



Asbestos Reassessment

Our Lady of Peace
252 Dewitt Road, Stoney Creek,
Ontario

Prepared for:

**Hamilton-Wentworth Catholic
District School Board**

90 Mulberry Street
Hamilton, Ontario, L8N 3R9

August 12, 2022

Pinchin File: 303992.004



Asbestos Reassessment

Our Lady of Peace, 252 Dewitt Road, Stoney Creek, Ontario
Hamilton-Wentworth Catholic District School Board

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Issued to: Hamilton-Wentworth Catholic District
School Board

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EXECUTIVE SUMMARY

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

The objective of the reassessment was to evaluate the condition and quantity of previously reported asbestos-containing materials (ACM), and develop corrective action plans as required for the purposes of long-term management. The results of this reassessment 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:

- Perform a reassessment of asbestos materials on an annual basis.
- Perform a pre-construction assessment and remove all asbestos-containing materials (ACM) prior to alteration or maintenance work if ACM may be disturbed by the work.
- Follow appropriate safe work procedures when handling or disturbing asbestos.
- 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 conduct an asbestos building materials reassessment at Our Lady of Peace located at 252 Dewitt Road, Stoney Creek, Ontario.

The reassessment was performed by Emily Balfour, Project Manager on May 10, 2022.

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

1.1 Scope of Assessment

The objective of the reassessment was to evaluate the condition and quantity of previously reported asbestos-containing materials (ACM), and develop corrective action plans as required.

Refer to the Asbestos Building Materials Reassessment Methodology report and Annex A dated 2022, Pinchin File 303992.004, for the methodology used during the reassessment.

2.0 BACKGROUND INFORMATION

2.1 Building Year of Construction

Item	Details
Year of Construction	1987

2.2 Existing Reports

2.2.1 Review of Previous Reports

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

- “Asbestos Assessment, Our Lady of Peace, 252 Dewitt Road, Stoney Creek, Ontario”, dated August 2018, Prepared by Pinchin Ltd., Pinchin File: 224334.
- “Asbestos Reassessment, Our Lady of Peace, 252 Dewitt Road, Stoney Creek, Ontario”, dated July 2019, Prepared by Pinchin Ltd., Pinchin File: 243241.
- “Asbestos Reassessment, Our Lady of Peace, 252 Dewitt Road, Stoney Creek, Ontario”, dated July 2020, Prepared by Pinchin Ltd., Pinchin File: 272113.



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- “Asbestos Reassessment, Our Lady of Peace, 252 Dewitt Road, Stoney Creek, Ontario”, dated June 2021, Prepared by Pinchin Ltd., Pinchin File: 286533.001.

3.0 FINDINGS

The following section summarizes the findings of the reassessment 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.

Previous analytical sample results have been relied upon and were included in the original asbestos assessment report completed by MTE Consultants Inc. Additional samples results where collected by Pinchin have been included in Appendix I.

3.1 Presumed Asbestos Materials

A number of materials which might contain asbestos were not sampled during this reassessment 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 V. Materials presumed to contain asbestos include:

Material	Friability
Electrical components or wiring within control centers, breakers, motors or lights, insulation on wiring	Non-friable
Vermiculite in concrete block wall cavities	Friable
Adhesives and duct mastics	Non-friable
Caulking	Non-friable
Mechanical packing, ropes and gaskets	Non-friable
Fire resistant doors or metal clad finishes	Non-friable
Ceramic tile thin-set	Non-friable

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


This section includes materials that have been confirmed asbestos-containing by sample analysis or presumed asbestos-containing by visual identification. Refer to the drawings in Appendix V for the locations of all confirmed and presumed ACMs indicated via hatching or symbols. The locations of samples from the historical assessments, performed by Pinchin, have been included on the drawings.

**Asbestos Reassessment**

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Material and Application	Asbestos Type/Friability	Photo
Non-asbestos 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	
Mechanical equipment is either uninsulated or insulated with non-asbestos fibreglass.	None	
Vermiculite is present as insulation in perimeter masonry block walls. The vermiculite was analyzed and no asbestos was detected.	None	
24"x48" lay-in ceiling tiles, with a medium pinhole pattern are present.	None	
Asbestos in drywall joint compound was banned in Canada in 1980. Drywall joint compound in the building 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", beige with brown fleck are present.	None (tile) None (mastic)	
Vinyl floor tiles, 12"x12", beige with pink and brown fleck are present.	None (tile) None (mastic)	

Material and Application	Asbestos Type/Friability	Photo
Vinyl floor tiles, 12"x12", pink with pink and white fleck are present.	None (tile) None (mastic)	
Asbestos-containing gold sink undercoating is present.	Chrysotile/Non-friable	

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), sampling of other hazardous materials (lead, mercury, PCBs, mould, etc.), and materials not tested in this study (i.e. roofing materials, caulking, mastics).

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

Maintain the Asbestos Management Program (AMP).

Perform a re-assessment 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.

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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HWCDSB,AllFacilities,2022,ASB,REASSMT\Deliverables\Elementary\Our Lady of Peace\Report\303992.004 Our Lady of Peace ACM Reassessment Report HWCDSB August
12 2022.docx

Template: Master Report for Asbestos Reassessment, HAZ, April 23, 2019

APPENDIX I
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 SAI. 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

APPENDIX II
Location List

Client:Hamilton-Wentworth Catholic District Sch
Building Name: Our Lady of Peace
Survey Date: 2018-07-11

Site: 252 Dewitt Road, Stoney Creek, ON
Last Re-Assessment: 2022-05-10

Location No.	Name or Description	Area ft ²	Floor No.	Bldg. Phase	Notes
1001	Entire Building	0		A	

APPENDIX III
Summary Report

Client:Hamilton-Wentworth Catholic District Sch

Site: 252 Dewitt Road, Stoney Creek, ON

Building Name: Our Lady of Peace

Survey Date: 2018-07-11

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	V0000	Ceiling Drywall And Joint Compound	1001	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 IV
All Data Report

ALL DATA REPORT

Client: Hamilton-Wentworth Catholic District Sch
Location: #1001 : Entire Building
Survey Date: 2018-07-11

Site: Elementary
Floor:

Building Name: Our Lady of Peace
Room #:
Last Re-Assessment: 2022-05-10

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		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										
Wall		Concrete (precast)			A	Y		100			%					

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

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.

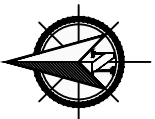
Action					
(1)	Clean up of ACM Debris	(2)	Precautions for Access Which may Disturb ACM Debris	(3)	ACM removal
(4)	Precautions for Work Which may Disturb ACM in Poor Condition	(5)	Proactive ACM removal (Minimum repair required for fair condition)	(6)	ACM repair
(7)	Management program and surveillance				

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:

- S SINK UNDERCOATING

CLIENT:



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

LOCATION:

OUR LADY OF PEACE
252 DEWITT ROAD
STONEY CREEK, ONTARIO

TITLE:

ASBESTOS REASSESSMENT
FLOOR LEVEL 1

DATE:

AUGUST 2022

PROJECT # :

303992.004

DRAWN BY:

EB

CHECKED BY:

EB

SCALE:

NTS

DRAWING:

1 OF 1

