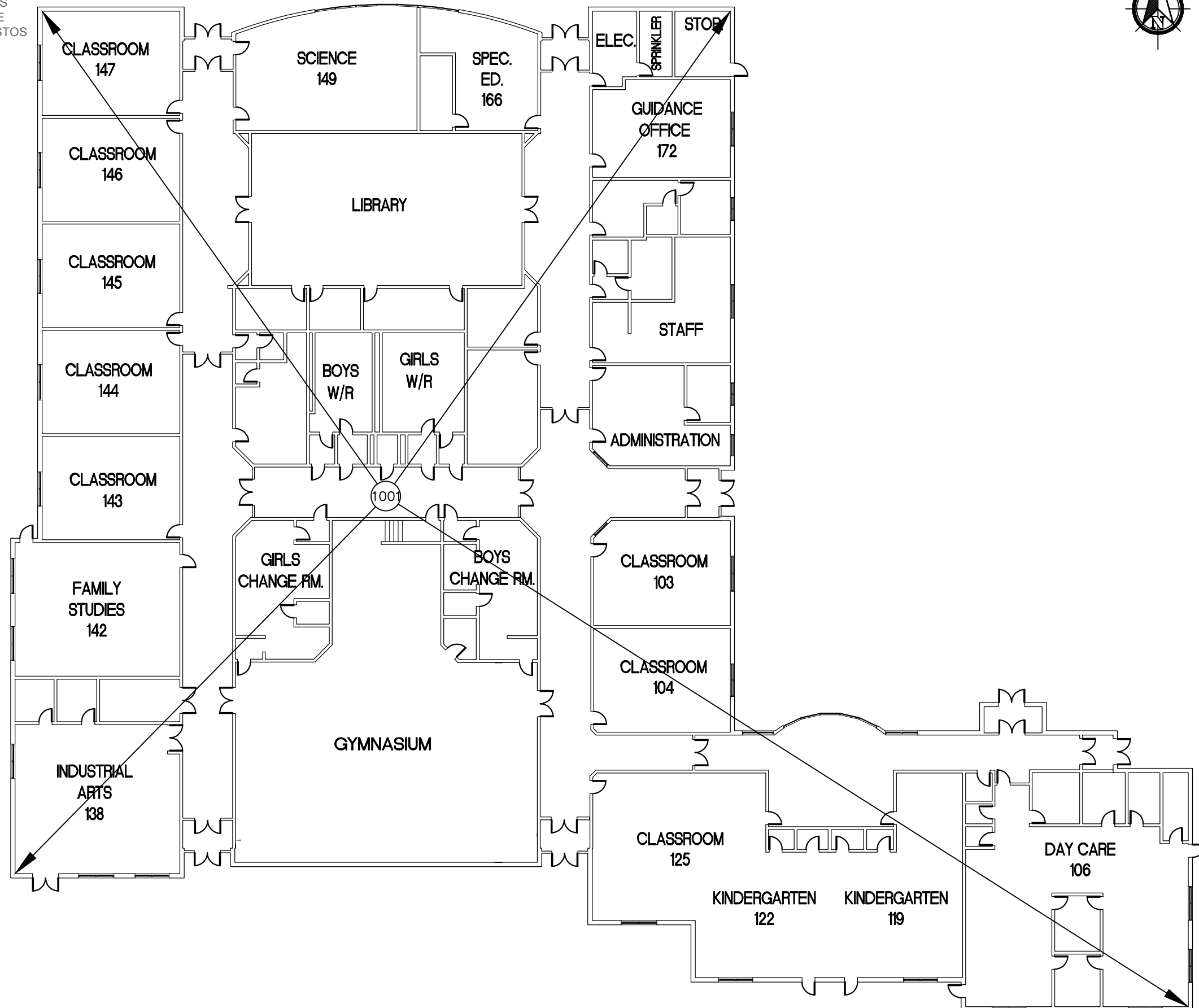
Legend:

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 IV
Drawings

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:

ST BERNADETTE
270 GOVERNORS ROAD
DUNDAS, ONTARIO

TITLE:	
--------	--

ASBESTOS ASSESSMENT
FLOOR LEVEL 1

DATE:

SEPTEMBER 2018

PROJECT #:

224334

DRAWN BY:

J.M.B.

CHECKED BY:

M.P.G.

SCALE:

NTS

DRAWING:

1 OF 1