DISTRICT OF MACKENZIE

REQUEST FOR PROPOSAL

DOM-25-1 Building Abatement & Demolition

Issue Date: August 1, 2025
Closing Date: August 17, 2025

District of Mackenzie
1 Mackenzie Blvd. Bag 340
Mackenzie, BC V0J 2C0
Attention: Emily Kaehn, Director of Corporate Services

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Introduction

The District invites qualified and experienced firms to submit a proposal for the abatement, demolition and disposal of three municipal buildings, along with the removal of a small oil tank and any contaminated soil surrounding it:

- 86 Centennial Drive, Mackenzie, BC – Commercial Building
- 827 Centennial Drive, Mackenzie, BC – Residential Building
- 950 Airport Road, Mackenzie, BC – Commercial Building
- Oil Tank – located at 86 Centennial Drive

Further project information has been provided in Appendix B. Available Pre-Demolition Hazard Assessments have been provided in Appendices D and E.

Separate bids can be submitted for the Hazard Assessment, Abatement, and Demolition, as well as a combined bid.

The District is not necessarily interested in obtaining the lowest price for this product. The quality of the product or service, performance, delivery, and other factors will be taken into consideration in the evaluation of this request for Proposal. The following terms will apply to all Proposals related to this Request for Proposal.

Definitions

1.1. "Contract" means the written agreement resulting from this Request for Proposal, if any, in accordance with this Request for Proposal

1.2. "Proponent" means the person submitting a proposal

1.3. "Proposal" means a submission in response to this request for proposals

1.4. "RFP" means this request for proposals

1.5. "the District" means the District of Mackenzie

1.6. "must", "shall" or "mandatory" means a requirement that must be met in order for the proposal to receive consideration

1.7. "should" or "desirable" means a requirement having a significant degree of importance to the objective of the request for proposals, but which the District would strongly prefer to be fulfilled, and which the District may in its sole discretion elect to treat the failure to fulfill as a grounds for rejection of a Proposal

Timeline

The following timeline is an estimate and may be adjusted at the District of Mackenzie' s discretion any time during this procurement process.

Distribution of RFP	**August 1, 2025**
Deadline for questions submitted by email	**August 13, 2025**
Upload of Q&A Document (if required)	**August 15, 2025**
RFP Submission Deadline	**August 17, 2025**
Target Notification to successful proponent	**August 27, 2025**

Proposals

a. The Proponent shall complete and submit the following documents with the Proposal submission:

- ☐ Background information on Proponent including experience and qualifications in the demolition industry.
- ☐ Appendix A – Proponent Information and Agreement Form
- ☐ Appendix C – Proposal Price, References, and Value-Added Information

b. Prices should be quoted:

- In Canadian dollars;
- Inclusive of duty, where applicable;
- Inclusive of PST if applicable;
- FOB destination, delivery charges included where applicable;
- Goods and Services Tax (GST) should be shown as a separate line item.

Sub-Contracting

a. All Vendors should fully disclose any proposed subcontracting of any of the required services.

b. Using a sub-contractor (who must be clearly identified in the Proposal) is acceptable. This includes a joint submission by two Proponents having no formal corporate links. However, in this case, one of these Proponents should be prepared to take overall responsibility for successful interconnection of the two product or service lines and this must be defined in the Proposal.

c. Sub-contracting to any firm or individual whose current or past corporate or other interests may, in the District's opinion give rise to a conflict of interest in connection with this project will not

be permitted, and a Proposal may be rejected on this basis in the District's absolute and unfettered discretion. This includes, but is not limited to, any firm or individual involved in the preparation of this Request for Proposal.

Addenda & Questions

a. Proponents are advised that all subsequent information regarding this RFP, including any addendum, will be distributed on the District's webpage. Notification will not automatically be sent to all Proponents. It is the responsibility of all Proponents to check for addenda, which may be posted at any time up to closing time, prior to submitting their Proposal. All addenda should be acknowledged in a Proponent's Proponent Information and Agreement Form.

b. To clarify any issues in this RFP, the District of Mackenzie will respond only to questions that are presented through e-mail. Questions should be submitted to **Emily Kaehn** at **ekaehn@districtofmackenzie.ca.** Telephone questions will not be accepted.

c. All questions must be received by **August 13, 2025.**

d. All questions and answers will be consolidated into a single Q&A document which will be posted on the District of Mackenzie website at www.districtofmackenzie.ca, with the RFP documents on or after **August 8, 2025**. The Q&A document will be continually updated and reposted once daily (excluding weekends & holidays) as questions are received. This will be the only distribution method for the Q&A document. A final update, if required, will take place by **4:30 pm August 15, 2025**.

e. The District reserves the right to seek clarification regarding the Proposal with the Proponent to assist in making evaluations. The Proponent should submit a name and telephone number of a person the District may contact regarding any questions or clarifications relating to the Proponent's submission to the Request for Proposals.

Submitting Your Proposal

a. Proposal submissions should be titled "**DOM-25-1 Building Abatement and Demolition**" in the subject line.

b. Completed Proposals must be received by courier, mail, hand delivery, or email to:

Emily Kaehn, Director of Corporate Services **Email:** ekaehn@districtofmackenzie.ca
Bag 340, 1 Mackenzie Blvd.
Mackenzie, BC, V0J 2C0

c. The deadline for receipt of complete Proposals is **11:59 pm Pacific Standard Time**, on **August 17, 2025.** Late Proposals will not be accepted and will be returned to the Proponent.

Proponent & District Responsibilities

a. It is the responsibility of Proponents to ensure compliance with all requirements and deadlines. It is the responsibility of Proponents to ensure delivery of all required response material. Proposals which are not in compliance with the RFP requirements may be rejected.

b. The District of Mackenzie assumes no responsibility for technological or logistical issues in delivering Proponent responses.

c. All costs of preparation and presentation associated with a response to this RFP will be the responsibility of the Proponent.

d. Proponents may be asked to make a presentation before the District if selected as a finalist.

e. The District reserves the right to enter into a contract with a Proponent for all, part, or none of the service or products that are the subject of this Request for Proposals.

f. Submission of a Proposal in response to this RFP indicates the Proponent's acceptance of the terms and conditions contained within the RFP.

g. Proponents who have obtained the Request for Proposal electronically must not alter any portion of the document, with the exception of adding the information requested. To do so will invalidate the Proposal.

Alternate Proposals & Changes to Proposal Wording

a. If an alternate solution is offered, the information should be submitted in the format requested as a separate Proposal.

b. The Proponent will not change the wording of their Proposal after closing and no words or comments will be added to the Proposal unless requested by The District of Mackenzie for purposes of clarification.

Conflict of Interest and Disclosure of Business Relationships

Any potential conflict of interest must be disclosed to the District. Proposals will not be evaluated if the Proponent's current or past corporate or other interests are, in the reasonable opinion of the District deemed or perceived to be a conflict of interest in connection with this RFP or the activities or mandate of the District.

a. All Proponents must make full disclosure of any of the following existing business relationships with any members of the District of Mackenzie Mayor and Council, District employees or immediate relatives of any members of the District's employees:
   I. If a private company, details of ownership of shares by any of the above;
   II. If a public company, details of ownership of shares, in excess of one percent (1%) to total shares by any of the above;
   III. If a partnership, details of any partnership arrangement of any of the above;
   IV. Details of any direct or indirect pecuniary interest of any of the above in the supply of such goods and services.

b. Disclosure, if any, shall be made in writing at the time of submitting Proposals.

c. If the Proponent fails to disclose an interest and/or the interest is falsely or insufficiently reported, the District reserves the right to reject the Proposal in its absolute discretion.

Confidentiality

a. All Proponents and any other person who through this RFP process gains access to confidential financial information of the District are required to keep strictly confidential all information which in any way reveals confidential business, financial or investment details, programs, strategies, or plans, learned through this RFP process. Information pertaining to the District obtained by the Proponent as a result of participation in this process is confidential and must not be disclosed without written authorization from the District.

b. The Proposal should clearly identify any information that is considered to be confidential or proprietary information (the "Confidential Information"). However, the District of Mackenzie is subject to the Freedom of Information and Protection of Privacy Act. As a result, while the Act offers some protection for third party business interests, the District of Mackenzie cannot guarantee that any Confidential Information provided to the District of Mackenzie can be held in confidence if a request for access is made under the Freedom of Information and Protection of Privacy Act.

Evaluating Proposals

a. Evaluation of Proposals will be by a committee formed from the District of Mackenzie's Public Works Department and may include members of the District's Finance and Corporate Departments and District contractors.

b. Awards will be based on the best value offered, and the best value will be determined by the District in its sole discretion. Evaluation criteria will be:

i. Proponents offer, overall value, operating costs
ii. Proponents' financial stability
iii. Ability to meet specifications and carry adequate insurance
iv. Past performance, delivery dates
v. References, supplier qualifications and experience
vi. Value of warranty, training, and any value-added offerings

EVALUATION CRITERIA	**WEIGHT**
Budget	75%
Timeline for project completion	15%
Waste diversion practices	5%
Value-added offerings	5%
TOTAL	**100%**

c. While previous experience with the District is not required and does not in any way confer an advantage, the District's previous experience with the Proponent may also be taken into consideration in its evaluation of Proposals. The District reserves the right to rely upon its records, references, and recollection in this regard. The District may also obtain references other than those provided by the Proponent and may use these references in determining the best value.

d. By responding to this RFP, Proponents will be deemed to have agreed that the decision of the District will be final.

Communication with the District of Mackenzie

a. Only the Director of Corporate Services for the District of Mackenzie (or designate) is the District's representative authorized to communicate and otherwise deal with Proponents and all Proponents should communicate and otherwise deal with that person only. Contact with any other District representative, including Members of Council, officers or employees of the District regarding this RFP or a Proponent's submission may result in that Proposal being removed from consideration for this RFP. As stated above, all communication should be presented via email to the address stated above.

b. All Proponents who have submitted a Proposal will be notified of the Board's decision after the final selection has been made. This notice of final selection may be the only communication between the District of Mackenzie and Proponents. Telephone or other inquiries concerning this Proposal after the Proposal deadline are discouraged.

Rejection & Acceptance of Proposals

No Obligation to Proceed

The District reserves the right to cancel this Request for Proposals at any time and for any reason, and will not be responsible for any loss, damage, cost, or expense incurred or suffered by any Proponent as a result of that cancellation. The receipt by the District of any information (including any submissions, ideas, plans, drawings, models, or other materials communicated or exhibited by any intended Proponent, or on its behalf) shall not impose any obligations on the District.

Acceptance and Rejection of Proposals

a. This Request for Proposal should not be construed as an agreement to purchase goods or services. The District is not bound to accept the lowest priced or any Proposal of those submitted. The District will be under no obligation to receive further information, whether written or oral, from any Proponent.

b. No act of the District, other than a notice in writing signed by the Chief Administrative Officer or the Director of Corporate Services, shall constitute an acceptance of a Proposal. Note that any acceptance may be subject to Council approval.

c. Neither acceptance of a Proposal nor execution of a Contract will constitute approval of any activity or development contemplated in any Proposal that requires any approval, permit or license pursuant to any federal, provincial, regional district or municipal statute, regulation, or bylaw.

d. The District's intent is to enter into a Contract with the Proponent who has submitted the best offer. The District reserves the right to accept any or none of the proposals submitted and will evaluate proposals based on the best value offered to the District and not necessarily the lowest price, using the criteria specified in this RFP. The District reserves the right in its sole unrestricted discretion to:
    a. accept any Proposal which the District deems most advantageous to itself;
    b. reject any and/or all irregularities in a Proposal submitted;
    c. waive any defect or deficiency in a Proposal whether or not that defect or deficiency materially affects the Proposal and accept that Proposal;
    d. reject any and/or all Proposals for any reason, without discussion with the Proponent(s);
    e. accept a Proposal which is not the lowest Proposal; and
    f. cancel or reissue the RFP without any changes;

e. The District reserves the right to enter into negotiations with one or more Proponents concerning the terms and conditions of the services to be provided, and expressly reserves

the right through such negotiations to request changes, alterations, additions, or deletions from the terms of any Proposal received.

f. If the District chooses to enter into a contract with a Proponent as a result of this RFP, the successful Proponent may be required to enter into a written agreement with the District. Such agreement will be prepared by the Director of Corporate Services and will embody the terms of the Proposal and any subsequent written amendments.

Limitation of Damages

The Proponent is responsible for ensuring that they have obtained and considered all information necessary to understand the requirements of the RFP and to prepare and submit their Proposal.

Proponents are solely responsible for their own expenses in preparing a Proposal and for subsequent negotiations with the District, if any.

Proponents acknowledge that the District, in the preparation of the Request for Proposals, supply of oral or written information to Proponents, review of Proposals or the carrying out the District's responsibilities under this Request for Proposals, does not owe a duty of care to the Proponents.

Except as expressly and specifically permitted in this RFP, no Proponent shall have any claim for any compensation of any kind whatsoever as a result of participating in this RFP, and each Proponent, by submitting a Proposal, waives for itself, its successors and assigns, the right to sue the District for any loss, including economic loss, damage, cost or expense arising from or connected with any error, omission or misrepresentation occurring in the preparation of the Request for Proposals, the supply of oral or written information to Proponents, the review of Proposals, or the carrying out the District's responsibilities under this Request for Proposals, with the exception of fraud on the District's part.

Not A Tender

This Request for Proposal is not a tender call, and neither it nor the submission of any response to this RFP creates a tender process or a "Contract A".

Modification of Terms

The District reserves the right to modify the terms of the Request for Proposal at any time at its sole discretion.

Use of Request for Proposal

This document, or any portion thereof, may not be used for any purpose other than the submission of Proposals.

Accuracy of Information

The District of Mackenzie makes no representation or warranty, either express or implied, with respect to the accuracy or completeness of any information contained or referred to in this RFP.

While the District has used considerable efforts to ensure an accurate representation of information in this Request for Proposal, the information contained in this Request for Proposal is supplied solely as a guideline for Proponents. The information is not guaranteed or warranted to be accurate by the District, nor is it necessarily comprehensive or exhaustive. Nothing in this Request for Proposal is intended to relieve Proponents from forming their own opinions and conclusions with respect to the matters addressed in this Request for Proposal.

Appendix A

Proponent Information and Agreement Form

(should be completed and returned)

PROPONENT INFORMATION

Legal Business Name: _____

Address: _____

Contact Person: _____

Contact Information: _____
(phone / cell / fax / email)

PROPONENT AGREEMENT

The e*nclosed proposal is submitted in response to the above-referenced Request for Proposals, including any addenda. Through submission of this proposal, we agree to all of the terms and conditions of the Request for Proposals and agree that any inconsistent provisions in our proposal will be as if not written and do not exist. We have carefully read and examined the Request for Proposals, including the Instructions to Proponents, and have conducted such other investigations as were prudent and reasonable in preparing the proposal. We agree to be bound by statements and representations made in our proposal.*

Signature of Authorized Representative: _____

Printed Name of Authorized Representative: _____

Title of Authorized Representative: _____

Date: _____

To acknowledge receipt of each addendum, each addendum number issued should be noted below with a signature of an authorized representative of the organization, as being received.

Addendum No. 1 Signature _____ Date _____

Addendum No. 2 Signature _____ Date _____

Addendum No. 3 Signature _____ Date _____

Appendix B
Project Information

A) General:

a. **All work is to be completed by October 31, 2025.**

b. The general nature of the work to be carried out under the contract consists of but is not necessarily limited to the following:

i. Demolition of all portions of any buildings and structures;
ii. The footings, foundations, drain tiles and catch basin leads if any, that are located on the site, excluding fencing and concrete slabs; are to remain and be backfilled;
iii. Removal of asphalt driveways, if applicable;
iv. Removal of all personal property from the site;
v. Salvage (where applicable) and remediation and disposal of hazardous materials. Salvage is to be removed from the site for final disposition;
vi. Site cleanup and off-site removal of all debris related to the demolition, salvage and remediation of the site (including without limiting the foregoing, of all debris, stairs, concrete and pavement, wells and septic tanks) in an environmentally safe manner. The Proponent will confine all accumulations of demolition materials to the site and will promptly remove such materials from the site as the work progresses;
vii. Demolition will include obtaining any additional permits if required, mobilization, labour, equipment, machine time, materials and dump fees and off site removal and disposal;
viii. Backfill with interior dryland mix and bring in additional material, as required, and contour area so it is suitable for landscaping in the future using additional materials as directed by the site representative. The backfill MUST be level with the existing ground level, but the fill must be to an extent that would be considered safe to tread and that allows for suitable drainage with no pooling;
ix. Trees on site must remain protected unless it is determined that they are problematic or a safety hazard; permission from the District is required for their alteration or removal as determined by a certified arborist at the Proponent's expense;
x. All site security is the responsibility of contractor for the duration of the project.

c. Any changes to work schedule must be reviewed and approved by the assigned District representative;

B) Permits

a. The Proponent will be required to work with District staff to obtain demolition permits.
b. The Proponent will be responsible to obtain any and all other permits and approvals required to undertake and complete the services under the contract. Without limiting the foregoing, the Proponent will:
    i. obtain all required permits and approvals from the District, prior to commencement of moving, salvage and demolition;
    ii. pay all applicable fees for permits and approvals and any damage deposits required, if any; and
    iii. conform to all applicable government laws, by laws, and regulations (including but not limited to noise bylaws).

C) Utilities

a. Utilities will be disconnected, back fill, and caping of water/sewer will be done by the District of Mackenzie.
b. The Proponent is REQUIRED to confirm that the services have been disconnected prior to commencement of work. With written approval from the District representative, work may commence on the site prior to these services being disconnected.
c. The Proponent will, if required, arrange for all utilities and services to be properly disconnected prior to work commencing on site.
d. It is the Proponent's responsibility to contact and make any necessary arrangements with BC Hydro regarding any lines that may interfere with the demolition of the structures.
e. The Proponent will be responsible for determining what utilities may be impacted by the work, including through a BC One call.

D) Fencing

a. The Proponent will:
    i. Secure the structures and ensure safety of the public by supplying the necessary material to board up when approved salvage and demolition do not occur on the same day of work; and
    ii. Supply and maintain perimeter wildlife and landscape fence to mitigate any damage to the surrounding area.

E) Hazardous Waste

a. The Proponent will properly remove and dispose of in an environmentally safe manner any asbestos and other hazardous materials in the structures or as identified in the reports listed below, any oil tank, and other hazardous waste at the site.

b. The following reports were prepared by Peak Environmental Ltd. and are included as Appendices to this Contract:

    i. Hazardous and Regulated Materials Pre-Demolition Assessment Report – Ernie Bodin Centre – 86 Centennial Drive
    ii. Hazardous and Regulated Materials Pre-Demolition Assessment Report – Airport Building – Airport Road.

    A report has not been prepared for the residential property at 827 Centennial Drive. The Proponent is asked to include the completion of this assessment as part of their bid proposal.

c. Any additional testing to what has been provided is at the discretion and expense of the Proponent.
d. If required, prior to demolition a qualified abatement contractor must remove and dispose of regulated materials in accordance with the Worksafe BC Occupational Health and Safety Regulation and the BC Hazardous Waste Regulation. All hazardous materials and hazardous waste shall be disposed of in an environmentally safe manner even if they have not been described or included or specified within the hazardous materials survey(s) included in this package. This might include a septic field, oil tanks and asbestos as an example.

F) Traffic Management

a. The Proponent shall prepare a traffic control plan for the works and have it approved by the District of Mackenzie. The traffic control plan shall conform to all local bylaws and applicable laws of British Columbia. The traffic control plan should be available to the District contact upon request, prior to the commencement of work on the subject property. Traffic management is incidental to the required work and no additional payment will be made.

G) Obscure Hazards

a. The Proponent will continually assess, investigate and evaluate the work and site for potential hazards..

H) Site Safety,

a. The Proponent has all the responsibilities of an "employer" under the Workers Compensation Act and the Occupational Health and Safety Regulation and is designated as a "prime contractor" for the site.
b. The Proponent must secure the structures being demolished on site and ensure the safety of the public (including by boarding up the site, where required).

c. The Proponent must supply and maintain perimeter wildlife and landscape fencing to mitigate any damage to the area surrounding the site.
d. Site safety shall include areas not specifically included or considered to be part of the demolition "site" but are areas that are required to be used to complete this project.

I) Protection of the Environment

a. The Proponent is required to provide advance notice to the Regional District of Fraser Fort-George to coordinate hazardous material disposal.
b. The Proponent is required to store, transport and dispose of hazardous materials and demolition waste in compliance with all applicable laws and bylaws.
c. Prior to construction or demolition works, the Proponent will review site history and conduct onsite inspections and surveys of working areas where there is a possibility that hazardous waste may be present (e.g., hazardous materials may be stored in existing buildings, may be components of building materials, or may be buried onsite).
d. Where required, the Proponent must ensure that personnel handling hazardous materials have received proper training.

J) Site History Considerations

a. 86 Centennial Drive - A small oil tank was recently discovered on the property at 86 Centennial Drive adjacent to the building to be demolished. The location has been marked by District staff. This tank requires removal, soil testing for any contaminant leaching, and any required site remediation necessary.

b. 950 Airport Road - During the construction of the new Airport Terminal at 1050 Airport Road, a contaminated site was registered and remediated to the north of the building at 950 Airport Road on the adjacent property. The contamination was unexpected and suggested to be from a historical fuel tank being present on site. Although not guaranteed, the Proponent should be aware of the potential of finding further soil contamination and prepared to safely work in these conditions where soil disturbance may be required. Staff will work with the Proponent on-site to show where these previous remediation efforts occurred and provide previous soil testing information, if necessary.

K) Minimum Insurance Requirements

Commercial General Liability	$5,000,000
Pollution/asbestos	$5,000,000

Appendix C

Pricing, References, and Value-Add

I. Proposal price must include labour, materials, equipment, health and safety requirements, insurance, waste disposal and Toxicity Characteristic Leaching Procedure (TCLP) testing.

PRE-DEMOLITION HAZMAT ASSESSMENT ONLY	PROPOSAL PRICE
827 Centennial Drive	
GST	
TOTAL	
START DATE	
COMPLETION DATE	

ABATEMENT ONLY	PROPOSAL PRICE
86 Centennial Drive	
950 Airport Road	
827 Centennial Drive	
GST	
TOTAL	
START DATE	
COMPLETION DATE	

DEMOLITION ONLY	PROPOSAL PRICE
86 Centennial Drive	
950 Airport Road	
827 Centennial Drive	
GST	
TOTAL	
START DATE	
COMPLETION DATE	

OIL TANK REMOVAL AND SITE REMEDIATION ONLY	PROPOSAL PRICE
86 Centennial Drive	
GST	
TOTAL	
START DATE	
COMPLETION DATE	

PRE-DEMOLITION HAZMAT (1), ASSESSMENT, ABATEMENT (3), DEMOLITION (3), and OIL TANK REMOVAL AND SITE REMEDIATION (1)	**PROPOSAL PRICE**
86 Centennial Drive	
950 Airport Road	
827 Centennial Drive	
GST	
TOTAL	
START DATE	
COMPLETION DATE	

References:

Project	**Contact Name**	**Phone/Email**

Value-Added:

Appendix D

950 Airport Road – Pre-Demolition Hazmat Assessment

Appendix E

86 Centennial – Pre-Demolition Hazmat Assessment

PEAK ENVIRONMENTAL LTD.

951 Pinewood Place
West Kelowna, BC V1Z 3G7
e-mail: info@peakenvironmental.ca
Toll Free 1-877-518-7325 (PEAK)
Office 250-862-0971
WSBC AAL #01012

HAZARDOUS AND REGULATED MATERIALS PRE-DEMOLITION ASSESSMENT REPORT

AIRPORT BUILDING

Airport Road
Mackenzie, BC

Prepared for:

District of Mackenzie

P.O. Bag, 1 Mackenzie Blvd #340
Mackenzie, BC, V0J 2C0

Report Date: September 3, 2024

On-site survey for this report dated 9/3/2024 was completed on 08/23/2024. All observations and conditions herein are respective to this / these date(s) and to dates listed in the Revision History

***File**: 6391F R01kl Pre-Demo Hazmat Assessment - Airport Building - 2024-06-03*

EXECUTIVE SUMMARY

STATEMENT OF UNDERSTANDING

Peak Environmental Ltd. was retained to perform a pre-demolition hazardous materials assessment and review of the Airport Building in Mackenzie BC as required by WorkSafeBC OHS Regulation Part 20 prior to building demolition.

Coring, cutting and destructive sampling techniques were used for this vacant building assessment to identify and locate all potentially concealed hazardous and regulated materials included in this assessment.

This assessment was performed based on the following assumptions:

- Physical removal of drywall applications would be performed prior to building demolition
- The building would be mechanically demolished with mechanical waste separation and landfill disposal

Results/requirements apply only to the materials or areas as defined by the project scope and must not be extrapolated to areas or materials not specifically documented in this report.

SUMMARY OF HAZARDOUS MATERIALS

Asbestos-Containing Materials (ACM)

Material descriptions and sample results are provided in Appendix A

Location information is provided in Appendix C (Room By Room Inventory)

CODE	ACM DESCRIPTION	APPROX. QUANTITY
Mw 1	Grey or black sealant between window frame and pane	5 units

Lead in Paint (Concentration >100 ppm)

SAMPLE	PAINT DESCRIPTION and SAMPLE LOCATION	
ICP-03	Grey with cream undercoat on concrete - Waiting Area 103	
SAMPLE	**LEACHABLE LEAD (TCLP)**	**RESULT**
TCLP-01	Building demolition waste stream	3.0 mg/L

Lead in Paint (Concentration <100 ppm)

SAMPLE	PAINT DESCRIPTION and SAMPLE LOCATION
ICP-01	Cream on drywall - Reception 104
ICP-02	Green on wood - Reception 104
ICP-04	White on door frame - Exterior North
ICP-05	Cream on wood deck - Exterior East

Other Hazardous Materials

HAZARDOUS MATERIAL CATEGORY	TYPE
Lead Products	None observed
Equipment Suspected of Containing PCBs	Electrical equipment / fluorescent light ballasts
Mercury Containing Equipment	Fluorescent light tubes/high voltage lighting
Toxic Flammable Explosive Materials	None observed
Ozone Depleting Substances (ODS)	None observed
Biological Hazards	Mould contamination
Radioactive Materials	None observed
Fuel Storage Tanks (AST)	None observed
Crystalline Silica Containing Materials	Present; see Other Hazardous Materials

LIMITATIONS

Areas of Restricted Entry

- There are no areas that require special entry procedures

Inaccessible Areas

- No inaccessible areas are noted

Under Sampled Materials or Applications Requiring Additional Sampling

- There are no under sampled materials that require additional sampling for asbestos.
- Sampling of un-identified concealed materials encountered through demolition/renovation is required.

REQUIREMENTS

- Removal of all identified asbestos-containing materials is required prior to building demolition.
- A risk assessment including safe work procedures for the removal of asbestos-containing materials must be prepared by a qualified person.
- A risk assessment is required for all painted applications which may contain lead in a concentration that could pose a risk of exposure based on the work activities being performed.
- A risk assessment is required for all silica containing materials that could pose a risk of exposure based on the work activities being performed.
- If a potentially hazardous material is discovered during demolition/renovation work and has not been listed in this report, the material is not to be disturbed prior to its identification as a hazardous or non hazardous material.

- An Exposure Control Plan with written safe work procedures is required for the removal/disturbance of asbestos-containing, lead painted and silica-containing materials in order to prevent the exposure of workers or unprotected persons in adjacent areas.
- A digital or paper copy of this report must be available on-site throughout the project.
- A visual clearance document must be prepared by a qualified person confirming that all identified hazardous materials have been abated and/or removed from the site. This document must include the NOP and Waste Manifest numbers.

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Report Revision History

Version	Issue Date	Survey Date	Change Description	Submitted by
1	9/3/2024	08/23/2024	Initial Report	Peak Environmental Ltd.

PROJECT SCOPE

Peak Environmental Ltd. was retained by the District of Mackenzie to perform a pre-demolition hazardous materials assessment and review of the Airport Building in Mackenzie as required by WorkSafeBC OHS Regulation Part 20 prior to demolition or renovation activities.

The following hazardous materials are included in the survey:

Asbestos-containing materials (ACM)	Toxic, flammable or explosive materials
Polychlorinated biphenyls (PCBs)	Biological contaminants (mould, fecal matter, sharps/drug paraphernalia)
Mercury	Crystalline silica-containing materials
Lead coatings (paint)	Radioactive materials
Lead products	Fuel storage tanks
Ozone depleting substances (ODS)	

The hazardous and regulated materials assessment was conducted in compliance with the requirements outlined in the WorkSafeBC Occupational Health and Safety Guidelines OHS Regulation Part 6: Substance Specific Requirements.

Results/requirements apply only to the materials or areas as defined by the project scope and must not be extrapolated to areas or materials not specifically documented in this report

Materials known to not contain asbestos (*e.g.* wood, laminate, metal, ceramic) are excluded from the assessment, however they are listed in the room by room asbestos inventory (Appendix C) in order to provide finishing information.

Sub-grade systems and materials are not within the scope of this assessment.

This report does not provide an abatement Risk Assessment as per Section 6. WorkSafeBC Occupational Health and Safety Regulation.

STRUCTURE DESCRIPTION

Based on site observations and information provided by the client, structure construction details are as follows:

Structure use: Commercial
Construction type: Wood Frame
Approximate build era: Unknown

No. of floors: 2
Approximate square feet: 1500-2000
Renovations or Additions: None noted

Inaccessible Areas: None

Areas of Restricted Entry: None

All conclusions based on age related hazardous or regulated materials are based on this era of building construction. Detailed construction information is provided in the Building Construction Information Sheet of Appendix D (Building Construction Sheet).

ASSESSMENT RESULTS

ASBESTOS

(Location and quantity information provided in Appendix C Room By Room Inventory. Material description and sample results provided in Appendix A.

APPLICATIONS CONTAINING ASBESTOS:

Applications that are either known to contain asbestos or asbestos content was confirmed by laboratory analysis.

- Grey or black sealant between window frame and pane (Mw1)

SUSPECT ASBESTOS-CONTAINING APPLICATIONS:

Applications that are present but have not been analyzed to confirm asbestos content. **All Suspect applications must be sampled prior to disturbance through renovation or demolition activities**.

- No suspect asbestos materials were found.

POTENTIAL ASBESTOS-CONTAINING APPLICATIONS:

Although destructive sampling methods were used to the extent possible as defined by the survey type, based on the building age, concealed asbestos-containing building applications may still be present but not observed or identified through this assessment due to inaccessibility, live electrical, mechanical systems, or enclosing finishes. If any materials not identified in this report are uncovered during demolition activities, they must be sampled to determine their asbestos content.

- No potential asbestos materials were identified

LEAD BASED PAINT

Paint coatings on surfaces are visually grouped by substrate, colour and building finish type.

Painted substrates to be demolished, removed or otherwise disturbed are tested using Inductively Coupled Plasma-Mass Spectroscopy (ICP-MS) with a reporting limit of 80 mg/kg (ppm) for this project. These samples are noted as 'ICP' and sample number Testing for leachable lead (in order to determine disposal criteria) is carried out on painted applications which have a total lead concentration exceeding 100 ppm (mg/kg). These samples are noted as 'TCLP' and sample number.

The following lead based paints were identified:

LEAD IN PAINT Description and Sample Location	Application Location(s)	Quantity	Sample No.	Lead Concentration
Method: ASTM E1645* / EPA 6020B - Inductively Coupled Plasma-Mass Spectroscopy (ICP-MS) (RL: 80 mg/kg)				Units mg/kg
Cream on drywall - Reception 104	Representative of all cream painted drywall and wood throughout the building interior	3000-4000 Ft2	ICP-01	<80
Green on wood - Reception 104	Representative of all painted wood throughout the building interior	<500Ft2	ICP-02	<80
Grey with cream undercoat on concrete - Waiting Area 103	Representative of all painted concrete throughout the building interior	1000-2000 Ft2	ICP-03	551
White on door frame - Exterior North	Representative of all white painted wood throughout the building exterior	500-1000Ft2	ICP-04	<80
Cream on wood deck - Exterior East	Representative of all cream painted wood throughout the building exterior	<500Ft2	ICP-05	<80
Method: EPA 200.2* / EPA 6020B TCLP Leachable Metals in Solid (RL: 0.002 mg/L)				Units mg/L
Building demolition waste stream	Representative of the entire building demolition waste stream	5000-10000Ft2	TCLP-01	3.0

OTHER HAZARDOUS MATERIALS

A visual inspection was performed for other hazardous and regulated materials including PCB (within electrical equipment), mercury (within electrical equipment and thermostats), other lead applications, ozone depleting substances, potentially toxic, flammable or explosive materials, biological contaminants (mould, rodent, bat or bird feces, and sharps/drug paraphernalia), crystalline silica, radioactive substances, and fuel storage tanks.

Hazardous or regulated materials identified:

LEAD CONTAINING MATERIALS	QUANTITY
Roof jacks / flashing	Not Present
Solder on copper piping	Not Present
Sound or x-ray sheeting	Not Present
PCB	**QUANTITY**
Potential PCB containing fluorescent light ballasts	Present - 30
Potential PCB containing transformers	Not Present
MERCURY	**QUANTITY**
Mercury containing wall mounted thermostats	Not Present
Mercury containing fluorescent lighting (tubes, CFC, high voltage)	Present - 60

TOXIC FLAMMABLE EXPLOSIVE MATERIALS	QUANTITY
Paints (stored)	Not Present
Oils/solvents/fuel	Not Present
Chemicals / Cleaners	Not Present
BIOLOGICAL CONTAMINANTS	**QUANTITY**
Mould contamination	Present - >20sq.ft.
Rodent Contamination	Minor amount
Bird/Bat Contamination	Not Present
Biological Hazards	Not Present
FUEL/OIL STORAGE TANKS	**QUANTITY**
Above Ground Storage Tank(s)	Not Present
Evidence of Contamination	Not Present
ODS (Ozone Depleting Substances)	**QUANTITY**
Wall mounted air conditioners	Not Present
Refrigerators/Deep Freezers	Not Present
Roof top HVAC	Not Present
RADIOACTIVE MATERIALS	**QUANTITY**
Smoke Detectors	Not Present

COMMON SILICA CONTAINING APPLICATIONS	Present /Not Present	COMMON SILICA CONTAINING APPLICATIONS	Present /Not Present
Asphalt (driveway or walkway)	Not Present	Glass	Present
Brick and associated mortar	Not Present	Gypsum board	Present
Ceiling tiles	Not Present	Plaster	Not Present
Concrete (slabs, footings, retaining walls)	Present	Stone (exterior, decorative, counter-top)	Not Present
Concrete Block (CMU) & associated mortar	Not Present	Tile (ceramic, slate, porcelain & grout/mortar)	Not Present
Drywall taping compound	Present	Topsoil and bedding sand	Not Present
Total Estimated Quantity of Crystalline Silica Containing Materials:			3000-4000 Ft2

REQUIREMENTS

GENERAL

- A digital or paper copy of this report must be available on-site throughout the project.
- The following hazardous materials (if present) must be removed prior to building demolition or renovation activities which will impact them: ACM; lead coated surfaces where the leachable lead concentration exceeds 5 mg/L; other lead applications (*e.g.* roof jacks); equipment containing PCBs, mercury or radioactive materials; ozone depleting substances; toxic, flammable or explosive materials; sharps and/or other drug paraphernalia; fuel storage tanks must be emptied.

- If any materials which may contain asbestos or other hazardous substances and are not listed in this report are discovered during renovation or demolition work, work must be stopped before disturbing the material. The material must be assessed by a qualified person to determine if the material is hazardous or not.
- Once removed, hazardous materials must be transported and disposed of in accordance with the federal Transportation of Dangerous Goods Act and Regulations and Section 40 of the BC Ministry of Environment Hazardous Waste Regulation.
- All waste materials are to be disposed of in accordance with Part 6 — Management of Specific Hazardous Wastes as outlined in the BC Ministry of Environment Hazardous Waste Regulation.
- A visual clearance document must be prepared by a qualified person confirming that all identified hazardous materials have been abated and/or removed from the site. This document must include the NOP and Waste Manifest numbers, and be available on site for the duration of the demolition/renovation project.

ASBESTOS-CONTAINING MATERIALS

- Any work of disturbing, dislodging or removing asbestos or potentially asbestos contaminated material must be performed according to the requirements set out in Part 6 of British Columbia Occupational Health and Safety Regulation (BC Reg. 296/97, as amended by BC Reg. 312/2003).
- An Exposure Control Plan must be in place, and a site-specific Risk Assessment must be created for each instance where asbestos removal is required (per OHS Guideline G20.112).

LEAD BASED PAINT

- Prior to any work involving the disturbance of lead contaminated materials, contractors will be required to have an Exposure Control Plan in place to mitigate worker exposure to lead dust and contaminated material.
- A Risk Assessment for lead (with safe work procedures for the specific removal activity) is required for any disturbance of lead contaminated materials where there is a risk of lead dust release.
- Demolition debris should not be shredded, milled, chipped, mulched or similarly processed in such a way that would increase the leachability of the material prior to disposal (i.e., processed in a manner that increases the surface area and/or assists in the breakdown of the material so as to promote absorption of the material into a liquid).
- Where lead paint is present on an asbestos-containing substrate, follow asbestos materials removal and disposal procedures.
- Lead-based paint with lead concentration exceeding 100 ppm has been identified.
    - TCLP testing has been done to determine leachable lead concentration:
        - TCLP test results confirm leachable lead concentration is < 5mg/L; the material may be disposed of at a local landfill.

OTHER HAZARDOUS AND REGULATED MATERIALS

PCB

- Where removal is required to facilitate renovation or demolition activities, inspect all fluorescent light ballast for manufacturer name and serial number and determine if PCBs are present. Refer to Environment Canada's Electrical contractors and PCB regulations for identification whether a ballast contains a PCB capacitor, and for disposal criteria.

Mercury

- Where removal is required to facilitate renovation or demolition activities, collect mercury vapour lighting (high voltage lights and fluorescent light tubes) for vapour recycling at www.lightrecycle.ca/collection-site-locator. Use caution to not break the glass thereby releasing mercury.

Biological Contaminants

- Abatement of biological contaminants prior to building demolition is not required but workers entering areas where mould contamination may be present should be protected with P100 HEPA filtered respiratory protection. Personal decontamination with soap and water should also be performed following potential worker contact with mould contamination.
- Minimize dust creation with the use of dust suppression water during building demolition activities.

Silica Containing Materials

- An Exposure Control Plan for Silica with safe work procedures is required prior to disturbing materials containing silica.

LIMITATIONS OF THIS REPORT

Peak Environmental Ltd. has prepared this Hazardous and Regulated Materials Assessment Report pursuant to WorkSafeBC OHS Regulation Section 20.112 Hazardous Materials in the Workplace which requires a project specific detailed pre-demolition / pre-renovation assessment for asbestos and other hazardous or regulated materials prior to any work of salvage, cutting, damaging or demolishing, in part or in whole, building finishes, components, machinery, equipment, buildings or structures. The purpose of this report is to identify hazardous and regulated materials within the building as per the scope defined by the District of Mackenzie. All results provided in this report are based on conditions at time of survey and apply only to the area and materials defined by the client's scope of work. Results and recommendations are not to be extrapolated to any areas or materials outside of the stated project scope.

While this assessment was conducted with the utmost detail and diligence, there may exist instances where asbestos-containing applications are present in the building but not identified through this report. Site conditions and building construction or occupancy may have not permitted the complete inspection of some void spaces. These spaces may contain asbestos applications not identified in this report. Any suspect materials located within void spaces should be inspected and/or tested to determine if they are asbestos-containing.

To facilitate this pre-demolition/renovation assessment and where possible within any exceptions noted in this report, inspection of sub-flooring applications located beneath carpeting and vinyl flooring and building finishes and membrane materials was performed to locate all potential asbestos applications within the building. No inspection of sub-flooring applications was performed once a structural member was discovered (*i.e.* concrete or shiplap). There is a possibility that subsequent asbestos applications, not identified in this report, may be located beneath items deemed to be structural members. Any suspect materials sandwiched between multiple building finishing layers should be inspected or tested to determine if they are asbestos-containing.

Any quantities listed in these documents are estimates only. Peak Environmental Ltd. accepts no liability for inaccurate, misleading or conflicting information contained within this report.

The liability of Peak Environmental Ltd., its staff or agents, will be limited to the lesser of the actual damages incurred, fees paid by the Client or as set forth in the limitations expressed in Errors and Omissions Insurance held by Peak Environmental Ltd.

Facility Assessor:	 Dale VanBerlo, Project Coordinator WSBC Asbestos Certification Levels 1, 2, 3, S
Report Preparation:	 Koreena Lane, Project Coordinator WSBC Asbestos Certification Levels 1, 2
Final Report Review:	 Stephen Ferguson, AScT., President WSBC Asbestos Certification Levels 1, 2, 3, S

File: 6391F R01kl Pre-Demo Hazmat Assessment - Airport Building - 2024-06-03

APPENDIX A
DESCRIPTION OF ASSESSED MATERIALS AND SAMPLE RESULTS SUMMARY

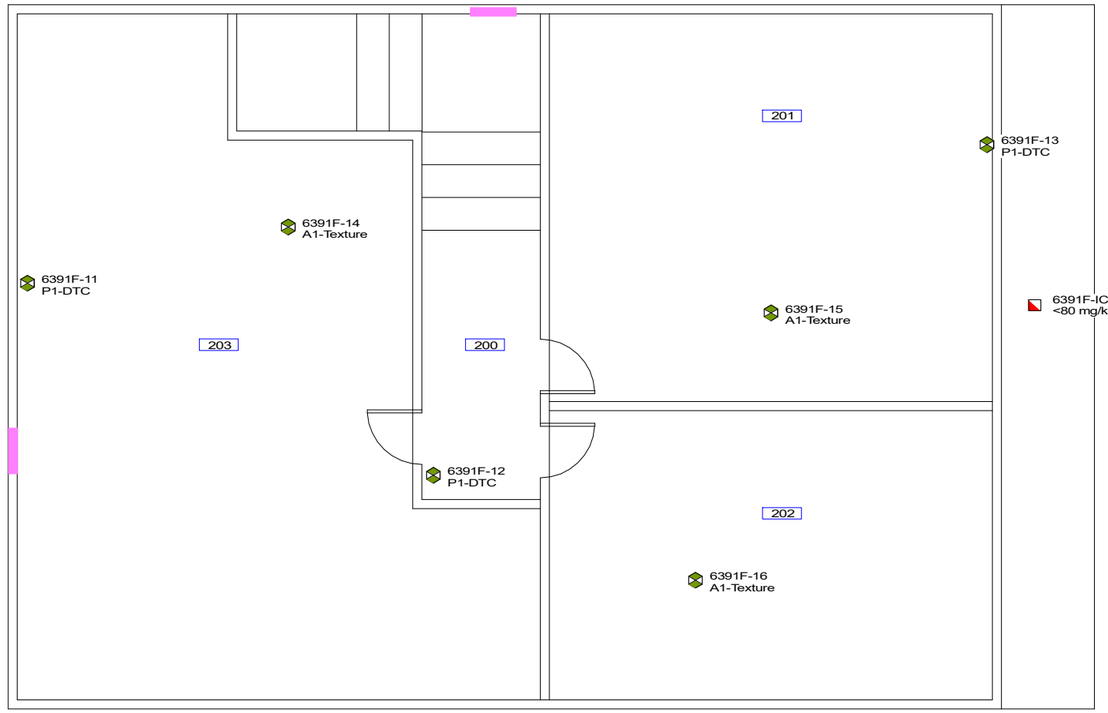
MATERIALS ASSESSED FOR ASBESTOS - SAMPLING LOG Project: 6391F

Building: Airport Building

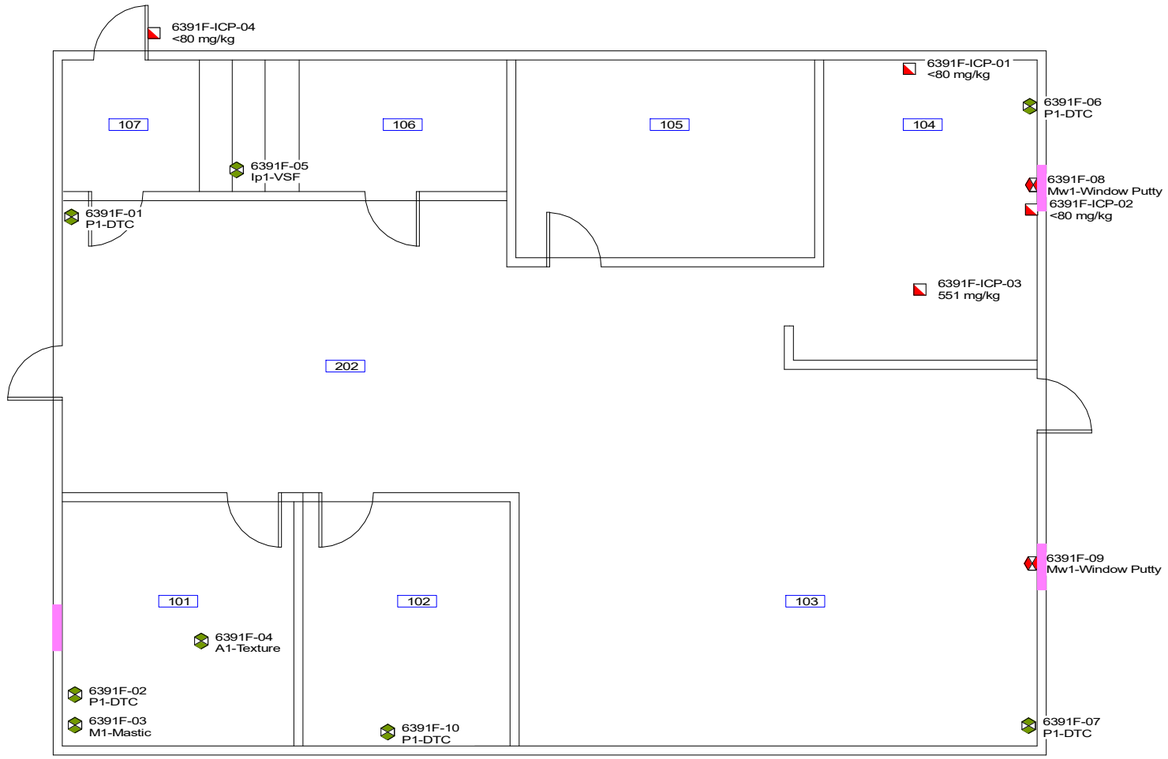
ANCILLARY INFORMATION

Code	Qualifier Number	Visual Description	Sampled or Assessed Location	Sample Number	Lab Results
A	1	Splatter pattern stipple texture	Office 101	6391F-04	No Asbestos Detected
A	1	Splatter pattern stipple texture	Office 102	6391F-10	No Asbestos Detected
A	1	Splatter pattern stipple texture	Kitchen 203	6391F-14	No Asbestos Detected
A	1	Splatter pattern stipple texture	Bedroom 201	6391F-15	No Asbestos Detected
A	1	Splatter pattern stipple texture	Bedroom 202	6391F-16	No Asbestos Detected
Ip	1	Cream square pattern, paper back vinyl sheet flooring	Stairs Up 107	6391F-05	No Asbestos Detected
M	1	Grey fibre gum on wall penetration	Office 101	6391F-03	No Asbestos Detected
Mw	1	Grey or black sealant between window frame and pane	Reception 104	6391F-08	5-10% Chrysotile Asbestos
Mw	1	Grey or black sealant between window frame and pane	Waiting Area 103	6391F-09	5-10% Chrysotile Asbestos
P	1	White drywall taping compound	Common Area 100	6391F-01	No Asbestos Detected
P	1	White drywall taping compound	Office 101	6391F-02	No Asbestos Detected
P	1	White drywall taping compound	Reception 104	6391F-06	No Asbestos Detected
P	1	White drywall taping compound	Waiting Area 103	6391F-07	No Asbestos Detected
P	1	White drywall taping compound	Kitchen 203	6391F-11	No Asbestos Detected
P	1	White drywall taping compound	Corridor 200	6391F-12	No Asbestos Detected
P	1	White drywall taping compound	Bedroom 201	6391F-13	No Asbestos Detected
T	1	Fiberglass batt insulation	Throughout Application	Not Sampled	Known Non-Asbestos Application

APPENDIX B
FLOOR PLAN



SECOND FLOOR



MAIN FLOOR

DRAWING NORTH

NORTH

PEAK ENVIRONMENTAL LTD.
951 Pinewood Place
Kelowna, BC V1Z 3G7
1-877-518-PEAK (7325)
info@peakenvironmental.ca

Project No.: 6391F

Drawing:

AIRPORT BUILDING

Airport Road
Mackenzie, BC

Title:

ASBESTOS CONTAINING BUILDING MATERIAL and LEAD BASED PAINT SAMPLE LOCATIONS

Owner:

MACKENZIE
BRITISH COLUMBIA

Legend:

- Mw — ASBESTOS WINDOW PUTTY
- ASBESTOS BULK SAMPLE NUMBER AND MATERIAL
- NON-ASBESTOS BULK SAMPLE NUMBER AND MATERIAL
- LEAD BASED PAINT SAMPLE NUMBER AND CONCENTRATION

Date: 08.28.2024
Revision:
Scale: NTS
Drawn by: K. LANE

DRAWING NUMBER

6391F ASB 1-1

APPENDIX C
ROOM BY ROOM ASBESTOS INVENTORY

ROOM BY ROOM MATERIALS INVENTORY

Building Type: Commercial Building Name: Airport Building Date: 08/23/2024 (mm-dd-yyyy) ANCILLARY INFORMATION

Abbrev: TB-Tack Board / GWB-Gypsum Wall Board / BW-Brick Wall / CBW-Concrete Block Wall / Car-Carpet / Conc-Concrete / Str-Structure / Wd-Wood / FRP-Fibreglass Reinforced Plastic

Descriptors: (at)-concealed above T-bar ceiling / (af)-concealed above fixed ceiling / (uw)-concealed behind wall paper / (*) - presumed present; area or application not accessible
Height: (H) high - application above 8'; (L) low or blank - application below 8' **Condition**: (p) poor / (f) fair (default good condition) **Quantities** are shown in parentheses

Note: Only known or visually confirmed asbestos applications are noted on these Ancillary pages. Additional asbestos applications may be present but not listed on this spreadsheet.

Yellow highlighting indicates asbestos applications

BLUE highlighting indicates *Suspect* asbestos application

BUILDING MATERIAL IDENTIFICATION CODES

A - Texture Coating	D - Cement Parging Wall	Fw - Insulated Duct Wrap	J - Cement Board	Kp - Pipe Gasketing	Mw - Window Putty	Qs - Roofing Shingle	V - Vermiculite Wall
Ac - Acoustic Insulation	Dt - Equipment Parging	G - Ceiling Panel	Jf - Asbestos Furnishings	L - Incandescent Light Pad	N - Pipe Roving/Packing	R - Refractory Cement	Va - Vermiculite Attic
Af - Spray-Applied Fireproofing	E - Duct Insulation	H -Vinyl Floor Tile	Jp - Cement Pipe	M - Mastic Glue / Sealant	O - Floor Levelling Cement	S - Exterior Wall Stucco	W - Woven Textile
B - Pipe Insulation	F - Insulating Paper	I - Vinyl Sheet Flooring	Jw - Cement Board Window Panel	Md - Mastic Duct Joint	P - Drywall Tape Comp.	Ss - Exterior Soffit Stucco	X - Fire Doors
C - Cement Pipe Fitting	Fb - Insulated Duct Boot	Ip - Paper Backed Flooring	K - Equipment Gasketing	Ms - Mastic Sink Coating	Pl - Plaster	T - Bldg Thermal Insulation	
Cp - Pipe Penetration Firestop	Fj - Insulating Paper Joint				Qf - Roofing Felt	U - Friction Materials	

Area No.	Room Name	Top Visible Floor Layer	Second Floor Layer	Third Floor Layer	North Wall	East Wall	South Wall	West Wall	First Ceiling or Roof	Second Ceiling	Third Ceiling	Mech. Pipe	Pipe Fitting	Mech. Duct	Other	Quantity
	Exterior				Metal	Metal	Metal	Metal	Metal						M1	
	MAIN FLOOR															
100	Common Area	Conc			P1	-	Wd	P1	A1 on P1							
101	Office	Carpet	Conc		Wd	Wd	Wd	P1	A1 on P1						**Mw1**/ M1	
102	Office	Carpet	Conc		Wd	Wd	Wd	P1	A1 on P1							
103	Waiting Area	Conc/ Carpet	Conc		-	P1	P1	Wd	A1 on P1						Mw1	
104	Reception	Carpet	Conc		P1	P1	Wd	P1	A1 on P1						Mw1	
105	Washroom	Ceramic	Conc		P1	P1	P1	P1	P1							
106	Under Stair Storage	Ceramic	Conc		P1	P1	P1	P1	P1							
107	Stairs Up	Conc/ Ip1(100)	Wd		P1	Wd	P1	P1	A1 on P1							

ROOM BY ROOM MATERIALS INVENTORY

Building Type: Commercial Building Name: Airport Building Date: 08/23/2024 (mm-dd-yyyy) ANCILLARY INFORMATION

Abbrev: TB-Tack Board / GWB-Gypsum Wall Board / BW-Brick Wall / CBW-Concrete Block Wall / Car-Carpet / Conc-Concrete / Str-Structure / Wd-Wood / FRP-Fibreglass Reinforced Plastic

Descriptors: (at)-concealed above T-bar ceiling / (af)-concealed above fixed ceiling / (uw)-concealed behind wall paper / (*) - presumed present; area or application not accessible
Height: (H) high - application above 8'; (L) low or blank - application below 8' **Condition**: (p) poor / (f) fair (default good condition) **Quantities** are shown in parentheses

Note: Only known or visually confirmed asbestos applications are noted on these Ancillary pages. Additional asbestos applications may be present but not listed on this spreadsheet.

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Ac - Acoustic Insulation	Dt - Equipment Parging	G - Ceiling Panel	Jf - Asbestos Furnishings	L - Incandescent Light Pad	N - Pipe Roving/Packing	R - Refractory Cement	Va - Vermiculite Attic
Af - Spray-Applied Fireproofing	E - Duct Insulation	H -Vinyl Floor Tile	Jp - Cement Pipe	M - Mastic Glue / Sealant	O - Floor Levelling Cement	S - Exterior Wall Stucco	W - Woven Textile
B - Pipe Insulation	F - Insulating Paper	I - Vinyl Sheet Flooring	Jw - Cement Board Window Panel	Md - Mastic Duct Joint	P - Drywall Tape Comp.	Ss - Exterior Soffit Stucco	X - Fire Doors
C - Cement Pipe Fitting	Fb - Insulated Duct Boot	Ip - Paper Backed Flooring	K - Equipment Gasketing	Ms - Mastic Sink Coating	Pl - Plaster	T - Bldg Thermal Insulation	
Cp - Pipe Penetration Firestop	Fj - Insulating Paper Joint				Qf - Roofing Felt	U - Friction Materials	

Area No.	Room Name	Top Visible Floor Layer	Second Floor Layer	Third Floor Layer	North Wall	East Wall	South Wall	West Wall	First Ceiling or Roof	Second Ceiling	Third Ceiling	Mech. Pipe	Pipe Fitting	Mech. Duct	Other	Quantity
	SECOND FLOOR															
200	Corridor	Ip1(75)	Wd		P1	P1	P1	P1	A1 on P1						Mw1	
201	Bedroom	Carpet	Wd		P1	P1	P1	P1	A1 on P1							
202	Bedroom	Carpet	Wd		P1	P1	P1	P1	A1 on P1							
203	Kitchen	Wd			P1	P1	P1	P1	A1 on P1						Mw1	

APPENDIX D
BUILDING CONSTRUCTION INFORMATION

PEAK ENVIRONMENTAL LTD.

BUILDING CONSTRUCTION
SURVEY INFORMATION SHEET

SURVEY INFORMATION

Surveyor: DV Date: 08/23/2024 Building: Airport Building

Survey Type:	X	Full Hazmat		Limited Scope	X	Pre-Demo		Pre-Reno		Pre-Purchase		Inventory Only
Details:	X	Floors Cored	X	Walls Cored	X	Carpet Lifted		Drawings	X	Bldg Vacant		Bldg Occupied

BUILDING INFORMATION

Construction:	unknown	Date	1800	Ft^2	X	Wood Frame		Brick / Block		Steel Stud		CIP Concrete
	2	Stories		Crawlspace Full		C/sp Partial		Basement Full		Bsmt Partial		Attic Space
Additions(s)		Observed		Reported		Date		Renovated (yes)	X	Renovated (No)		Reno Date
Roofing:		Shingle		Tar and Gravel		Torch-on	X	Metal		Concrete		Not in Scope
Exterior:		Wood	X	Metal/Vinyl		Concrete		Stucco		Masonry		Not in Scope
Exterior Panels		Wood	X	Metal/Vinyl		Concrete		Stucco				Not in Scope
Window Frames	X	Putty		Glazing		Rubber		Caulking		Foam		None
Interior:	X	Wood		Plaster	X	Drywall		Covered D/W	X	Concrete		Other Non-Asb
Interior Ceilings:		Wood		Plaster	X	Drywall		T-Bar		Concrete		Exposed Str
Heating:		Hot Water		Wood		Furnace		Roof Top	X	Electric		Other Non-Asb
Heat Distribution:		Radiant		Ducted	X	Baseboard						Other Non-Asb
Thermal Insulation:		Vermiculite	X	Fiberglass		Rock Wool		Cellulose		Wood Chip		Other Non-Asb

MECHANICAL SYSTEMS

Ducting:	X	None		Cork		Fiberglass		Rock Wool		Asb Paper		Other Non-Asb
Duct Joints:	X	None		Asbestos Tape		Vinyl Tape		Joint Sealant		Foil Tape		Other Non-Asb
Water Piping:	X	None		Fiberglass		Asb Lagging		Cork		Foam		Other Non-Asb
Pipe Fittings:	X	None		Cement (exposed)		Cement (con)		Fiberglass		PVC		Other Non-Asb
Rain Water Leader:	X	None		Cast Iron		Copper		Asbestos Pipe		Plastic		Other Non-Asb
Roof Drain Bowls:	X	None		Cement (exposed)		Cement (con)		Fiberglass				Other Non-Asb
Sanitary:	X	Plastic		Copper		Cast Iron		Asbestos Pipe				Not in Scope
Chimney Liner:	X	None		Cast Iron / Metal		Ceramic		Asbestos Pipe		Masonry		Not in Scope

APPENDIX E
SITE PHOTOGRAPHS

MATERIALS ASSESSED FOR ASBESTOS-CONTENT

Peak Environmental Ltd.
Hazardous and Regulated Materials Assessment Report
Photograph Log - Potential ACM
Airport Building

	Code Modifier	Material Description	Sample Number / Information	Lab Results
	A 1	Splatter pattern stipple texture	6391F-04	No Asbestos Detected
	Ip 1	Cream square pattern, paper back vinyl sheet flooring	6391F-05	No Asbestos Detected
	M 1	Grey fibre gum on wall penetration	6391F-03	No Asbestos Detected

Peak Environmental Ltd.
Hazardous and Regulated Materials Assessment Report
Photograph Log - Potential ACM
Airport Building

	Code Modifier	Material Description	Sample Number / Information	Lab Results
	Mw 1	Grey or black sealant between window frame and pane	6391F-08	5-10% Chrysotile Asbestos
	P 1	White drywall taping compound	6391F-01	No Asbestos Detected
	T 1	Fiberglass batt insulation	Not Sampled	Known Non-Asbestos Application

LEAD IN PAINT AND OTHER HAZARDOUS MATERIALS

Peak Environmental Ltd.
Hazardous and Regulated Materials Assessment Report
Photograph Log - Lead Paint and Other Hazardous Materials
Airport Building

	Material Description	Sample Number / Information	Lead Conc.
	Cream on drywall - Reception 104	ICP-01	<80 mg/kg
	Green on wood - Reception 104	ICP-02	<80 mg/kg
	Grey with cream undercoat on concrete - Waiting Area 103	ICP-03	551 mg/kg

Peak Environmental Ltd.
Hazardous and Regulated Materials Assessment Report
Photograph Log - Lead Paint and Other Hazardous Materials
Airport Building

	Material Description	Sample Number / Information	Lead Conc.
	White on door frame - Exterior North	ICP-04	<80 mg/kg
	Cream on wood deck - Exterior East	ICP-05	<80 mg/kg
	Mercury containing fluorescent lighting (tubes, CFC, high voltage)		

APPENDIX F
LABORATORY ANALYTICAL RESULTS

MATERIALS ASSESSED FOR ASBESTOS-CONTENT

CERTIFICATE OF ANALYSIS

REPORTED TO	Peak Environmental Ltd. 951 Pinewood Place West Kelowna, BC V1Z 3G7		
ATTENTION	Steve Ferguson	**WORK ORDER**	24H3349
PO NUMBER	6391F	**RECEIVED / TEMP**	2024-08-26 16:25 / NA
PROJECT	6391F	**REPORTED**	2024-08-27 15:02
PROJECT INFO	Airport Building	**COC NUMBER**	No Number

Introduction:

CARO Analytical Services is a testing laboratory full of smart, engaged scientists driven to make the world a safer and healthier place. Through our clients' projects we become an essential element for a better world. We employ methods conducted in accordance with recognized professional standards using accepted testing methodologies and quality control efforts. CARO is accredited by the Canadian Association for Laboratories Accreditation (CALA) to ISO/IEC 17025:2017 for specific tests listed in the scope of accreditation approved by CALA.

Big Picture Sidekicks

You know that the sample you collected after snowshoeing to site, digging 5 meters, and racing to get it on a plane so you can submit it to the lab for time sensitive results needed to make important and expensive decisions (whew) is VERY important. We know that too.

We've Got Chemistry

It's simple. We figure the more you enjoy working with our fun and engaged team members; the more likely you are to give us continued opportunities to support you.

Ahead of the Curve

Through research, regulation knowledge, and instrumentation, we are your analytical centre for the technical knowledge you need, BEFORE you need it, so you can stay up to date and in the know.

By engaging our services, you are agreeing to CARO Analytical Service's Standard Terms and Conditions outlined here: https://www.caro.ca/terms-conditions

If you have any questions or concerns, please contact me at bwhitehead@caro.ca

Authorized By:

Brent Whitehead
Account Manager

TEST RESULTS

REPORTED TO	Peak Environmental Ltd.	**WORK ORDER**	24H3349
PROJECT	6391F	**REPORTED**	2024-08-27 15:02

Analyte	Result	RL	Units	Analyzed	Qualifier
White Drywall Taping Compound - Common Area 100 - 6391F-01 (24H3349-01) | Matrix: Solid | Sampled: 2024-08-23					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-27	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-27	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-08-27	
White Drywall Taping Compound - Office 101 - 6391F-02 (24H3349-02) | Matrix: Solid | Sampled: 2024-08-23					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-27	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-27	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-08-27	
Grey Fibre Gum On Wall Penetration - Office 101 - 6391F-03 (24H3349-03) | Matrix: Solid | Sampled: 2024-08-23					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-27	
Non-Asbestos Fibres	**(10 - 20)**	1.0	% dry	2024-08-27	
Non-Fibrous Materials	**(80 - 90)**	1.0	% dry	2024-08-27	
Splatter Pattern Stipple Texture - Office 101 - 6391F-04 (24H3349-04) | Matrix: Solid | Sampled: 2024-08-23					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-27	
Non-Asbestos Fibres	**(5 - 10)**	1.0	% dry	2024-08-27	
Non-Fibrous Materials	**(90 - 95)**	1.0	% dry	2024-08-27	
Cream Square Pattern, Paper Back VSF - Stairs Up 107 - 6391F-05 (24H3349-05) | Matrix: Solid | Sampled: 2024-08-23					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-27	
Non-Asbestos Fibres	**(40 - 50)**	1.0	% dry	2024-08-27	
Non-Fibrous Materials	**(50 - 60)**	1.0	% dry	2024-08-27	
White Drywall Taping Compound - Reception 104 - 6391F-06 (24H3349-06) | Matrix: Solid | Sampled: 2024-08-23					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-27	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-27	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-08-27	

TEST RESULTS

REPORTED TO	Peak Environmental Ltd.	**WORK ORDER**	24H3349
PROJECT	6391F	**REPORTED**	2024-08-27 15:02

Analyte	Result	RL	Units	Analyzed	Qualifier
White Drywall Taping Compound - Waiting Area 103 - 6391F-07 (24H3349-07) | Matrix: Solid | Sampled: 2024-08-23					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-27	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-27	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-08-27	
Grey or Black Sealant Between Window Frame and Pane - Reception 104 - 6391F-08 (24H3349-08) | Matrix: Solid | Sampled: 2024-08-23					
Polarized Light Microscopy Analysis					
Chrysotile Asbestos	**(5 - 10)**	0.5	% dry	2024-08-27	
Non-Asbestos Fibres	**(1 - 5)**	1.0	% dry	2024-08-27	
Non-Fibrous Materials	**(90 - 95)**	1.0	% dry	2024-08-27	
Grey or Black Sealant Between Window Frame and Pane - Waiting Area 103 - 6391F-09 (24H3349-09) | Matrix: Solid | Sampled: 2024-08-23					
Polarized Light Microscopy Analysis					
Chrysotile Asbestos	**(5 - 10)**	0.5	% dry	2024-08-27	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-27	
Non-Fibrous Materials	**(90 - 95)**	1.0	% dry	2024-08-27	
Splatter Pattern Stipple Texture - Office 102 - 6391F-10 (24H3349-10) | Matrix: Solid | Sampled: 2024-08-23					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-27	
Non-Asbestos Fibres	**(5 - 10)**	1.0	% dry	2024-08-27	
Non-Fibrous Materials	**(90 - 95)**	1.0	% dry	2024-08-27	
White Drywall Taping Compound - Kitchen 203 - 6391F-11 (24H3349-11) | Matrix: Solid | Sampled: 2024-08-23					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-27	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-27	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-08-27	
White Drywall Taping Compound - Corridor 200 - 6391F-12 (24H3349-12) | Matrix: Solid | Sampled: 2024-08-23					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-27	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-27	

TEST RESULTS

REPORTED TO	Peak Environmental Ltd.	**WORK ORDER**	24H3349
PROJECT	6391F	**REPORTED**	2024-08-27 15:02

Analyte	Result	RL	Units	Analyzed	Qualifier
White Drywall Taping Compound - Corridor 200 - 6391F-12 (24H3349-12) | Matrix: Solid | Sampled: 2024-08-23, Continued					
Polarized Light Microscopy Analysis, Continued					
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-08-27	
White Drywall Taping Compound - Bedroom 201 - 6391F-13 (24H3349-13) | Matrix: Solid | Sampled: 2024-08-23					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-27	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-27	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-08-27	
Splatter Pattern Stipple Texture - Kitchen 203 - 6391F-14 (24H3349-14) | Matrix: Solid | Sampled: 2024-08-23					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-27	
Non-Asbestos Fibres	**(1 - 5)**	1.0	% dry	2024-08-27	
Non-Fibrous Materials	**(95 - 99)**	1.0	% dry	2024-08-27	
Splatter Pattern Stipple Texture - Bedroom 201 - 6391F-15 (24H3349-15) | Matrix: Solid | Sampled: 2024-08-23					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-27	
Non-Asbestos Fibres	**(5 - 10)**	1.0	% dry	2024-08-27	
Non-Fibrous Materials	**(90 - 95)**	1.0	% dry	2024-08-27	
Splatter Pattern Stipple Texture - Bedroom 202 - 6391F-16 (24H3349-16) | Matrix: Solid | Sampled: 2024-08-23					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-27	
Non-Asbestos Fibres	**(5 - 10)**	1.0	% dry	2024-08-27	
Non-Fibrous Materials	**(90 - 95)**	1.0	% dry	2024-08-27	

APPENDIX 1: SUPPORTING INFORMATION

REPORTED TO	Peak Environmental Ltd.	**WORK ORDER**	24H3349
PROJECT	6391F	**REPORTED**	2024-08-27 15:02

Analysis Description	Method Ref.	Technique	Accredited	Location
Asbestos in Bulk Materials in Solid	EPA 600/R-93/116	Polarized Light Microscopy (PLM)	✓	Kelowna

Glossary of Terms:

RL	Reporting Limit (default)
% dry	Percent (dry weight basis)
<	Less than the specified Reporting Limit (RL) - the actual RL may be higher than the default RL due to various factors
>	Greater than the specified Result
EPA	United States Environmental Protection Agency Test Methods

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APPENDIX 2: QUALITY CONTROL RESULTS

REPORTED TO	Peak Environmental Ltd.	**WORK ORDER**	24H3349
PROJECT	6391F	**REPORTED**	2024-08-27 15:02

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- **Method Blank (Blk)**: A blank sample that undergoes sample processing identical to that carried out for the test samples. Method blank results are used to assess contamination from the laboratory environment and reagents.
- **Duplicate (Dup)**: An additional or second portion of a randomly selected sample in the analytical run carried through the entire analytical process. Duplicates provide a measure of the analytical method's precision (reproducibility).
- **Blank Spike (BS)**: A sample of known concentration which undergoes processing identical to that carried out for test samples, also referred to as a laboratory control sample (LCS). Blank spikes provide a measure of the analytical method's accuracy.
- **Matrix Spike (MS)**: A second aliquot of sample is fortified with a known concentration of target analytes and carried through the entire analytical process. Matrix spikes evaluate potential matrix effects that may affect the analyte recovery.
- **Reference Material (SRM)**: A homogenous material of similar matrix to the samples, certified for the parameter(s) listed. Reference Materials ensure that the analytical process is adequate to achieve acceptable recoveries of the parameter(s) tested.

Each QC type is analyzed at a 5-10% frequency, i.e. one blank/duplicate/spike for every 10-20 samples. For all types of QC, the specified recovery (% Rec) and relative percent difference (RPD) limits are derived from long-term method performance averages and/or prescribed by the reference method.

Analyte	Result	RL	Units	Spike Level	Source Result	% REC	REC Limit	% RPD	RPD Limit	Qualifier
Polarized Light Microscopy Analysis, Batch B4H3999										
Blank (B4H3999-BLK1)				Prepared: 2024-08-27, Analyzed: 2024-08-27						
Asbestos Fibres	Absent	0.5	% dry							
Non-Asbestos Fibres	< 1.0	1.0	% dry							
Non-Fibrous Materials	< 1.0	1.0	% dry							
Blank (B4H3999-BLK2)				Prepared: 2024-08-27, Analyzed: 2024-08-27						
Asbestos Fibres	Absent	0.5	% dry							
Non-Asbestos Fibres	< 1.0	1.0	% dry							
Non-Fibrous Materials	< 1.0	1.0	% dry							
Duplicate (B4H3999-DUP2)		**Source: 24H3349-01**		Prepared: 2024-08-27, Analyzed: 2024-08-27						
Asbestos Fibres	Absent	0.5	% dry		Absent				55	
Non-Asbestos Fibres	< 1.0	1.0	% dry		< 1.0				55	
Non-Fibrous Materials	> 99	1.0	% dry		> 99				55	
Reference (B4H3999-SRM1)				Prepared: 2024-08-27, Analyzed: 2024-08-27						
Chrysotile Asbestos	(5 - 10)	0.5	% dry	7.00		100	80-120			
Non-Fibrous Materials	(90 - 95)	1.0	% dry	93.0		100	80-120			
Reference (B4H3999-SRM2)				Prepared: 2024-08-27, Analyzed: 2024-08-27						
Chrysotile Asbestos	(5 - 10)	0.5	% dry	7.00		100	80-120			
Non-Fibrous Materials	(90 - 95)	1.0	% dry	93.0		100	80-120			

LEAD IN PAINT AND OTHER HAZARDOUS MATERIALS

CERTIFICATE OF ANALYSIS

REPORTED TO	Peak Environmental Ltd. 951 Pinewood Place West Kelowna, BC V1Z 3G7		
ATTENTION	Steve Ferguson	**WORK ORDER**	24H3424
PO NUMBER	6391F	**RECEIVED / TEMP**	2024-08-26 16:25 / NA
PROJECT	6391F	**REPORTED**	2024-08-29 16:58
PROJECT INFO	Airport Building	**COC NUMBER**	No Number

Introduction:

CARO Analytical Services is a testing laboratory full of smart, engaged scientists driven to make the world a safer and healthier place. Through our clients' projects we become an essential element for a better world. We employ methods conducted in accordance with recognized professional standards using accepted testing methodologies and quality control efforts. CARO is accredited by the Canadian Association for Laboratories Accreditation (CALA) to ISO/IEC 17025:2017 for specific tests listed in the scope of accreditation approved by CALA.

Big Picture Sidekicks

You know that the sample you collected after snowshoeing to site, digging 5 meters, and racing to get it on a plane so you can submit it to the lab for time sensitive results needed to make important and expensive decisions (whew) is VERY important. We know that too.

We've Got Chemistry

It's simple. We figure the more you enjoy working with our fun and engaged team members; the more likely you are to give us continued opportunities to support you.

Ahead of the Curve

Through research, regulation knowledge, and instrumentation, we are your analytical centre for the technical knowledge you need, BEFORE you need it, so you can stay up to date and in the know.

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If you have any questions or concerns, please contact me at bwhitehead@caro.ca

Authorized By:

Brent Whitehead
Account Manager

TEST RESULTS

REPORTED TO	Peak Environmental Ltd.	**WORK ORDER**	24H3424
PROJECT	6391F	**REPORTED**	2024-08-29 16:58

Analyte	Result	RL	Units	Analyzed	Qualifier
Cream on drywall - Reception 104 - ICP-01 (24H3424-01) | Matrix: Solid | Sampled: 2024-08-23					
Metals in Paint					
Lead	< 80.0	80.0	mg/kg	2024-08-29	
Green on wood - Reception 104 - ICP-02 (24H3424-02) | Matrix: Solid | Sampled: 2024-08-23					
Metals in Paint					
Lead	< 80.0	80.0	mg/kg	2024-08-29	
Grey with cream undercoat on concrete - Waiting Area 103 - ICP-03 (24H3424-03) | Matrix: Solid | Sampled: 2024-08-23					
Metals in Paint					
Lead	**551**	80.0	mg/kg	2024-08-29	
White on door frame - Exterior North - ICP-04 (24H3424-04) | Matrix: Solid | Sampled: 2024-08-23					
Metals in Paint					
Lead	< 80.0	80.0	mg/kg	2024-08-29	
Cream on wood deck - Exterior East - ICP-05 (24H3424-05) | Matrix: Solid | Sampled: 2024-08-23					
Metals in Paint					
Lead	< 80.0	80.0	mg/kg	2024-08-29	

APPENDIX 1: SUPPORTING INFORMATION

REPORTED TO	Peak Environmental Ltd.	**WORK ORDER**	24H3424
PROJECT	6391F	**REPORTED**	2024-08-29 16:58

Analysis Description	Method Ref.	Technique	Accredited	Location
SALM in Solid	ASTM E1645* / EPA 6020B	HNO3+H2O2 / Inductively Coupled Plasma-Mass Spectroscopy (ICP-MS)		Richmond

Note: An asterisk in the Method Reference indicates that the CARO method has been modified from the reference method

Glossary of Terms:

RL	Reporting Limit (default)
<	Less than the specified Reporting Limit (RL) - the actual RL may be higher than the default RL due to various factors
mg/kg	Milligrams per kilogram (dry weight basis)
EPA	United States Environmental Protection Agency Test Methods

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APPENDIX 2: QUALITY CONTROL RESULTS

REPORTED TO	Peak Environmental Ltd.	**WORK ORDER**	24H3424
PROJECT	6391F	**REPORTED**	2024-08-29 16:58

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Analyte	Result	RL	Units	Spike Level	Source Result	% REC	REC Limit	% RPD	RPD Limit	Qualifier
Metals in Paint, Batch B4H4396										
Blank (B4H4396-BLK1)				Prepared: 2024-08-29, Analyzed: 2024-08-29						
Lead	< 80.0	80.0	mg/kg							
Duplicate (B4H4396-DUP1)		**Source: 24H3424-01**		Prepared: 2024-08-29, Analyzed: 2024-08-29						
Lead	< 80.0	80.0	mg/kg		< 80.0				40	
Reference (B4H4396-SRM1)				Prepared: 2024-08-29, Analyzed: 2024-08-29						
Lead	987	80.0	mg/kg	1000		99	70-130			

CERTIFICATE OF ANALYSIS

REPORTED TO	Peak Environmental Ltd. 951 Pinewood Place West Kelowna, BC V1Z 3G7		
ATTENTION	Steve Ferguson	**WORK ORDER**	24H3411
PO NUMBER	6391F	**RECEIVED / TEMP**	2024-08-26 16:25 / NA
PROJECT	6391F	**REPORTED**	2024-08-29 14:21
PROJECT INFO	Airport Building	**COC NUMBER**	No Number

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If you have any questions or concerns, please contact me at bwhitehead@caro.ca

Authorized By:

Brent Whitehead
Account Manager

TEST RESULTS

REPORTED TO	Peak Environmental Ltd.	**WORK ORDER**	24H3411
PROJECT	6391F	**REPORTED**	2024-08-29 14:21

Analyte	Result	RL	Units	Analyzed	Qualifier
Building Demolition Waste Stream - TCLP-01 (24H3411-01) | Matrix: Solid | Sampled: 2024-08-23					
TCLP Metals					
Lead	**3.0**	0.002	mg/L	2024-08-29	
TCLP Non-Volatile Extraction Details					
Extraction Fluid pH	**4.96**		pH units	2024-08-29	
Final Extract pH	**6.07**		pH units	2024-08-29	

APPENDIX 1: SUPPORTING INFORMATION

REPORTED TO	Peak Environmental Ltd.	**WORK ORDER**	24H3411
PROJECT	6391F	**REPORTED**	2024-08-29 14:21

Analysis Description	Method Ref.	Technique	Accredited	Location
TCLP Extraction in Solid	EPA 1311	20:1 Leach for 18 h		Richmond
TCLP Leachable Metals in Solid	EPA 200.2* / EPA 6020B	HNO3+HCl Hot Block Digestion / Inductively Coupled Plasma-Mass Spectroscopy (ICP-MS)	✓	Richmond

Note: An asterisk in the Method Reference indicates that the CARO method has been modified from the reference method

Glossary of Terms:

RL	Reporting Limit (default)
mg/L	Milligrams per litre
pH units	pH < 7 = acidic, ph > 7 = basic
EPA	United States Environmental Protection Agency Test Methods

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APPENDIX 2: QUALITY CONTROL RESULTS

REPORTED TO	Peak Environmental Ltd.	**WORK ORDER**	24H3411
PROJECT	6391F	**REPORTED**	2024-08-29 14:21

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Analyte	Result	RL	Units	Spike Level	Source Result	% REC	REC Limit	% RPD	RPD Limit	Qualifier
TCLP Metals, Batch B4H4342										
Blank (B4H4342-BLK1)				Prepared: 2024-08-29, Analyzed: 2024-08-29						
Lead	< 0.010	0.010	mg/L							
LCS (B4H4342-BS1)				Prepared: 2024-08-29, Analyzed: 2024-08-29						
Lead	0.388	0.010	mg/L	0.400		97	80-120			
TCLP Non-Volatile Extraction Details, Batch B4H4213										
Blank (B4H4213-BLK1)				Prepared: 2024-08-28, Analyzed: 2024-08-29						
Extraction Fluid pH	4.96		pH units							
Final Extract pH	4.96		pH units							

APPENDIX G
METHODOLOGY

ASBESTOS-CONTAINING BUILDING MATERIALS

A complete inventory is carried out to record any materials which may contain asbestos as well as those known to not contain asbestos. The intent of this complete inventory is to demonstrate that all visible and accessible materials have been inspected and identified as either asbestos-containing or non-containing. Materials obviously not asbestos-containing (*e.g*. fiberglass, wood, metal, ceramic, concrete, *etc.*) are not listed in the materials description but are included on a per room basis in the Room by Room Inventory (Appendix C) to indicate building finishing materials.

Visual Inspection

All accessible spaces of the building are entered and visually inspected. Any inaccessible spaces are listed in Survey Limitations.

1. The surveyor carries out an initial visual assessment of the structure to determine building materials present and establish the number of homogeneous areas for each application. A homogeneous area is defined as an area containing material that is 'uniform in texture, colour, date of application, and identical in every other way'.

2. Each application is then placed into one of the following categories as defined by the Asbestos Hazard Emergency Response Act (AHERA).

   Surfacing Material: defined as a material that is sprayed on, troweled on, or otherwise applied to surfaces (structural members, walls, ceilings, *etc.*) for acoustical, decorative, fireproofing, or other purposes.

   Thermal System Insulation: defined as a material applied to pipes, fittings, boilers, breeching, tanks, ducts, or other interior structural components to prevent heat loss or gain, or water condensation, or for other purposes.

   Miscellaneous: defined as materials which do not fall into the above two categories - typically ceiling tiles and flooring applications.

3. A physical assessment is then carried out for each application to determine its condition to establish potential exposure risk to occupants or workers.

Sampling

Sample collection is carried out according to the requirements defined in WorksafeBC OHS Guideline Part 20 which defines number and size requirements by area and material type. Bulk samples are collected and placed in uniquely identified and labelled plastic sample bags. The sample location is recorded and a photograph is taken of the sample with the location overview. The locations and quantities of the material is then recorded. A chain of custody is created to include each unique sample number, material type, and sample location.

In some instances, applications are visually identified as 'Known Asbestos' based on the experience of the surveyor. Materials such as pre-1978 insulating cements, corrugated paper pipe insulation, asbestos pipe and cement boards are known to contain asbestos. If these materials are identified, they are noted as being asbestos-containing and no verification samples are collected.

Conversely a small number of applications may be designated as 'Known Non-Asbestos'. Such a designation is based on the experience of the surveyor and includes one or more of the following justifications: the age of the application is later than the use of asbestos in such products; product manufacturer has issued assurance that the product is asbestos-free; extensive previous sampling of identical material has consistently resulted as no asbestos detected.

Laboratory Analysis

Collected samples are sent to an accredited laboratory for analysis using Polarized Light Microscopy (PLM) in accordance with the NIOSH 9002 or EPA 600/R-93/116 method which specifies a level of detection (LOD) of 1% or less to determine asbestos content. As defined in Section 6.1 of the OHS Regulation, all materials containing 0.5 percent or greater of asbestos, and vermiculite insulation containing any asbestos, shall be considered to be asbestos-containing.

Where 'positive stop' is listed on laboratory reports, the laboratory did no further analysis of samples of the same homogenous application once a positive result was identified.

LEAD BASED PAINT

WorkSafeBC does not define lead based paint numerically. Instead, Exposure Risk Levels are assigned based on a Risk Assessment using several factors, including, but not limited to: lead concentration, type and duration of activity, and amount to be disturbed. For the purposes of this report, sampling and analysis for lead in paint may require up to three testing/analysis methods to determine the following:

- Worker risk of exposure to lead dust
- Risk to occupants, especially vulnerable persons (children, pregnant women, older persons)
- Disposal requirements for lead painted waste

Paint applications are grouped into homogeneous applications based on a visual inspection of paint colour and substrate. Testing of the painted surfaces is then carried out using methods deemed appropriate for the demolition/renovation scenario:

- **Inductively Coupled Plasma-Mass Spectroscopy (ICP-MS) Analysis**: To determine the total concentration of lead in paint. The paint is tested in accordance with Analytical Method BCMOE SALM V.2 / EPA 6020B. Reporting limit for this method is 80 mg/kg (ppm) for this project.

- **Toxicity Characteristic Leaching Procedure (TCLP):** To quantify the concentration of leachable lead in paint in order to determine the disposal requirements of the lead painted waste. Materials with a sample result greater than 5 mg/L are classified as a hazardous waste (as defined in the B.C. Hazardous Waste Regulation), and require treatment and disposal at a site which accepts hazardous waste, such as the Swan Hills Treatment Centre in Alberta. Analytical method used is either EPA 200.2* / EPA 6020B or Toxicity Characteristic Leachate Procedure (1311/7000B), with a reporting limit of 0.010 mg/L.

  An increasing number of landfills now require that all painted (coated) materials with a total lead concentration greater than 100 ppm be further analyzed for leachable lead. Peak Environmental to date has not observed paint samples with a total lead concentration less than 1000 ppm to have a lead leachate result greater than the hazardous materials classification threshold of 5 mg/L. However, to adhere to the landfills' 100 ppm directive, all painted materials with a total lead concentration greater than 100 ppm are indicated for further TCLP analysis.

  Samples for TCLP analysis are collected in accordance with ASTM E1908-20 which describes the combining of all lead waste components resulting from the renovation/demolition activity, and extracting one sample of the lead waste components proportionate to their volume in the total waste stream.

OTHER HAZARDOUS AND REGULATED MATERIALS

The Scope of Work for this project includes a visual inspection for the following regulated materials, except where noted as *not in scope*:

- Polychlorinated biphenyls (PCBs) - in light ballasts
- Mercury - in high voltage lighting, fluorescent light tubes and thermostats
- Lead products (eg: lead roof jacks/flashing, solder on copper pipe)
- Ozone depleting substances (ODS) – equipment containing Freon or chlorofluorocarbons including refrigerators, freezers, wall-mounted air conditioners and roof top HVAC units.
- Toxic, flammable or explosive materials - includes pesticides, herbicides, waste oil, fuel, paints, solvents and other hydrocarbon based fluids
- Biological contaminants – mould, fecal matter or sharps /drug paraphernalia
- Silica – in glass, gypsum board, plaster, stone, ceramic, bedding sand, brick, concrete, etc.
- Radioactive materials – smoke detectors
- Storage tanks – above ground, and below if evident; signs of soil contamination

Polychlorinated Biphenyls (PCBs)

PCB-containing light ballasts were manufactured through 1980. Therefore, in buildings constructed prior to 1980, a visual inspection is carried out to tally the number of fluorescent light ballasts that potentially contain PCBs. Classification of potentially PCB or non-PCB for the purposes of this report is based on building/equipment age and ballast type. Conclusive identification is not possible without access to serial numbers, date or non-PCB stamps which often require removal of the light tubes or ballasts. T-8 style light fixtures were not inspected as they utilize a High Efficiency non-PCB ballast.

Mercury

A visual inspection is done to identify and count any mercury containing thermostats, fluorescent light tubes or high voltage lights.

Other Lead Products

A visual inspection is done to identify other lead applications such as lead flashings or roof jacks and lead solder on copper pipe.

Ozone Depleting Substances

An inspection for the presence of CFC or other regulated refrigerants is carried out to locate refrigerators, freezers and wall mounted air conditioning units or roof top HVAC units. HVAC units are noted in the report, however, no inspection of such units is carried out to identify refrigerants.

Toxic, Flammable or Explosive Materials

The building and surrounding area are inspected for any toxic, flammable or explosive materials, however, no inspection for underground storage tanks is performed to ascertain potential soil contamination from spillage during tank filling, or leakage from the tank or supply / return lines. Underground storage tanks are listed where there are above ground indications of such tanks. Any contaminated soil encountered during tank excavation must be collected and remediated as required by the Ministry of Environment.

Biological Contaminants

The inspection includes biological contaminates such as mould, fecal matter, and potential sharp objects, all of which would require worker awareness and Personal Protective Equipment.

Crystalline Silica

A visual inspection is carried out for applications which commonly contain crystalline silica.

Radioactive Materials

Smoke detectors are noted.

APPENDIX H
REGULATORY AGENCIES

Provincial Occupational Health and Safety Regulations

Workplace health and safety is regulated in British Columbia by WorkSafeBC under the Workers Compensation Act (effective April 15, 1998), as amended by the Workers' Compensation (Occupational Health and Safety) Amendment Act (effective October 1, 1999) inclusive of Part 3 Division 3, Sections 115 to 124 General Duties of Employers, Workers and Others and Part 5.54 Exposure Control Plan. The Act defines the general duties and obligations of the employer, employees and others at the work site.

Specific actions and work practices are outlined in the WorkSafeBC Occupational Health and Safety (OHS) Regulation for specific work practices.

The OHS Regulation contains legal requirements that must be met by all workplaces under the inspection jurisdiction of WorkSafeBC. Asbestos is governed by Section 6 - Substance Specific Requirements, specifically Section 6.1 through 6.32 and by Section 20 - Construction, Excavation and Demolition, specifically Section 20.112 Hazardous Materials.

WorkSafeBC has published the following manuals:

Safe Work Practices for Handling Asbestos and Safe Work Practices for Handling Lead

These manuals outline basic information on asbestos and lead respectively, related health hazards, requirements for worker protection, safe work procedures and principles that should be followed in selecting the most suitable abatement techniques. These documents provide a guide to current practices which are to be followed in the Province of British Columbia.

Regulatory Change: A Primer on Protecting Workers from Silica and Rock Dust Exposure - Changes to the Occupational Health and Safety Regulation has been published to clarify employer requirements to protect workers from exposure to harmful effects of silica dust.

Environmental Regulations

In British Columbia, environmental matters pertaining to production and disposal of waste generally fall under the jurisdiction of the Ministry of Environment (MoE), pursuant to the Environmental Management Act 2003 (SBC 2003).

The Hazardous Waste Regulation BC Reg. 63/88, OC 268/88, including amendments as established by the MoE, outlines the requirements for the storage, transportation, treatment, recycling and disposal of hazardous wastes in the Province of British Columbia. The regulation outlines the materials and criteria to be used to characterize waste as hazardous.

Ozone Depleting substances are regulated by the Ozone Depleting Substances and Other Halocarbons Regulation* (B.C. Reg. 387/99, as amended by B.C. Reg. 220/2006).

PCBs are regulated by the Canadian Environmental Protection Act (SOR/2008-273).

Mercury containing products are regulated by the Canadian Environmental Protection Act (SOR /2014-254).

Transportation of Hazardous or Regulated Waste

The transportation of hazardous wastes is governed under the Federal Transportation of Dangerous Goods Act and Regulations (SOR / 2008-34) which outline the requirements for storage, handling, and transportation of regulated products and waste.

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HAZARDOUS AND REGULATED MATERIALS PRE-DEMOLITION ASSESSMENT REPORT

ERNIE BODIN CENTER

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Prepared for:

District of Mackenzie

P.O. Bag, 1 Mackenzie Blvd #340
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Report Date: September 6, 2024

On-site survey for this report dated 9/6/2024 was completed on 08-16-2024. All observations and conditions herein are respective to this / these date(s) and to dates listed in the Revision History

***File**: 6391A R01kl Pre-Demo Hazmat Assessment - Ernie Bodin Center - 2024-08-27*

EXECUTIVE SUMMARY

STATEMENT OF UNDERSTANDING

Peak Environmental Ltd. was retained to perform a pre-demolition hazardous materials assessment and review of the Ernie Bodin Centre BC as required by WorkSafeBC OHS Regulation Part 20 prior to building demolition.

Coring, cutting and destructive sampling techniques were used for this vacant building assessment to identify and locate all potentially concealed hazardous and regulated materials included in this assessment.

This assessment was performed based on the following assumptions:

- Physical removal of drywall applications would be performed prior to building demolition
- The building would be mechanically demolished with mechanical waste separation and landfill disposal

Results/requirements apply only to the materials or areas as defined by the project scope and must not be extrapolated to areas or materials not specifically documented in this report.

SUMMARY OF HAZARDOUS MATERIALS

Asbestos-Containing Materials (ACM)

Material descriptions and sample results are provided in Appendix A

Location information is provided in Appendix C (Room By Room Inventory)

CODE		ACM DESCRIPTION	APPROX. QUANTITY
C	1	Cement on mechanical pipe fitting and debris	75 units
C	2	Cement on water tank	1 unit
M	1	Cream coloured mastic adhering styrofoam to concrete	TBD[1]
Md	1	Brown sealant on mechanical ducting	TBD[1]
Md	2	Hard silver sealant on mechanical ducting	TBD[1]
Ms	1	Gold sealant on sink underside	2 units
Mw	1	Black sealant between window frame and pane	26 units
N	1	Sanitary pipe roving	200 units
P	1	White drywall taping compound	5000 sf
K	5	Suspect asbestos gasketing on Beaver Boiler	2 units
Kp	1	Suspect asbestos pipe flange gasket on mechanical piping	TBD[1]

[1] Quantity to be determined at time of demolition

Lead in Paint (Concentration >100 ppm)

SAMPLE	PAINT DESCRIPTION and SAMPLE LOCATION	
ICP-01	Cream on GWB - Office 148	
ICP-02	Dark grey on wood door trim - Office 148	
ICP-04	Beige on drywall (P1) - Office 163	
ICP-08	Grey on concrete - Boiler Room 178	
ICP-10	Black on wood frames and trims - Corridor 105	
ICP-11	Dark Grey with burgundy undercoat on wood siding - Exterior West	
ICP-12	Black on wood window frame - Exterior West	
ICP-13	Grey on wood door - Exterior West	
ICP-14	White on wood door - Exterior West	
SAMPLE	**LEACHABLE LEAD (TCLP)**	**RESULT**
TCLP-01	Demolition waste stream	0.10 mg/L

Lead in Paint (Concentration <100 ppm)

SAMPLE	PAINT DESCRIPTION and SAMPLE LOCATION
ICP-03	Light blue with grey undercoat on wood door - Storage 151
ICP-05	Burgundy on wood - Delivery Room 165
ICP-06	Black on wood ceiling - Crawlspace 001
ICP-07	White on wood - Boiler Room 178
ICP-09	White on GWB - Corridor 172

Other Hazardous Materials

HAZARDOUS MATERIAL CATEGORY	TYPE
Lead Products	Lead sound or x-ray sheeting Lead lined door
Equipment Suspected of Containing PCBs	Electrical equipment / fluorescent light ballasts
Mercury Containing Equipment	Fluorescent light tubes/high voltage lighting
Toxic Flammable Explosive Materials	None observed
Ozone Depleting Substances (ODS)	Refrigerators and/or freezers
Biological Hazards	None observed
Radioactive Materials	Smoke detectors
Fuel Storage Tanks (AST)	Above ground storage tank
Crystalline Silica Containing Materials	Present; see Other Hazardous Materials

LIMITATIONS

Areas of Restricted Entry

- **Boiler Room 178 has damaged C1 and debris was present on the boiler K5. Boiler Room is a moderate risk entry due to cement elbow debris.**

Inaccessible Areas

- **179**
- **Outbuilding**

Under Sampled Materials or Applications Requiring Additional Sampling

- Sampling of un-identified concealed materials encountered through demolition/renovation is required.

REQUIREMENTS

- Removal of all identified asbestos-containing materials is required prior to building demolition.
- A risk assessment including safe work procedures for the removal of asbestos-containing materials must be prepared by a qualified person.
- A risk assessment is required for all painted applications which may contain lead in a concentration that could pose a risk of exposure based on the work activities being performed.
- A risk assessment is required for all silica containing materials that could pose a risk of exposure based on the work activities being performed.
- If a potentially hazardous material is discovered during demolition/renovation work and has not been listed in this report, the material is not to be disturbed prior to its identification as a hazardous or non hazardous material.
- An Exposure Control Plan with written safe work procedures is required for the removal/disturbance of asbestos-containing, lead painted and silica-containing materials in order to prevent the exposure of workers or unprotected persons in adjacent areas.
- A digital or paper copy of this report must be available on-site throughout the project.
- A visual clearance document must be prepared by a qualified person confirming that all identified hazardous materials have been abated and/or removed from the site. This document must include the NOP and Waste Manifest numbers.

Table of Contents

Report Revision History

Version	Issue Date	Survey Date	Change Description	Submitted by
1	9/6/2024	08/16/2024	Initial Report	Peak Environmental Ltd.

PROJECT SCOPE

Peak Environmental Ltd. was retained by the District of Mackenzie to perform a pre-demolition hazardous materials assessment and review of the Ernie Bodin Centre as required by WorkSafeBC OHS Regulation Part 20 prior to demolition or renovation activities.

The following hazardous materials are included in the survey:

Asbestos-containing materials (ACM)	Toxic, flammable or explosive materials
Polychlorinated biphenyls (PCBs)	Biological contaminants (mould, fecal matter, sharps/drug paraphernalia)
Mercury	Crystalline silica-containing materials
Lead coatings (paint)	Radioactive materials
Lead products	Fuel storage tanks
Ozone depleting substances (ODS)	

The hazardous and regulated materials assessment was conducted in compliance with the requirements outlined in the WorkSafeBC Occupational Health and Safety Guidelines OHS Regulation Part 6: Substance Specific Requirements.

Results/requirements apply only to the materials or areas as defined by the project scope and must not be extrapolated to areas or materials not specifically documented in this report

Materials known to not contain asbestos (*e.g.* wood, laminate, metal, ceramic) are excluded from the assessment, however they are listed in the room by room asbestos inventory (Appendix C) in order to provide finishing information.

Sub-grade systems and materials are not within the scope of this assessment.

This report does not provide an abatement Risk Assessment as per Section 6. WorkSafeBC Occupational Health and Safety Regulation.

STRUCTURE DESCRIPTION

Based on site observations and information provided by the client, structure construction details are as follows:

Structure use: Commercial
Construction type: Wood Frame
Approximate build era: 1960s

No. of floors: 1
Approximate square feet: 20,000
Renovations or Additions: Renovation date(s) unknown

Inaccessible Areas: 179, Outbuilding

Areas of Restricted Entry: Boiler Room 178 has damaged C1 and debris was present on the boiler K5. Boiler Room is a moderate risk entry due to cement elbow debris.

Entire building constructed from ATCO trailers placed side by side. All GWB walls are 2 layers. The underside of main floor is painted with a black paint. No foundation present.

All conclusions based on age related hazardous or regulated materials are based on this era of building construction. Detailed construction information is provided in the Building Construction Information Sheet of Appendix D (Building Construction Sheet).

ASSESSMENT RESULTS

ASBESTOS

(Location and quantity information provided in Appendix C Room By Room Inventory. Material description and sample results provided in Appendix A.

APPLICATIONS CONTAINING ASBESTOS:

Applications that are either known to contain asbestos or asbestos content was confirmed by laboratory analysis.

- Cement on mechanical pipe fitting and debris (C1)
- Cement on water tank (C2)
- Cream coloured mastic adhering styrofoam to concrete (M1)
- Brown sealant on mechanical ducting (Md1)
- Hard silver sealant on mechanical ducting (Md2)
- Gold sealant on sink underside (Ms1)
- Black sealant between window frame and pane (Mw1)
- Sanitary pipe roving (N1)
- White drywall taping compound (P1)

SUSPECT ASBESTOS-CONTAINING APPLICATIONS:

Applications that are present but have not been analyzed to confirm asbestos content. **All Suspect applications must be sampled prior to disturbance through renovation or demolition activities**.

- Gasketing on Beaver Boiler (K5)
- Pipe flange gasket on mechanical piping (Kp1)

POTENTIAL ASBESTOS-CONTAINING APPLICATIONS:

Although destructive sampling methods were used to the extent possible as defined by the survey type, based on the building age, concealed asbestos-containing building applications may still be present but not observed or identified through this assessment due to inaccessibility, live electrical, mechanical systems, or enclosing finishes. If any materials not identified in this report are uncovered during demolition activities, they must be sampled to determine their asbestos content.

Pipe flange gaskets

LEAD BASED PAINT

Paint coatings on surfaces are visually grouped by substrate, colour and building finish type.

Painted substrates to be demolished, removed or otherwise disturbed are tested using Inductively Coupled Plasma-Mass Spectroscopy (ICP-MS) with a reporting limit of 80 mg/kg (ppm) for this project. These samples are noted as 'ICP' and sample number Testing for leachable lead (in order to determine disposal criteria) is carried out on painted applications which have a total lead concentration exceeding 100 ppm (mg/kg). These samples are noted as 'TCLP' and sample number.

The following lead based paints were identified:

LEAD IN PAINT Description and Sample Location	Application Location(s)	Quantity	Sample No.	Lead Concentration
Method: ASTM E1645* / EPA 6020B - Inductively Coupled Plasma-Mass Spectroscopy (ICP-MS) (RL: 80 mg/kg)				Units mg/kg
Cream on GWB - Office 148	Representative of all cream painted GWB	>10000 Ft2	ICP-01	880
Dark grey on wood door trim - Office 148	Representative of all dark grey painted wood throughout building interior	2000-3000 Ft2	ICP-02	1210
Light blue with grey undercoat on wood door - Storage 151	Representative of all light grey painted wood doors throughout building interior	500-1000Ft2	ICP-03	<80
Beige on drywall (P1) - Office 163	Representative of all beige painted drywall (P1)	5000-10000Ft2	ICP-04	196
Burgundy on wood - Delivery Room 165	Representative of all burgundy painted wood throughout building interior	<500Ft2	ICP-05	<80
Black on wood ceiling - Crawlspace 001	Representative of all black painted wood throughout building crawlspace	5000-10000Ft2	ICP-06	<80
White on wood - Boiler Room 178	Representative of all white painted wood throughout building interior	1000-2000 Ft2	ICP-07	<80
Grey on concrete - Boiler Room 178	Representative of all grey painted concrete throughout building interior	500-1000Ft2	ICP-08	1140
White on GWB - Corridor 172	Representative of all white painted GWB	3000-4000 Ft2	ICP-09	<80
Black on wood frames and trims - Corridor 105	Representative of all black painted wood frames and trims throughout building interior	500-1000Ft2	ICP-10	1470
Dark Grey with burgundy undercoat on wood siding - Exterior West	Representative of all dark grey painted wood throughout building exterior	5000-10000Ft2	ICP-11	240
Black on wood window frame - Exterior West	Representative of all black painted wood throughout building exterior	1000-2000 Ft2	ICP-12	467
Grey on wood door - Exterior West	Representative of all grey painted wood throughout building exterior	500-1000Ft2	ICP-13	938
White on wood door - Exterior West	Representative of all white painted wood throughout building exterior	1000-2000 Ft2	ICP-14	202
Method: EPA 200.2* / EPA 6020B TCLP Leachable Metals in Solid (RL: 0.002 mg/L)				Units mg/L
Demolition waste stream	Representative of the demolition waste stream		TCLP-01	0.1

OTHER HAZARDOUS MATERIALS

A visual inspection was performed for other hazardous and regulated materials including PCB (within electrical equipment), mercury (within electrical equipment and thermostats), other lead applications, ozone depleting substances, potentially toxic, flammable or explosive materials, biological contaminants (mould, rodent, bat or bird feces, and sharps/drug paraphernalia), crystalline silica, radioactive substances, and fuel storage tanks.

Hazardous or regulated materials identified:

LEAD CONTAINING MATERIALS	QUANTITY
Lead lined door	Present - Kiln Room 115
Roof jacks / flashing	Not Present
Solder on copper piping	Not Present
Sound or x-ray sheeting	Present - Kiln Room 115
PCB	**QUANTITY**
Potential PCB containing fluorescent light ballasts	Present - 200
Potential PCB containing transformers	Not Present
MERCURY	**QUANTITY**
Mercury containing wall mounted thermostats	Not Present
Mercury containing fluorescent lighting (tubes, CFC, high voltage)	Present - 400
TOXIC FLAMMABLE EXPLOSIVE MATERIALS	**QUANTITY**
Paints (stored)	Not Present
Oils/solvents/fuel	Not Present
Chemicals / Cleaners	Not Present
BIOLOGICAL CONTAMINANTS	**QUANTITY**
Mould contamination	Not Present
Rodent Contamination	Not Present
Bird/Bat Contamination	Not Present
Biological Hazards	Not Present
FUEL/OIL STORAGE TANKS	**QUANTITY**
Above Ground Storage Tank(s)	Present - Boiler Room 178
Evidence of Contamination	Not Present
ODS (Ozone Depleting Substances)	**QUANTITY**
Wall mounted air conditioners	Not Present
Refrigerators/Deep Freezers	Present
Roof top HVAC	Not Present
RADIOACTIVE MATERIALS	**QUANTITY**
Smoke Detectors	Present - 100

COMMON SILICA CONTAINING APPLICATIONS	Present /Not Present	COMMON SILICA CONTAINING APPLICATIONS	Present /Not Present
Asphalt (driveway or walkway)	Present	Glass	Present
Brick and associated mortar	Not Present	Gypsum board	Present
Ceiling tiles	Present	Plaster	Not Present
Concrete (slabs, footings, retaining walls)	Present	Stone (exterior, decorative, counter-top)	Not Present
Concrete Block (CMU) & associated mortar	Present	Tile (ceramic, slate, porcelain & grout/mortar)	Not Present
Drywall taping compound	Present	Topsoil and bedding sand	Not In Scope
Total Estimated Quantity of Crystalline Silica Containing Materials:			2000-3000 Ft2

REQUIREMENTS

GENERAL

- A digital or paper copy of this report must be available on-site throughout the project.
- The following hazardous materials (if present) must be removed prior to building demolition or renovation activities which will impact them: ACM; lead coated surfaces where the leachable lead concentration exceeds 5 mg/L; other lead applications (*e.g.* roof jacks); equipment containing PCBs, mercury or radioactive materials; ozone depleting substances; toxic, flammable or explosive materials; sharps and/or other drug paraphernalia; fuel storage tanks must be emptied.
- If any materials which may contain asbestos or other hazardous substances and are not listed in this report are discovered during renovation or demolition work, work must be stopped before disturbing the material. The material must be assessed by a qualified person to determine if the material is hazardous or not.
- Once removed, hazardous materials must be transported and disposed of in accordance with the federal Transportation of Dangerous Goods Act and Regulations and Section 40 of the BC Ministry of Environment Hazardous Waste Regulation.
- All waste materials are to be disposed of in accordance with Part 6 — Management of Specific Hazardous Wastes as outlined in the BC Ministry of Environment Hazardous Waste Regulation.
- A visual clearance document must be prepared by a qualified person confirming that all identified hazardous materials have been abated and/or removed from the site. This document must include the NOP and Waste Manifest numbers, and be available on site for the duration of the demolition/renovation project.

ASBESTOS-CONTAINING MATERIALS

- Any work of disturbing, dislodging or removing asbestos or potentially asbestos contaminated material must be performed according to the requirements set out in Part 6 of British Columbia Occupational Health and Safety Regulation (BC Reg. 296/97, as amended by BC Reg. 312/2003).

- An Exposure Control Plan must be in place, and a site-specific Risk Assessment must be created for each instance where asbestos removal is required (per OHS Guideline G20.112).

Lead Based Paint

- Prior to any work involving the disturbance of lead contaminated materials, contractors will be required to have an Exposure Control Plan in place to mitigate worker exposure to lead dust and contaminated material.
- A Risk Assessment for lead (with safe work procedures for the specific removal activity) is required for any disturbance of lead contaminated materials where there is a risk of lead dust release.
- Demolition debris should not be shredded, milled, chipped, mulched or similarly processed in such a way that would increase the leachability of the material prior to disposal (i.e., processed in a manner that increases the surface area and/or assists in the breakdown of the material so as to promote absorption of the material into a liquid).
- Where lead paint is present on an asbestos-containing substrate, follow asbestos materials removal and disposal procedures.
- Lead-based paint with lead concentration exceeding 100 ppm has been identified.
    - TCLP testing has been done to determine leachable lead concentration:
        - TCLP test results confirm leachable lead concentration is < 5mg/L; the material may be disposed of at a local landfill.

Other Hazardous and Regulated Materials

Lead Products

- Lead applications should be removed prior to renovation or demolition activities and recycled at a metal recycling plant.

PCB

- Where removal is required to facilitate renovation or demolition activities, inspect all fluorescent light ballast for manufacturer name and serial number and determine if PCBs are present. Refer to Environment Canada's Electrical contractors and PCB regulations for identification whether a ballast contains a PCB capacitor, and for disposal criteria.

Mercury

- Where removal is required to facilitate renovation or demolition activities, collect mercury vapour lighting (high voltage lights and fluorescent light tubes) for vapour recycling at www.lightrecycle.ca/collection-site-locator. Use caution to not break the glass thereby releasing mercury.

Ozone Depleting Substances

- Where removal is required to facilitate renovation or demolition activities, collect all refrigerant devices for refrigerants collection and disposal by a qualified mechanical contractor in accordance with Provincial and Federal regulations. Any refrigerants within HVAC units are to be identified and removed by a qualified mechanical contractor prior to building demolition.

Radioactive Materials

- Remove battery from smoke detector for recycling; smoke detector can be disposed of as regular waste. Use caution while handling unit so as not to release radioactive material.

Fuel Storage Tanks

- Verify storage tanks are empty prior to removal from site. Inspect surrounding areas for signs of contamination.

Silica Containing Materials

- An Exposure Control Plan for Silica with safe work procedures is required prior to disturbing materials containing silica.

LIMITATIONS OF THIS REPORT

Peak Environmental Ltd. has prepared this Hazardous and Regulated Materials Assessment Report pursuant to WorkSafeBC OHS Regulation Section 20.112 Hazardous Materials in the Workplace which requires a project specific detailed pre-demolition / pre-renovation assessment for asbestos and other hazardous or regulated materials prior to any work of salvage, cutting, damaging or demolishing, in part or in whole, building finishes, components, machinery, equipment, buildings or structures. The purpose of this report is to identify hazardous and regulated materials within the building as per the scope defined by the District of Mackenzie. All results provided in this report are based on conditions at time of survey and apply only to the area and materials defined by the client's scope of work. Results and recommendations are not to be extrapolated to any areas or materials outside of the stated project scope.

While this assessment was conducted with the utmost detail and diligence, there may exist instances where asbestos-containing applications are present in the building but not identified through this report. Site conditions and building construction or occupancy may have not permitted the complete inspection of some void spaces. These spaces may contain asbestos applications not identified in this report. Any suspect materials located within void spaces should be inspected and/or tested to determine if they are asbestos-containing.

To facilitate this pre-demolition/renovation assessment and where possible within any exceptions noted in this report, inspection of sub-flooring applications located beneath carpeting and vinyl flooring and building finishes and membrane materials was performed to locate all potential asbestos applications within the building. No inspection of sub-flooring applications was performed once a structural member was discovered (*i.e.* concrete or shiplap). There is a possibility that subsequent asbestos applications, not identified in this report, may be located beneath items deemed to be structural members. Any suspect materials sandwiched between multiple building finishing layers should be inspected or tested to determine if they are asbestos-containing.

Any quantities listed in these documents are estimates only. Peak Environmental Ltd. accepts no liability for inaccurate, misleading or conflicting information contained within this report.

The liability of Peak Environmental Ltd., its staff or agents, will be limited to the lesser of the actual damages incurred, fees paid by the Client or as set forth in the limitations expressed in Errors and Omissions Insurance held by Peak Environmental Ltd.

Facility Assessor:	 Dale VanBerlo, Project Coordinator WSBC Asbestos Certification Levels 1, 2, 3, S
Report Preparation:	 Koreena Lane, Project Coordinator WSBC Asbestos Certification Levels 1, 2
Final Report Review:	 Stephen Ferguson, AScT., President WSBC Asbestos Certification Levels 1, 2, 3, S

File: 6391A R01kl Pre-Demo Hazmat Assessment - Ernie Bodin Center - 2024-08-27

APPENDIX A
DESCRIPTION OF ASSESSED MATERIALS AND SAMPLE RESULTS SUMMARY

MATERIALS ASSESSED FOR ASBESTOS - SAMPLING LOG Project: 6391A

Building: Ernie Bodin Centre

ANCILLARY INFORMATION

Code	Qualifier Number	Visual Description	Sampled or Assessed Location	Sample Number	Lab Results
A	1	Splatter pattern stipple texture	Storage 125	6391A-13	No Asbestos Detected
A	1	Splatter pattern stipple texture	Storage 125	6391A-14	No Asbestos Detected
A	1	Splatter pattern stipple texture	Storage 125	6391A-15	No Asbestos Detected
B	1	Canvas or paper wrapped straight run fiberglass insulation w/ mesh, fiberglass insulated fittings on mechanical piping	Crawlspace 001	Not Sampled	Known Non-Asbestos Application
C	1	Cement on mechanical pipe fitting	Boiler Room 178	6391A-32	1-5% Chrysotile Asbestos
C	1	Cement on mechanical pipe fitting	Boiler Room 178	6391A-33	Stop Positive
C	1	Cement on mechanical pipe fitting	Boiler Room 178	6391A-34	Stop Positive
C	2	Cement on water tank	Boiler Room 178	6391A-35	1-5% Chrysotile Asbestos
C	2	Cement on water tank	Boiler Room 178	6391A-36	Stop Positive
C	2	Cement on water tank	Boiler Room 178	6391A-37	Stop Positive
E	1	Canvas wrapped fiberglass insulation on mechanical ducting	Boiler Room 178	Not Sampled	Known Non-Asbestos Application
E	2	Foil faced fiberglass insulation on mechanical piping	Boiler Room 178	Not Sampled	Known Non-Asbestos Application
G	1	2'x4' small pinholes, compressed fiberglass panel	Corridor 100	Not Sampled	Known Non-Asbestos Application
G	2	2'x4' cross-directional fissures w/ small pinholes, compressed cellulose panel	Corridor 103A	Not Sampled	Known Non-Asbestos Application
G	3	2'x4' large and small pinholes, compressed fiberglass panel	Corridor 103	Not Sampled	Known Non-Asbestos Application
G	4	2'x4' large and small pinholes, compressed cellulose panel	Corridor 105	Not Sampled	Known Non-Asbestos Application
G	5	2'x4' dimpled fiberglass panel	Seniors Club	Not Sampled	Known Non-Asbestos Application
H	1	12"x12" Off white with dark and light grey fleck pattern, VFT	Multi-Coloured Room 122	6391A-10	No Asbestos Detected
H	2	12"x24" dark brown and beige laminate VFT	Seniors Club 137	Not Sampled	Known Non-Asbestos Application
H	3	12"x12" Beige and brown, plastic back VFT	Storage 140	Not Sampled	Known Non-Asbestos Application
I	1	Blue with blue streak, foam core VSF	Entry Vestibule 100A	6391A-01	No Asbestos Detected
I	2	Grey with black, non slip VSF	Washroom 101	6391A-02	No Asbestos Detected
I	3	Green with green streak, foam core VSF	Corridor 103A	6391A-03	No Asbestos Detected
I	4	Green with black, non-slip, rubber mat	Custodial 173	6391A-30	No Asbestos Detected

MATERIALS ASSESSED FOR ASBESTOS - SAMPLING LOG Project: 6391A

Building: Ernie Bodin Centre

ANCILLARY INFORMATION

Code	Qualifier Number	Visual Description	Sampled or Assessed Location	Sample Number	Lab Results
Ip	1	Off white with grey small stone pattern, paper back VSF	Delivery Room 165	6391A-27	No Asbestos Detected
Ip	2	Cream with beige swirl pattern, paper back VSF	Corridor 167	6391A-28	No Asbestos Detected
Ip	3	Cream with beige tile pattern, VSF	Custodial 173	6391A-31	No Asbestos Detected
K	1	Gasketing on furnace unit "Keep Rite"	Furnace Room 110	Not Sampled	Known Non-Asbestos Application
K	2	Gasketing on furnace unit	Furnace Room 139	Not Sampled	Known Non-Asbestos Application
K	3	Gasketing on furnace unit "Ceiling Hung"	Morgue 168	Not Sampled	Known Non-Asbestos Application
K	4	Gasketing on furnace unit	Custodial 173	Not Sampled	Known Non-Asbestos Application
K	5	Gasketing on Beaver Boiler	Boiler Room 178	Not Sampled	Suspect Asbestos Application
Kp	1	Red rubber pipe flange gasket on mechanical piping	Boiler Room 178	Not Sampled	Known Non-Asbestos Application
Kp	2	Pipe flange gasket on mechanical piping	Boiler Room 178	Not Sampled	Suspect Asbestos Application
M	1	Cream coloured mastic adhering styrofoam to concrete	Crawlspace 001	6391A-18	No Asbestos Detected
M	1	Cream coloured mastic adhering styrofoam to concrete	Boiler Room 178	6391A-46	1-5% Chrysotile Asbestos
M	2	Black mastic adhering jacketing to fiberglass straight run	Boiler Room 178	6391A-38	No Asbestos Detected
M	2	Black mastic adhering jacketing to fiberglass straight run	Boiler Room 178	6391A-39	No Asbestos Detected
M	2	Black mastic adhering jacketing to fiberglass straight run	Boiler Room 178	6391A-40	No Asbestos Detected
M	3	Rubber baseboard with adhering mastic	Vestibule 177A	6391A-42	No Asbestos Detected
M	4	Grey fibre gum on wall penetration	Exterior West	6391A-47	No Asbestos Detected
Md	1	Brown sealant on mechanical ducting	Crawlspace 001	6391A-05	1-5% Chrysotile Asbestos
Md	1	Brown sealant on mechanical ducting	Crawlspace 001	6391A-19	Stop Positive
Md	2	Hard silver sealant on mechanical ducting	Exterior East	6391A-48	1-5% Chrysotile Asbestos
Ms	1	Gold sealant on sink underside	Art Room 118	Not Sampled	Known Asbestos Application
Mw	1	Black sealant between window frame and pane	Corridor 103A	6391A-04	No Asbestos Detected
Mw	1	Black sealant between window frame and pane	Corridor 103A	6391A-06	1-5% Chrysotile Asbestos
Mw	1	Black sealant between window frame and pane	Art Room 118	6391A-09	Stop Positive
Mw	1	Black sealant between window frame and pane	Vestbule 134	6391A-17	Stop Positive
N	1	Sanitary pipe roving	Crawlspace 001	Not Sampled	Known Asbestos Application

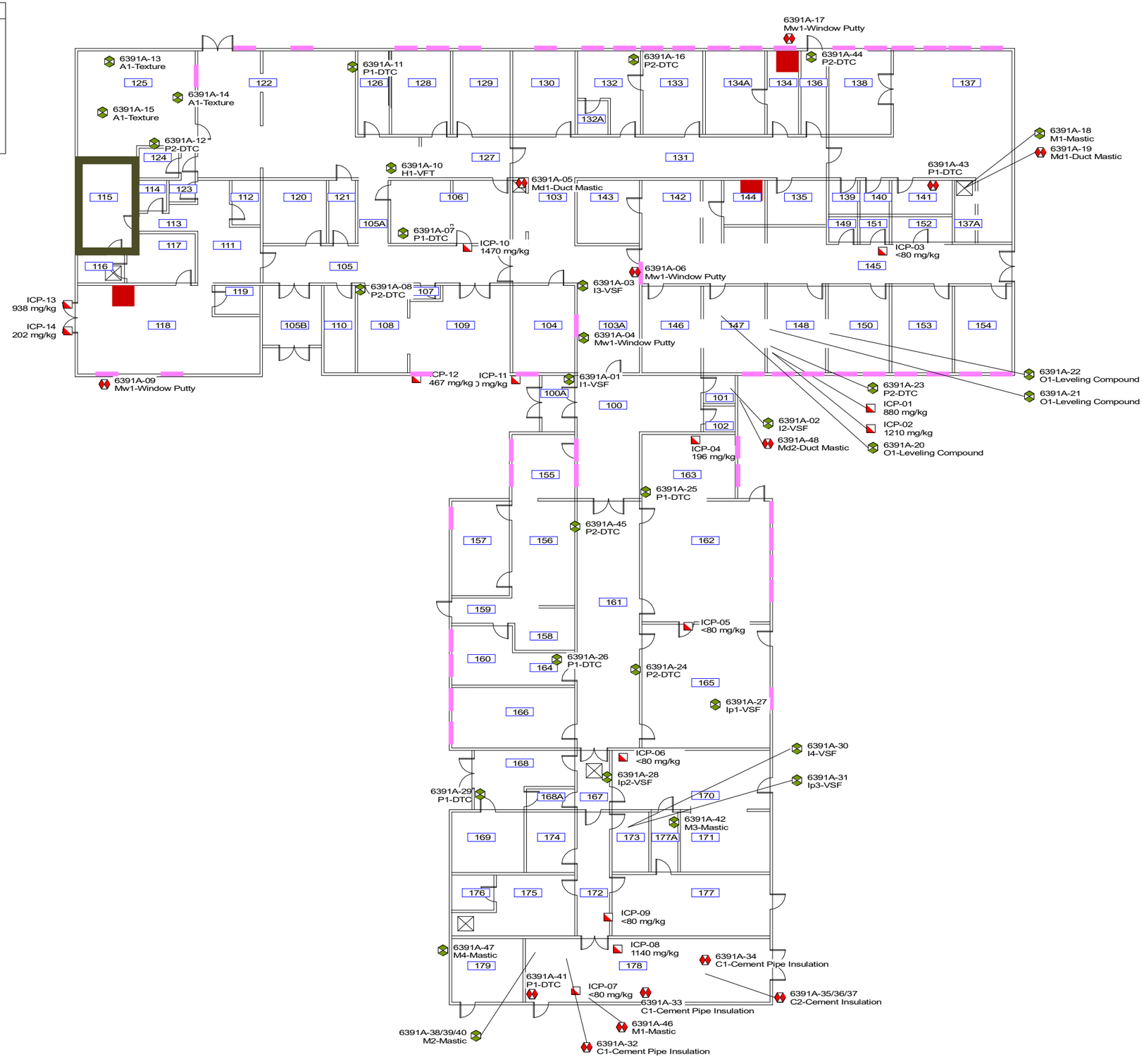
MATERIALS ASSESSED FOR ASBESTOS - SAMPLING LOG Project: 6391A

Building: Ernie Bodin Centre ANCILLARY INFORMATION

Code	Qualifier Number	Visual Description	Sampled or Assessed Location	Sample Number	Lab Results
O	1	Cementitious floor leveller	Office 147	6391A-20	No Asbestos Detected
O	1	Cementitious floor leveller	Office 148	6391A-21	No Asbestos Detected
O	1	Cementitious floor leveller	Office 150	6391A-22	No Asbestos Detected
P	1	White drywall taping compound	Kitchen 106	6391A-07	No Asbestos Detected
P	1	White drywall taping compound	Multi-Coloured Room 122	6391A-11	No Asbestos Detected
P	1	White drywall taping compound	Office 163	6391A-25	No Asbestos Detected
P	1	White drywall taping compound	Furnace Room 164	6391A-26	No Asbestos Detected
P	1	White drywall taping compound	Morgue 168	6391A-29	No Asbestos Detected
P	1	White drywall taping compound	Boiler Room 178	6391A-41	1-5% Chrysotile Asbestos
P	1	White drywall taping compound	Storage 141	6391A-43	Stop Positive
P	2	White drywall compound patch on GWB	Art Storage 108	6391A-08	No Asbestos Detected
P	2	White drywall compound patch on GWB	Washroom 124	6391A-12	No Asbestos Detected
P	2	White drywall compound patch on GWB	Office 132	6391A-16	No Asbestos Detected
P	2	White drywall compound patch on GWB	Office 148	6391A-23	No Asbestos Detected
P	2	White drywall compound patch on GWB	Corridor 161	6391A-24	No Asbestos Detected
P	2	White drywall compound patch on GWB	Vestibule 136	6391A-44	No Asbestos Detected
P	2	White drywall compound patch on GWB	General Office 156	6391A-45	No Asbestos Detected
P	3	White drywall taping compound (new)	Vestibule 111	Not Sampled	Known Non-Asbestos Application
Qs	1	Burgundy roll on asphalt shingle	Roof	Not Sampled	Known Non-Asbestos Application
R	1	"Fire Craft Kilns" "Skutt Electric Kiln"	Kiln Room 115	Not Sampled	Known Non-Asbestos Application
T	1	Fiberglass batt insulation	Throughout Application	Not Sampled	Known Non-Asbestos Application

APPENDIX B
FLOOR PLAN

ASBESTOS APPLICATIONS NOT SHOWN ON DRAWING:
CEMENT ON PIPE FITTINGS (C1)
CEMENT ON WATER TANKS (C2)
SUSPECT ASBESTOS GASKETING ON BOILER (K5)
SUSPECT ASBESTOS PIPE FLANGE GASKETING (Kp1)
DUCT MASTICS (Md1/Md2)
SANITARY PIPE ROVING (N1)
DRYWALL TAPING COMPOUND (P1)



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info@peakenvironmental.ca

Project No.: 6391A

Drawing:

ERNIE BODIN COMMUNITY CENTER

86 Centennial Drive
Mackenzie, BC

Title:

ASBESTOS CONTAINING BUILDING MATERIAL and LEAD BASED PAINT SAMPLE LOCATIONS

Owner:

MACKENZIE
BRITISH COLUMBIA

Legend:

- Mw — ASBESTOS WINDOW PUTTY
- LEAD LINED WALL OR DOOR
- ASBESTOS SINK MASTIC
- CRAWLSPACE ACCESS HATCH
- ASBESTOS BULK SAMPLE NUMBER AND MATERIAL
- NON-ASBESTOS BULK SAMPLE NUMBER AND MATERIAL
- LEAD BASED PAINT SAMPLE NUMBER AND CONCENTRATION

Date: 08.27.2024
Revision:
Scale: 1:250
Drawn by: K. LANE

DRAWING NUMBER

6391A ASB 1-1

APPENDIX C
ROOM BY ROOM ASBESTOS INVENTORY

ROOM BY ROOM MATERIALS INVENTORY

Building Type: Commercial Building Name: Ernie Bodin Centre Date: 08-16-2024 (mm-dd-yyyy) ANCILLARY INFORMATION

Abbrev: TB-Tack Board / GWB-Gypsum Wall Board / BW-Brick Wall / CBW-Concrete Block Wall / Car-Carpet / Conc-Concrete / Str-Structure / Wd-Wood / FRP-Fibreglass Reinforced Plastic

Descriptors: (at)-concealed above T-bar ceiling / (af)-concealed above fixed ceiling / (uw)-concealed behind wall paper / (*) - presumed present; area or application not accessible
Height: (H) high - application above 8'; (L) low or blank - application below 8' **Condition**: (p) poor / (f) fair (default good condition) **Quantities** are shown in parentheses

Note: Only known or visually confirmed asbestos applications are noted on these Ancillary pages. Additional asbestos applications may be present but not listed on this spreadsheet.

Yellow highlighting indicates asbestos applications

BLUE highlighting indicates *Suspect* asbestos application

BUILDING MATERIAL IDENTIFICATION CODES

A - Texture Coating	D - Cement Parging Wall	Fw - Insulated Duct Wrap	J - Cement Board	Kp - Pipe Gasketing	Mw - Window Putty	Qs - Roofing Shingle	V - Vermiculite Wall
Ac - Acoustic Insulation	Dt - Equipment Parging	G - Ceiling Panel	Jf - Asbestos Furnishings	L - Incandescent Light Pad	N - Pipe Roving/Packing	R - Refractory Cement	Va - Vermiculite Attic
Af - Spray-Applied Fireproofing	E - Duct Insulation	H -Vinyl Floor Tile	Jp - Cement Pipe	M - Mastic Glue / Sealant	O - Floor Levelling Cement	S - Exterior Wall Stucco	W - Woven Textile
B - Pipe Insulation	F - Insulating Paper	I - Vinyl Sheet Flooring	Jw - Cement Board Window Panel	Md - Mastic Duct Joint	P - Drywall Tape Comp.	Ss - Exterior Soffit Stucco	X - Fire Doors
C - Cement Pipe Fitting	Fb - Insulated Duct Boot	Ip - Paper Backed Flooring	K - Equipment Gasketing	Ms - Mastic Sink Coating	Pl - Plaster	T - Bldg Thermal Insulation	
Cp - Pipe Penetration Firestop	Fj - Insulating Paper Joint				Qf - Roofing Felt	U - Friction Materials	

Area No.	Room Name	Top Visible Floor Layer	Second Floor Layer	Third Floor Layer	North Wall	East Wall	South Wall	West Wall	First Ceiling or Roof	Second Ceiling	Third Ceiling	Mech. Pipe	Pipe Fitting	Mech. Duct	Other	Quantity
	Exterior				Wd/ Metal	Wd/ Metal	Wd/ Metal	Wd/ Metal	Qs1						M4(2)	
	MAIN FLOOR															
	Throughout Applications														M3/ T1	
001	Crawlspace	Conc			Conc	Conc	Conc	CBW	Str			B1	N1 (200)	Md1/ Md2	M1	
100	Corridor	Carpet	Wd	Wd	GWB on GWB/ **P1**	P1	P1	**P1**/ Wd/ Glass	G1	GWB					Mw1	
100A	Entry Vestibule	I1	Wd		Wd	Wd/ Glass	Wd	Wd/ Glass	G1	GWB						
101	Washroom	I2	Wd		P1	P1	P1	P1	P1							
102	Washroom	I2	Wd		P1	P1	P1	P1	P1							
103	Corridor	I3	Wd		GWB on GWB	GWB on GWB	**P1**/ GWB	GWB on GWB	G1/ G3	GWB						
103A	Corridor	I3	Wd		GWB	**P1**/ GWB on GWB	**P1**/ GWB	P1	G1/ G2	GWB					Mw1	
104	Office	I3	Wd		GWB on GWB/ **P1**	P1	**P1**/ GWB	GWB	G1	GWB					Mw1	
105	Corridor	I1	Wd		GWB on GWB	GWB	GWB on GWB	P1	G1/ G4	GWB						
105A	Corridor	I1	Wd		GWB/ **P1**	GWB on GWB	GWB	GWB on GWB	G1	GWB						
105B	Entry Vestibule	I1	Wd		GWB	**P1**/ Cork on **P1**	GWB on GWB	GWB on GWB	G1/ G2	GWB						
106	Kitchen	I1	Wd		GWB	GWB on GWB	GWB on GWB/ **P1**	**P1**/ GWB	G1/ G2	GWB/ **P1**						

ROOM BY ROOM MATERIALS INVENTORY

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Ac - Acoustic Insulation	Dt - Equipment Parging	G - Ceiling Panel	Jf - Asbestos Furnishings	L - Incandescent Light Pad	N - Pipe Roving/Packing	R - Refractory Cement	Va - Vermiculite Attic
Af - Spray-Applied Fireproofing	E - Duct Insulation	H -Vinyl Floor Tile	Jp - Cement Pipe	M - Mastic Glue / Sealant	O - Floor Levelling Cement	S - Exterior Wall Stucco	W - Woven Textile
B - Pipe Insulation	F - Insulating Paper	I - Vinyl Sheet Flooring	Jw - Cement Board Window Panel	Md - Mastic Duct Joint	P - Drywall Tape Comp.	Ss - Exterior Soffit Stucco	X - Fire Doors
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Cp - Pipe Penetration Firestop	Fj - Insulating Paper Joint				Qf - Roofing Felt	U - Friction Materials	

Area No.	Room Name	Top Visible Floor Layer	Second Floor Layer	Third Floor Layer	North Wall	East Wall	South Wall	West Wall	First Ceiling or Roof	Second Ceiling	Third Ceiling	Mech. Pipe	Pipe Fitting	Mech. Duct	Other	Quantity
107	Custodial	I1/ Conc	Wd		GWB on GWB	GWB on GWB	GWB on GWB	GWB on GWB	P1							
108	Art Storage	I1	Wd		P2/ Wd on GWB on GWB	P2/ Wd on GWB on GWB	P2/ Wd on GWB on GWB	P2/ Wd on GWB on GWB	G1/ G2	GWB						
109	Art Display	I1	Wd		P2/ Wd on GWB on GWB	P2/ Wd on GWB on GWB	P2 on GWB on GWB	P2 on GWB on GWB	G1	GWB					Mw1	
110	Furnace Room	I1	Wd		P2 on GWB on GWB	GWB on GWB	GWB on GWB	P1	G1	GWB					K1	
111	Vestibule	I1	Wd		GWB/ P2 on GWB on GWB	GWB on GWB/ P3	GWB	GWB on GWB/ **P1**	G1/ G2	GWB						
112	Pottery Room	I1	Wd		GWB on GWB	GWB on GWB	GWB on GWB	GWB on GWB	G1	GWB						
113	Corridor	I1	Wd		GWB on GWB	GWB on GWB	P1	GWB on GWB	G1	GWB						
114	Old X-Ray Control Room	I1	Wd		GWB on GWB	GWB on GWB	GWB on GWB	GWB on GWB	P1							
115	Kiln Room	I1/ Metal on Cement Board	Wd		GWB on GWB on Lead Lined Wall	GWB on GWB on Lead Lined Wall	GWB on GWB on Lead Lined Wall	GWB on GWB on Lead Lined Wall	P1						R1(3)	
116	Chemical Storage	I1	Wd		GWB on GWB	GWB/ P3 on GWB	GWB/ P3 on GWB	GWB/ P3 on GWB	G1	GWB						
117	Storage	I1	Wd		**P1**/ GWB	**P1**/ GWB on GWB	GWB on GWB	**P1**/ GWB	G1	GWB						

ROOM BY ROOM MATERIALS INVENTORY

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Ac - Acoustic Insulation	Dt - Equipment Parging	G - Ceiling Panel	Jf - Asbestos Furnishings	L - Incandescent Light Pad	N - Pipe Roving/Packing	R - Refractory Cement	Va - Vermiculite Attic
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118	Art Room	I1	Wd		GWB/ P2 on GWB	GWB on GWB	GWB/ P2 on GWB	GWB on GWB	G1/ G2	GWB					Mw1/ Ms1	
119	Washroom	I1	Wd		GWB on GWB	GWB on GWB	GWB on GWB	GWB on GWB	G1	GWB						
120	Office	Carpet	I1	Wd	GWB/ TB on GWB	GWB on GWB	GWB on GWB	GWB on GWB	G1	GWB						
121	Washroom	I1	Wd		GWB on GWB	GWB on GWB	GWB on GWB	GWB on GWB	G1	GWB						
122	Multi-Coloured Room	I1/ H1	Wd		**P1** on GWB	**P1**/ GWB on GWB	GWB on GWB	GWB on GWB	G1/ G2	P1						
123	Vestibule	I1/ H1	Wd		GWB on GWB	GWB on GWB	GWB on GWB	GWB on GWB	P1							
124	Washroom	H1	Wd		P2 on GWB on GWB	GWB on GWB	**P1** on GWB	P2 on GWB on GWB	P1							
125	Storage	H1	Wd		**P1**/Wd on GWB	**P1**/Wd on GWB	**P1**/Wd on GWB	**P1**/Wd on GWB	A1 on **P1**							
126	Art Storage	I1	Wd		GWB on GWB	GWB on GWB	GWB on GWB	GWB on GWB	P1							
127	Corridor	I1	Wd		GWB on GWB	GWB on GWB	GWB on GWB	GWB on GWB	G1/ G2	GWB						
128	Office	I1	Wd		GWB on GWB	GWB on GWB	GWB on GWB	GWB on GWB	G1	GWB					Mw1	
129	Office	I1	Wd		GWB on GWB	GWB/ Wd on GWB	GWB/ Wd on GWB	GWB on GWB	G1	GWB					Mw1	
130	Office	I3	Wd		GWB on GWB	GWB/ Wd on GWB	GWB/ Wd on GWB	GWB on GWB	G1	GWB					Mw1	

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Ac - Acoustic Insulation	Dt - Equipment Parging	G - Ceiling Panel	Jf - Asbestos Furnishings	L - Incandescent Light Pad	N - Pipe Roving/Packing	R - Refractory Cement	Va - Vermiculite Attic
Af - Spray-Applied Fireproofing	E - Duct Insulation	H -Vinyl Floor Tile	Jp - Cement Pipe	M - Mastic Glue / Sealant	O - Floor Levelling Cement	S - Exterior Wall Stucco	W - Woven Textile
B - Pipe Insulation	F - Insulating Paper	I - Vinyl Sheet Flooring	Jw - Cement Board Window Panel	Md - Mastic Duct Joint	P - Drywall Tape Comp.	Ss - Exterior Soffit Stucco	X - Fire Doors
C - Cement Pipe Fitting	Fb - Insulated Duct Boot	Ip - Paper Backed Flooring	K - Equipment Gasketing	Ms - Mastic Sink Coating	Pl - Plaster	T - Bldg Thermal Insulation	
Cp - Pipe Penetration Firestop	Fj - Insulating Paper Joint				Qf - Roofing Felt	U - Friction Materials	

Area No.	Room Name	Top Visible Floor Layer	Second Floor Layer	Third Floor Layer	North Wall	East Wall	South Wall	West Wall	First Ceiling or Roof	Second Ceiling	Third Ceiling	Mech. Pipe	Pipe Fitting	Mech. Duct	Other	Quantity
131	Corridor	I3	Wd		GWB on GWB	**P1** on GWB	**P1**/ GWB on GWB	-	G1/ G2	GWB						
132	Office	I3	Wd		GWB on GWB	P2 on GWB/ GWB on GWB	**P1**/ GWB on GWB	GWB on GWB	G1	GWB					Mw1	
132A	Storage	I3	Wd		GWB on GWB	GWB on GWB	GWB on GWB	GWB on GWB	P1							
133	Office	I3	Wd		GWB on GWB	GWB on GWB	GWB on GWB	GWB on GWB	G1	GWB					Mw1	
134	Vestibule	I3	Wd		GWB on GWB	GWB on GWB	GWB on GWB	GWB on GWB	G1	GWB					Mw1/ Ms1	
134A	Office	I3	Wd		GWB on GWB	GWB on GWB	GWB on GWB	GWB on GWB	G1	GWB						
135	Washroom	I2 on Wd	I1	Wd	P2 on GWB on GWB	P2 on GWB on GWB	P2 on GWB on GWB	P2 on GWB on GWB	G1	GWB						
136	Vestibule	I1	Wd		P2 on GWB on GWB	**P1**/ GWB on GWB	P2 on GWB on GWB	P2 on GWB on GWB	G1/ G2	GWB						
137	Seniors Club	H2	Carpet	I3 on Wd	**P1**/ P2 on GWB	P2 on GWB	P2 on GWB	**P1**/ P2 on GWB	G5	GWB					Mw1	
137A	Closet	I3	Wd		GWB on GWB	GWB on GWB	**P1**/ GWB on GWB	Wd/ GWB on GWB	G1	GWB						
138	Kitchen	Laminate	Wd	Wd	P2 on GWB on GWB	P2 on GWB on GWB	P2 on GWB on GWB	P2 on GWB on GWB	G5	GWB					Mw1	

ROOM BY ROOM MATERIALS INVENTORY

Building Type: Commercial Building Name: Ernie Bodin Centre Date: 08-16-2024 (mm-dd-yyyy) ANCILLARY INFORMATION

Abbrev: TB-Tack Board / GWB-Gypsum Wall Board / BW-Brick Wall / CBW-Concrete Block Wall / Car-Carpet / Conc-Concrete / Str-Structure / Wd-Wood / FRP-Fibreglass Reinforced Plastic

Descriptors: (at)-concealed above T-bar ceiling / (af)-concealed above fixed ceiling / (uw)-concealed behind wall paper / (*) - presumed present; area or application not accessible
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BUILDING MATERIAL IDENTIFICATION CODES

A - Texture Coating	D - Cement Parging Wall	Fw - Insulated Duct Wrap	J - Cement Board	Kp - Pipe Gasketing	Mw - Window Putty	Qs - Roofing Shingle	V - Vermiculite Wall
Ac - Acoustic Insulation	Dt - Equipment Parging	G - Ceiling Panel	Jf - Asbestos Furnishings	L - Incandescent Light Pad	N - Pipe Roving/Packing	R - Refractory Cement	Va - Vermiculite Attic
Af - Spray-Applied Fireproofing	E - Duct Insulation	H -Vinyl Floor Tile	Jp - Cement Pipe	M - Mastic Glue / Sealant	O - Floor Levelling Cement	S - Exterior Wall Stucco	W - Woven Textile
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Area No.	Room Name	Top Visible Floor Layer	Second Floor Layer	Third Floor Layer	North Wall	East Wall	South Wall	West Wall	First Ceiling or Roof	Second Ceiling	Third Ceiling	Mech. Pipe	Pipe Fitting	Mech. Duct	Other	Quantity
139	Furnace Room	I1	Wd		GWB on GWB	P2 on GWB on GWB	GWB on GWB	GWB on GWB	G1	GWB					K2	
140	Storage	H3	I1	Wd	GWB on GWB	GWB on GWB	GWB on GWB	GWB on GWB	G5	GWB						
141	Storage	I1	Wd		GWB on GWB	GWB on GWB	GWB on GWB	GWB on GWB	P1							
142	Lobby	I3	Wd		**P1** on GWB	P2 on GWB	P2 on GWB	P2 on GWB	G1	GWB					Mw1	
143	Office	I1	Wd		GWB on GWB	GWB on GWB	GWB on GWB	GWB on GWB	G1	GWB						
144	Prep Area	I3	Wd		GWB on GWB	GWB on GWB	GWB on GWB	GWB on GWB	G1	GWB					Ms1	
145	Corridor	I3	Wd		P2 on GWB on GWB	P1	GWB on GWB	-	G1	GWB						
146	Office	Carpet	O1	Wd	P2 on GWB/ GWB on GWB	GWB on GWB	GWB on GWB	P2 on GWB on GWB	G1	GWB						
147	Office	I3/ O1	Wd		P2 on GWB on GWB	P2 on GWB on GWB	P2 on GWB on GWB	P2 on GWB on GWB	G1	GWB					Mw1	
148	Office	I3/ O1	Wd		P2 on GWB on GWB	P2 on GWB on GWB	P2 on GWB on GWB	P2 on GWB on GWB	G1	GWB					Mw1	
149	Storage	I1	Wd		GWB on GWB	GWB on GWB	GWB on GWB	GWB on GWB	G1	GWB						

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Area No.	Room Name	Top Visible Floor Layer	Second Floor Layer	Third Floor Layer	North Wall	East Wall	South Wall	West Wall	First Ceiling or Roof	Second Ceiling	Third Ceiling	Mech. Pipe	Pipe Fitting	Mech. Duct	Other	Quantity
150	Office	I3	Wd		GWB on GWB	GWB on GWB	GWB on GWB	P2 on GWB on GWB	G1	GWB					Mw1	
151	Storage	I1	Wd		GWB on GWB	GWB on GWB	GWB on GWB	GWB on GWB	G1	GWB						
152	Tub Room	I1	Wd		GWB on GWB	GWB on GWB	GWB on GWB	GWB on GWB	G1	GWB						
153	Office	I3	Wd		GWB on GWB	P2 on GWB on GWB	GWB on GWB	P2 on GWB on GWB	G1	GWB					Mw1	
154	Office	I3	Wd		GWB on GWB	P2 on GWB on GWB	GWB on GWB	P2 on GWB on GWB	G1	GWB					Mw1	
155	CHMM Lobby	Carpet	Wd		GWB on GWB	P2 on GWB on GWB	P3	GWB on GWB	G4	GWB					Mw1	
156	General Office	Carpet	Wd		P3	P2 on GWB on GWB	P3	P3	G4	GWB						
157	Office	Carpet	Wd		GWB on GWB	P3	P3	GWB on GWB	G4	GWB					Mw1	
158	Copy Room	Carpet	Wd		P3	P3	P3 on GWB on GWB	P3	G4	GWB						
159	Entry Vestibule	Carpet	Wd		P3	-	P3	P2 on GWB on GWB	G4	GWB						

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160	Office	Carpet	I1	Wd	P3 on GWB on GWB	P3	GWB on GWB	GWB on GWB	G4	GWB					Mw1	
161	Corridor	I3	Wd		P1	GWB/ P2 on GWB on GWB	GWB on GWB	GWB/ P2 on GWB on GWB	G4	GWB						
162	Common Area	I3	Wd		GWB on GWB	GWB on GWB	GWB/ Wd on GWB	GWB on GWB	G1/ G4	GWB					Mw1	
163	Office	Carpet	Wd		**P1**/ P2 on GWB on GWB	GWB on GWB	P2 on GWB on GWB	P1	G1	GWB					Mw1	
164	Furnace Room	Carpet	I1	Wd	GWB on GWB	GWB on GWB	GWB on GWB	**P1** on GWB on GWB	P1							
165	Delivery Room	Ip 1 on Wd	I3	Wd	P2 on GWB on GWB	P2 on GWB on GWB	GWB on GWB	P2 on GWB on GWB	P1						Mw1	
166	Storage	I1	Wd		GWB on GWB	GWB on GWB	GWB on GWB	GWB on GWB	G1/ G4	GWB					Mw1	
167	Corridor	Ip2	Wd		GWB on GWB	P2 on GWB on GWB	**P1**/ GWB on GWB	P1	P1							
168	Morgue	Ip2	Wd		GWB on GWB	GWB on GWB	P2 on GWB on GWB	P2 on GWB on GWB	P1						K3	
168A	Embalment Room	Metal	Wd		GWB/ Metal on GWB	GWB/ Metal on GWB	GWB/ Metal on GWB	GWB/ Metal on GWB	P1							

ROOM BY ROOM MATERIALS INVENTORY

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Cp - Pipe Penetration Firestop	Fj - Insulating Paper Joint				Qf - Roofing Felt	U - Friction Materials	

Area No.	Room Name	Top Visible Floor Layer	Second Floor Layer	Third Floor Layer	North Wall	East Wall	South Wall	West Wall	First Ceiling or Roof	Second Ceiling	Third Ceiling	Mech. Pipe	Pipe Fitting	Mech. Duct	Other	Quantity
169	Chemical Storage	Ip2	Wd		P2 on GWB on GWB	GWB on GWB	GWB on GWB	GWB on GWB	P1							
170	A.A.	Ip2	Wd		P2 on GWB on GWB	GWB on GWB	GWB on GWB	GWB on GWB	P1							
171	Storage	Ip2	Wd		GWB on GWB	P2 on GWB on GWB	P2 on GWB on GWB	GWB on GWB	P1							
172	Corridor	Ip2	Wd		GWB/ **P1** on GWB	GWB on GWB	GWB on GWB	GWB on GWB	P1							
173	Custodial	I4/ Ip2	Ip3	Wd	GWB on GWB	GWB on GWB	GWB on GWB	GWB on GWB	P1						K4	
174	Storage	Ip2	Wd		GWB on GWB	GWB on GWB	GWB on GWB	GWB on GWB	P1							
175	Electrical Room	Ip2	Wd		GWB on GWB	GWB on GWB	GWB/ Wd on GWB	P3/ GWB on GWB	P1							
176	Electrical Storage	Ip2	Wd		GWB on GWB	GWB on GWB	GWB on GWB	GWB on GWB	P1							
177	Storage	Ip2	Wd		GWB on GWB	GWB on GWB	GWB on GWB	GWB on GWB	P1							
177A	Vestibule	Ip2	Wd		GWB on GWB	GWB on GWB	GWB on GWB	GWB on GWB	P1							
178	Boiler Room	Conc			P1	P1	P1	P1	P1			**Kp1**/ Kp2/ E2	C1	E1	K5(2)	C1(75)/ C2(1)
179*																

APPENDIX D
BUILDING CONSTRUCTION INFORMATION

PEAK ENVIRONMENTAL LTD.

BUILDING CONSTRUCTION
SURVEY INFORMATION SHEET

SURVEY INFORMATION

Surveyor: DV Date: 08-16-2024 Building: Ernie Bodin Centre

Survey Type:	X	Full Hazmat		Limited Scope	X	Pre-Demo		Pre-Reno		Pre-Purchase		Inventory Only
Details:	X	Floors Cored	X	Walls Cored	X	Carpet Lifted	X	Drawings	X	Bldg Vacant		Bldg Occupied

BUILDING INFORMATION

Construction:	1960's	Date	20,000	Ft^2	X	Wood Frame		Brick / Block		Steel Stud		CIP Concrete
	1	Stories		Crawlspace Full	X	C/sp Partial		Basement Full		Bsmt Partial		Attic Space
Additions(s)	X	Observed	X	Reported		Date	X	Renovated (yes)		Renovated (No)		Reno Date
Roofing:	X	Shingle		Tar and Gravel		Torch-on		Metal		Concrete		Not in Scope
Exterior:	X	Wood	X	Metal/Vinyl		Concrete		Stucco		Masonry		Not in Scope
Exterior Panels	X	Wood		Metal/Vinyl		Concrete		Stucco				Not in Scope
Window Frames	X	Putty	X	Glazing		Rubber		Caulking		Foam		None
Interior:	X	Wood		Plaster	X	Drywall	X	Covered D/W	X	Concrete		Other Non-Asb
Interior Ceilings:		Wood		Plaster	X	Drywall	X	T-Bar		Concrete		Exposed Str
Heating:	X	Hot Water		Wood	X	Furnace		Roof Top	X	Electric		Other Non-Asb
Heat Distribution:	X	Radiant	X	Ducted	X	Baseboard						Other Non-Asb
Thermal Insulation:		Vermiculite	X	Fiberglass		Rock Wool		Cellulose		Wood Chip		Other Non-Asb

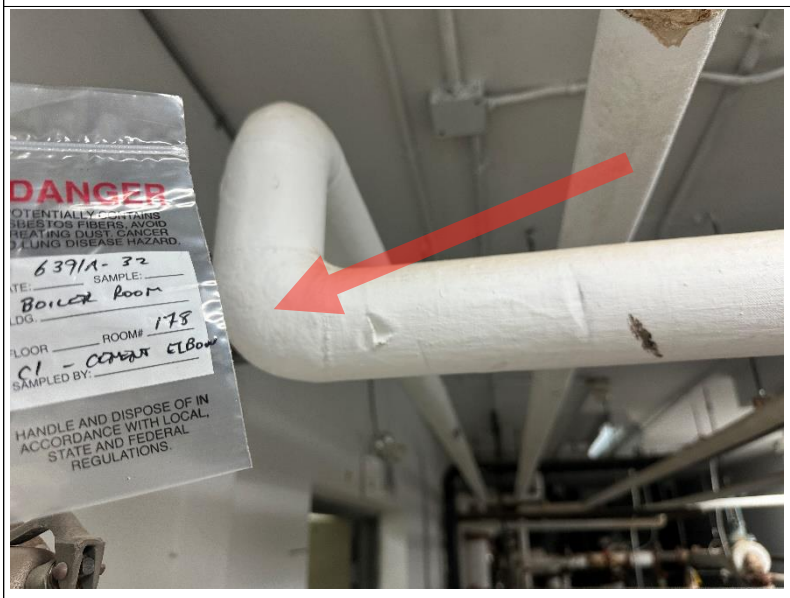
MECHANICAL SYSTEMS

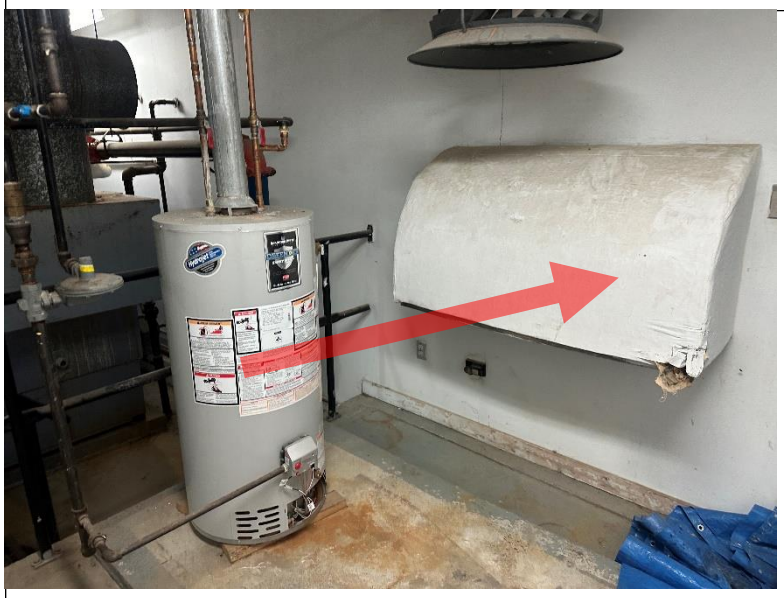
Ducting:	X	None		Cork		Fiberglass		Rock Wool		Asb Paper		Other Non-Asb
Duct Joints:		None		Asbestos Tape		Vinyl Tape	X	Joint Sealant	X	Foil Tape		Other Non-Asb
Water Piping:		None	X	Fiberglass		Asb Lagging		Cork		Foam		Other Non-Asb
Pipe Fittings:		None	X	Cement (exposed)		Cement (con)	X	Fiberglass	X	PVC		Other Non-Asb
Rain Water Leader:		None	X	Cast Iron		Copper		Asbestos Pipe	X	Plastic		Other Non-Asb
Roof Drain Bowls:		None		Cement (exposed)		Cement (con)	X	Fiberglass				Other Non-Asb
Sanitary:	X	Plastic		Copper	X	Cast Iron		Asbestos Pipe				Not in Scope
Chimney Liner:	X	None		Cast Iron / Metal		Ceramic		Asbestos Pipe		Masonry		Not in Scope

APPENDIX E
SITE PHOTOGRAPHS

MATERIALS ASSESSED FOR ASBESTOS-CONTENT

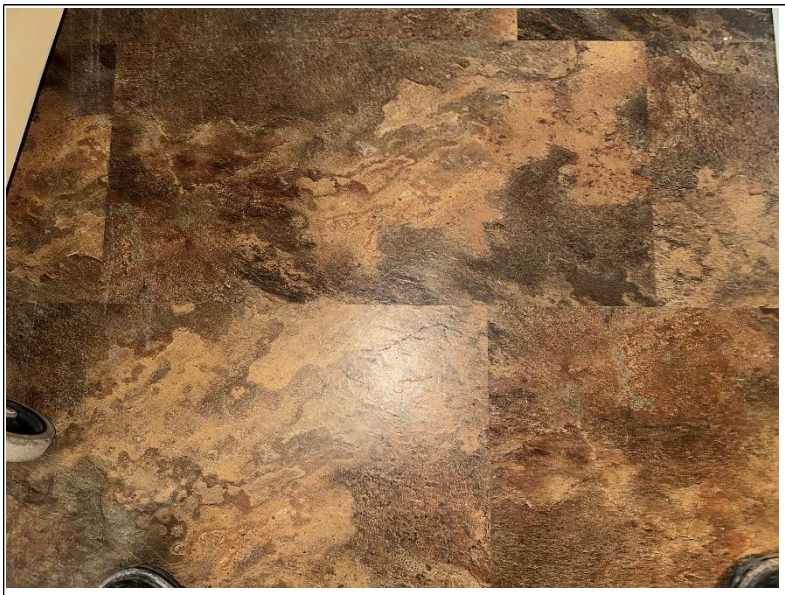
Peak Environmental Ltd.
Hazardous and Regulated Materials Assessment Report
Photograph Log - Potential ACM
Ernie Bodin Centre

	Code Modifier	Material Description	Sample Number / Information	Lab Results
No Photograph Available	A 1	Splatter pattern stipple texture	6391A-13	No Asbestos Detected
	B 1	Canvas or paper wrapped straight run fiberglass insulation with mesh, fiberglass insulated fittings on mechanical piping	Not Sampled	Known Non-Asbestos Application
	C 1	Cement on mechanical pipe fitting	6391A-32	1-5% Chrysotile Asbestos

	Code Modifier	Material Description	Sample Number / Information	Lab Results
	C 2	Cement on water tank	6391A-35	1-5% Chrysotile Asbestos
	E 1	Canvas wrapped fiberglass insulation on mechanical ducting	Not Sampled	Known Non-Asbestos Application
	E 2	Foil faced fiberglass insulation on mechanical piping	Not Sampled	Known Non-Asbestos Application

	Code Modifier	Material Description	Sample Number / Information	Lab Results
	G 1	2'x4' small pinholes, compressed fiberglass panel	Not Sampled	Known Non-Asbestos Application
	G 2	2'x4' cross-directional fissures with small pinholes, compressed cellulose panel	Not Sampled	Known Non-Asbestos Application
	G 3	2'x4' large and small pinholes, compressed fiberglass panel	Not Sampled	Known Non-Asbestos Application

	Code Modifier	Material Description	Sample Number / Information	Lab Results
No Photograph Available	G 4	2'x4' large and small pinholes, compressed cellulose panel	Not Sampled	Known Non-Asbestos Application
	G 5	2'x4' dimpled fiberglass panel	Not Sampled	Known Non-Asbestos Application
	H 1	12"x12" Off white with dark and light grey fleck pattern, vinyl floor tile	6391A-10	No Asbestos Detected

	Code Modifier	Material Description	Sample Number / Information	Lab Results
	H 2	12"x24" dark brown and beige laminate vinyl floor tile	Not Sampled	Known Non-Asbestos Application
No Photograph Available	H 3	12"x12" Beige and brown, plastic back vinyl floor tile	Not Sampled	Known Non-Asbestos Application
	I 1	Blue with blue streak, foam core vinyl sheet flooring	6391A-01	No Asbestos Detected

	Code Modifier	Material Description	Sample Number / Information	Lab Results
	I 2	Grey with black, non slip vinyl sheet flooring	6391A-02	No Asbestos Detected
	I 3	Green with green streak, foam core vinyl sheet flooring	6391A-03	No Asbestos Detected
	I 4	Green with black, non-slip, rubber mat	6391A-30	No Asbestos Detected

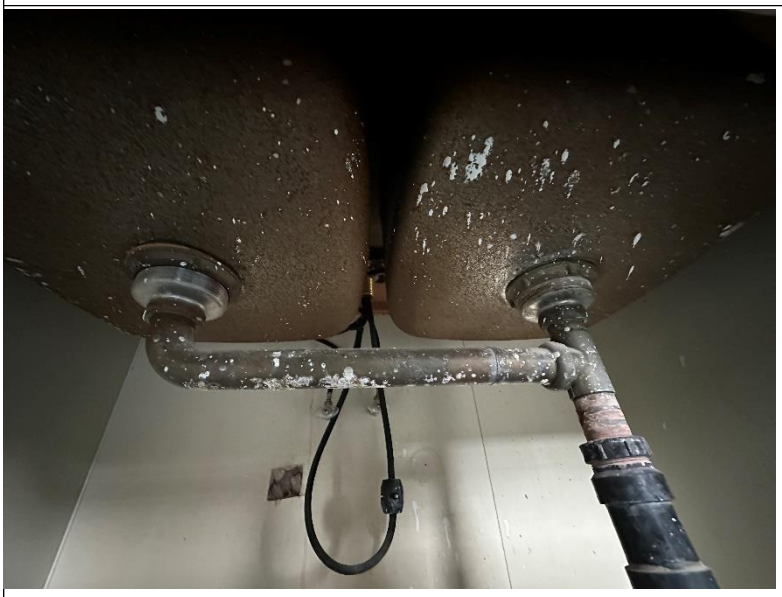
	Code Modifier	Material Description	Sample Number / Information	Lab Results
	Ip 1	Off white with grey small stone pattern, paper back vinyl sheet flooring	6391A-27	No Asbestos Detected
	Ip 2	Cream with beige swirl pattern, paper back vinyl sheet flooring	6391A-28	No Asbestos Detected
	Ip 3	Cream with beige tile pattern, vinyl sheet flooring	6391A-31	No Asbestos Detected

	Code Modifier	Material Description	Sample Number / Information	Lab Results
	K 1	Gasketing on furnace unit "Keep Rite"	Not Sampled	Known Non-Asbestos Application
	K 2	Gasketing on furnace unit	Not Sampled	Known Non-Asbestos Application
	K 3	Gasketing on furnace unit "Ceiling Hung"	Not Sampled	Known Non-Asbestos Application

	Code Modifier	Material Description	Sample Number / Information	Lab Results
	K 4	Gasketing on furnace unit	Not Sampled	Known Non-Asbestos Application
	K 5	Beaver Boiler	Not Sampled	Suspect Asbestos Application
	Kp 1	Red rubber pipe flange gasket on mechanical piping	Not Sampled	Known Non-Asbestos Application

	Code Modifier	Material Description	Sample Number / Information	Lab Results
	Kp 2	Pipe flange gasket on mechanical piping	Not Sampled	Suspect Asbestos Application
	M 1	Cream coloured mastic adhering styrofoam to concrete	6391A-46	1-5% Chrysotile Asbestos
	M 2	Black mastic adhering jacketing to fiberglass straight run	6391A-38	No Asbestos Detected

	Code Modifier	Material Description	Sample Number / Information	Lab Results
	M 3	Rubber baseboard with adhering mastic	6391A-42	No Asbestos Detected
	M 4	Grey fibre gum on wall penetration	6391A-47	No Asbestos Detected
	Md 1	Brown sealant on mechanical ducting	6391A-05	1-5% Chrysotile Asbestos

	Code Modifier	Material Description	Sample Number / Information	Lab Results
No Photograph Available	Md 2	Hard silver sealant on mechanical ducting	6391A-48	1-5% Chrysotile Asbestos
	Ms 1	Gold sealant on sink underside	Not Sampled	Known Asbestos Application
	Mw 1	Black sealant between window frame and pane	6391A-04	1-5% Chrysotile Asbestos

	Code Modifier	Material Description	Sample Number / Information	Lab Results
	N 1	Sanitary pipe roving	Not Sampled	Known Asbestos Application
	O 1	Cementitious floor leveller	6391A-20	No Asbestos Detected
	P 1	White drywall taping compound	6391A-41	1-5% Chrysotile Asbestos

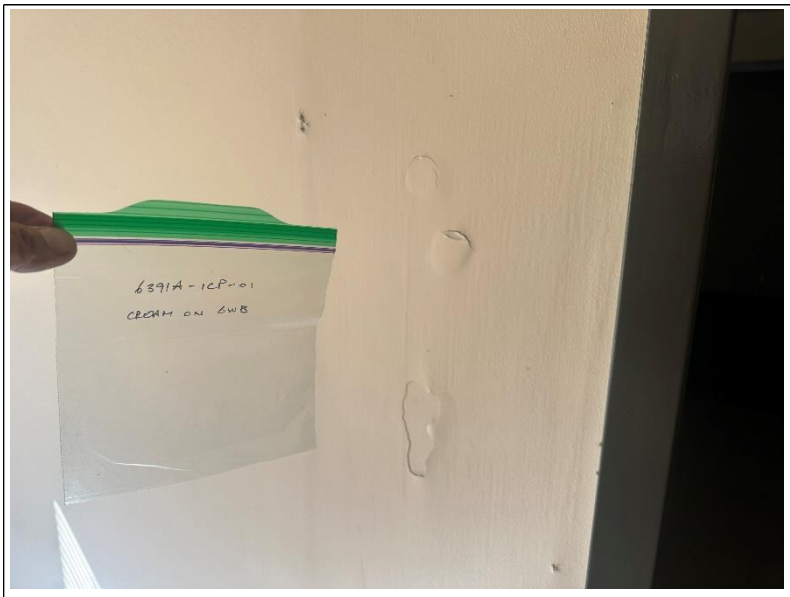
	Code Modifier	Material Description	Sample Number / Information	Lab Results
	P 2	White drywall compound patch on GWB	6391A-08	No Asbestos Detected
	P 3	White drywall taping compound (new)	Not Sampled	Known Non-Asbestos Application
	Qs 1	Burgundy roll on asphalt shingle	Not Sampled	Known Non-Asbestos Application

Peak Environmental Ltd.
Hazardous and Regulated Materials Assessment Report
Photograph Log - Potential ACM
Ernie Bodin Centre

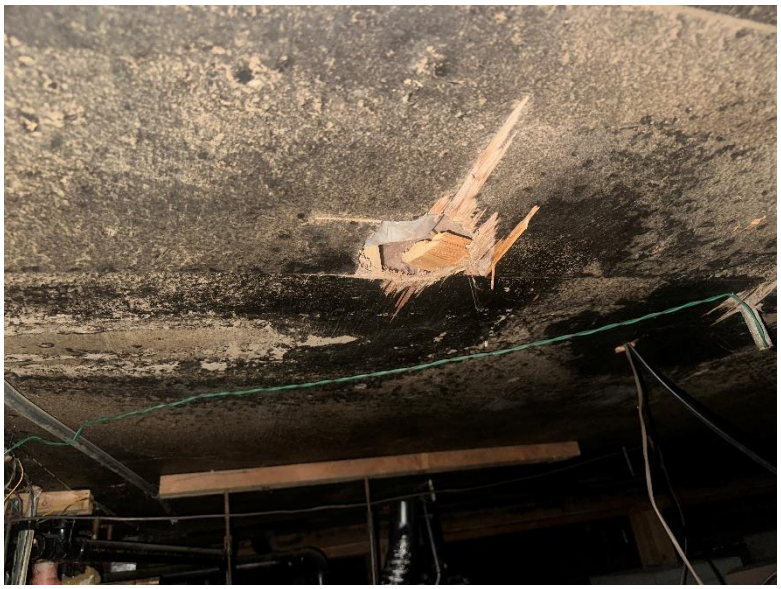
	Code Modifier	Material Description	Sample Number / Information	Lab Results
	R 1	"Fire Craft Kilns" "Skutt Electric Kiln"	Not Sampled	Known Non-Asbestos Application
No Photograph Available	T 1	Fiberglass batt insulation	Not Sampled	Known Non-Asbestos Application

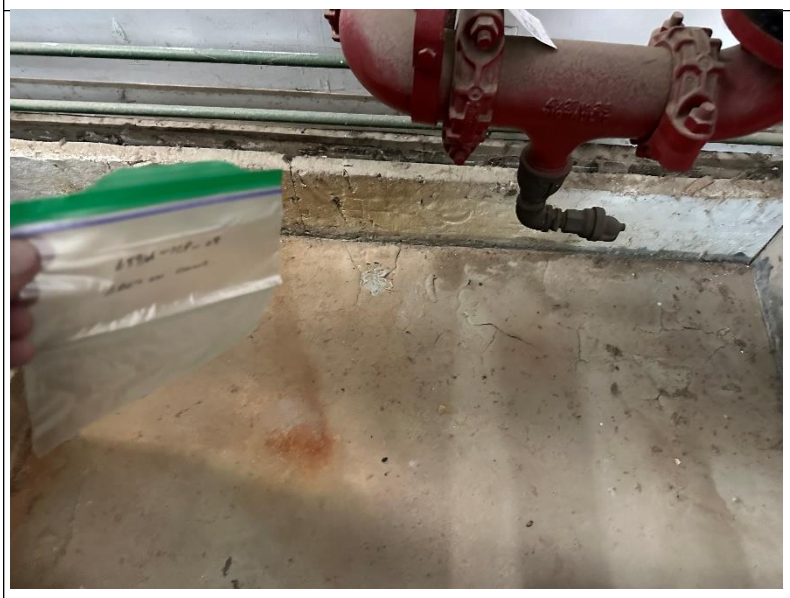
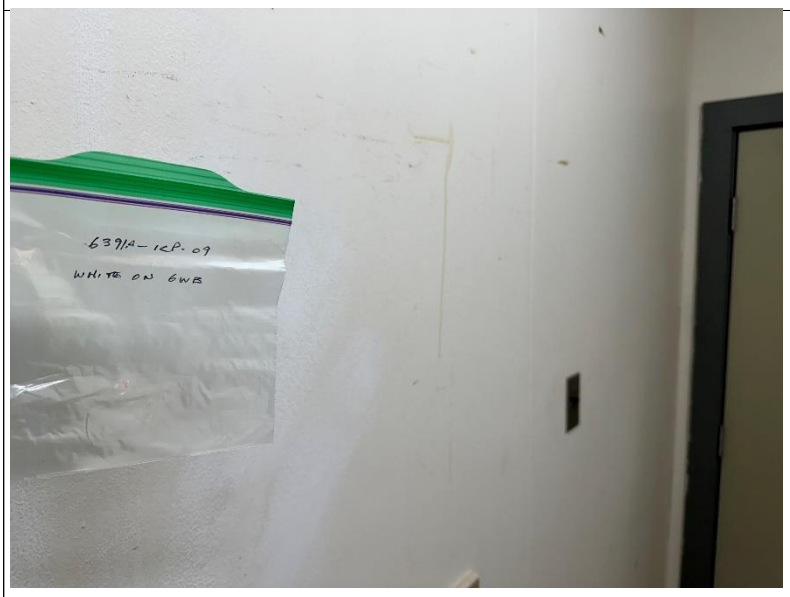
LEAD IN PAINT AND OTHER HAZARDOUS MATERIALS

Peak Environmental Ltd.
Hazardous and Regulated Materials Assessment Report
Photograph Log - Lead Paint and Other Hazardous Materials
Ernie Bodin Centre

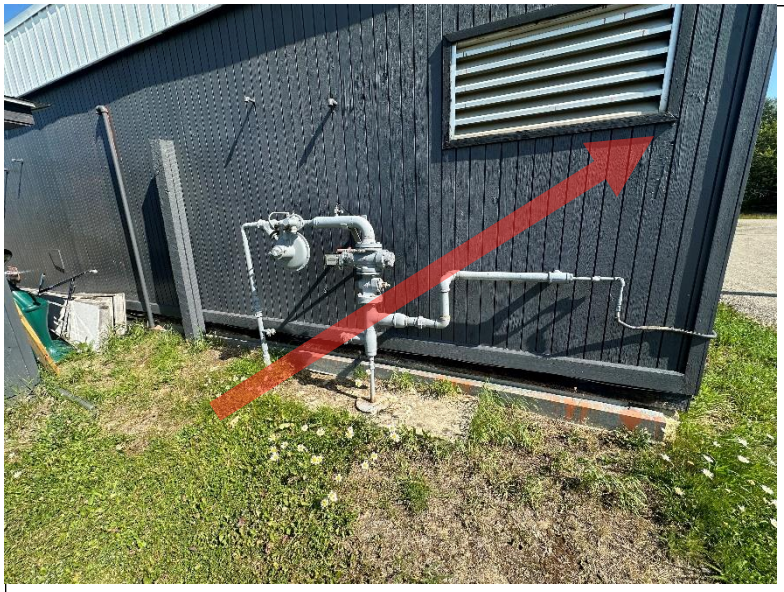
	Material Description	Sample Number / Information	Lead Conc.
	Cream on GWB - Office 148	ICP-01	880 mg/kg
	Dark grey on wood door trim - Office 148	ICP-02	1210 mg/kg
	Light blue with grey undercoat on wood door - Storage 151	ICP-03	<80 mg/kg

Peak Environmental Ltd.
Hazardous and Regulated Materials Assessment Report
Photograph Log - Lead Paint and Other Hazardous Materials
Ernie Bodin Centre

	Material Description	Sample Number / Information	Lead Conc.
	Beige on drywall (P1) - Office 163	ICP-04	196 mg/kg
No Photograph Available	Burgundy on wood - Delivery Room 165	ICP-05	<80 mg/kg
	Black on wood ceiling - Crawlspace 001	ICP-06	<80 mg/kg

	Material Description	Sample Number / Information	Lead Conc.
	White on wood - Boiler Room 178	ICP-07	<80 mg/kg
	Grey on concrete - Boiler Room 178	ICP-08	1140 mg/kg
	White on GWB - Corridor 172	ICP-09	<80 mg/kg

Peak Environmental Ltd.
Hazardous and Regulated Materials Assessment Report
Photograph Log - Lead Paint and Other Hazardous Materials
Ernie Bodin Centre

	Material Description	Sample Number / Information	Lead Conc.
	Black on wood frames and trims - Corridor 105	ICP-10	1470 mg/kg
	Dark Grey with burgundy undercoat on wood siding - Exterior West	ICP-11	240 mg/kg
	Black on wood window frame - Exterior West	ICP-12	467 mg/kg

	Material Description	Sample Number / Information	Lead Conc.
	Grey on wood door - Exterior West	ICP-13	938 mg/kg
	White on wood door - Exterior West	ICP-14	202 mg/kg
	Potential PCB containing fluorescent light ballasts		

	Material Description	Sample Number / Information	Lead Conc.
	Mercury containing fluorescent lighting (tubes, CFC, high voltage)		
	Refrigerators/Deep Freezers		
	Smoke Detectors		

	Material Description	Sample Number / Information	Lead Conc.
	Lead lined door		

APPENDIX F
LABORATORY ANALYTICAL RESULTS

MATERIALS ASSESSED FOR ASBESTOS-CONTENT

CERTIFICATE OF ANALYSIS

REPORTED TO	Peak Environmental Ltd. 951 Pinewood Place West Kelowna, BC V1Z 3G7		
ATTENTION	Steve Ferguson	**WORK ORDER**	24H3604
PO NUMBER	6391A	**RECEIVED / TEMP**	2024-08-26 16:25 / 21.3°C
PROJECT	6391A	**REPORTED**	2024-09-03 11:31
PROJECT INFO	Ernie Bodin Centre	**COC NUMBER**	no #

Introduction:

CARO Analytical Services is a testing laboratory full of smart, engaged scientists driven to make the world a safer and healthier place. Through our clients' projects we become an essential element for a better world. We employ methods conducted in accordance with recognized professional standards using accepted testing methodologies and quality control efforts. CARO is accredited by the Canadian Association for Laboratories Accreditation (CALA) to ISO/IEC 17025:2017 for specific tests listed in the scope of accreditation approved by CALA.

Big Picture Sidekicks

You know that the sample you collected after snowshoeing to site, digging 5 meters, and racing to get it on a plane so you can submit it to the lab for time sensitive results needed to make important and expensive decisions (whew) is VERY important. We know that too.

We've Got Chemistry

It's simple. We figure the more you enjoy working with our fun and engaged team members; the more likely you are to give us continued opportunities to support you.

Ahead of the Curve

Through research, regulation knowledge, and instrumentation, we are your analytical centre for the technical knowledge you need, BEFORE you need it, so you can stay up to date and in the know.

By engaging our services, you are agreeing to CARO Analytical Service's Standard Terms and Conditions outlined here: https://www.caro.ca/terms-conditions

If you have any questions or concerns, please contact me at bwhitehead@caro.ca

Authorized By:

Brent Whitehead
Account Manager

TEST RESULTS

REPORTED TO	Peak Environmental Ltd.	**WORK ORDER**	24H3604
PROJECT	6391A	**REPORTED**	2024-09-03 11:31

Analyte	Result	RL	Units	Analyzed	Qualifier
Blue with blue streak, foam core VSF - Entry Vestibule 100A - 6391A-01 (24H3604-01) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-09-03	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-09-03	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-09-03	
Grey with black, non slip VSF - Washroom 101 - 6391A-02 (24H3604-02) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-09-03	
Non-Asbestos Fibres	**(20 - 30)**	1.0	% dry	2024-09-03	
Non-Fibrous Materials	**(70 - 80)**	1.0	% dry	2024-09-03	
Green with green streak, foam core VSF - Corridor 103A - 6391A-03 (24H3604-03) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-09-03	
Non-Asbestos Fibres	**(1 - 5)**	1.0	% dry	2024-09-03	
Non-Fibrous Materials	**(95 - 99)**	1.0	% dry	2024-09-03	
Black sealant between window frame and pane - Corridor 103A - 6391A-04 (24H3604-04) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-09-03	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-09-03	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-09-03	
Brown sealant on mechanical ducting - Crawlspace 001 - 6391A-05 (24H3604-05) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Chrysotile Asbestos	**(1 - 5)**	0.5	% dry	2024-09-03	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-09-03	
Non-Fibrous Materials	**(95 - 99)**	1.0	% dry	2024-09-03	
Black sealant between window frame and pane - Corridor 103A - 6391A-06 (24H3604-06) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Chrysotile Asbestos	**(1 - 5)**	0.5	% dry	2024-09-03	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-09-03	
Non-Fibrous Materials	**(95 - 99)**	1.0	% dry	2024-09-03	

TEST RESULTS

REPORTED TO	Peak Environmental Ltd.	**WORK ORDER**	24H3604
PROJECT	6391A	**REPORTED**	2024-09-03 11:31

Analyte	Result	RL	Units	Analyzed	Qualifier
White drywall taping compound - Kitchen 106 - 6391A-07 (24H3604-07) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-09-03	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-09-03	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-09-03	
White drywall compound patch on GWB - Art Storage 108 - 6391A-08 (24H3604-08) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-09-03	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-09-03	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-09-03	
Black sealant between window frame and pane - Art Room 118 - 6391A-09 (24H3604-09) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Comments	**Stop Positive - Not Tested**		% dry	2024-09-03	
12x12 Off white with dark and light grey fleck pattern, VFT - Multi-Coloured Room 122 - 6391A-10 (24H3604-10) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-09-03	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-09-03	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-09-03	
White drywall taping compound - Multi-Coloured Room 122 - 6391A-11 (24H3604-11) | Matrix: Solid | Sampled: 2024-08-11					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-08-31	
White drywall compound patch on GWB - Washroom 124 - 6391A-12 (24H3604-12) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-08-31	

TEST RESULTS

REPORTED TO	Peak Environmental Ltd.	**WORK ORDER**	24H3604
PROJECT	6391A	**REPORTED**	2024-09-03 11:31

Analyte	Result	RL	Units	Analyzed	Qualifier
Splatter pattern stipple texture - Storage 125 - 6391A-13 (24H3604-13) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-08-31	
Splatter pattern stipple texture - Storage 125 - 6391A-14 (24H3604-14) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-08-31	
Splatter pattern stipple texture - Storage 125 - 6391A-15 (24H3604-15) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-08-31	
White drywall compound patch on GWB - Office 132 - 6391A-16 (24H3604-16) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-08-31	
Black sealant between window frame and pane- Vestibule 134 - 6391A-17 (24H3604-17) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Comments	**Stop Positive - Not Tested**		% dry	2024-08-31	
Cream coloured mastic adhering styrofoam to conc - Crawlspace 001 - 6391A-18 (24H3604-18) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-08-31	

TEST RESULTS

REPORTED TO	Peak Environmental Ltd.	**WORK ORDER**	24H3604
PROJECT	6391A	**REPORTED**	2024-09-03 11:31

Analyte	Result	RL	Units	Analyzed	Qualifier
Brown sealant on mechanical ducting - Crawlspace 001 - 6391A-19 (24H3604-19) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Comments	**Stop Positive - Not Tested**		% dry	2024-08-31	
Cementitious floor leveller - Office 147 - 6391A-20 (24H3604-20) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-08-31	
Cementitious floor leveller - Office 148 - 6391A-21 (24H3604-21) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-08-31	
Cementitious floor leveller - Office 150 - 6391A-22 (24H3604-22) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-08-31	
White drywall compound patch on GWB - Office 148 - 6391A-23 (24H3604-23) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-08-31	
White drywall compound patch on GWB - Corridor 161 - 6391A-24 (24H3604-24) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-08-31	
White drywall taping compound - Office 163 - 6391A-25 (24H3604-25) | Matrix: Solid | Sampled: 2024-08-16					

TEST RESULTS

REPORTED TO	Peak Environmental Ltd.	**WORK ORDER**	24H3604
PROJECT	6391A	**REPORTED**	2024-09-03 11:31

Analyte	Result	RL	Units	Analyzed	Qualifier
White drywall taping compound - Office 163 - 6391A-25 (24H3604-25) | Matrix: Solid | Sampled: 2024-08-16, Continued					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-08-31	
White drywall taping compound - Furnace Room 164 - 6391A-26 (24H3604-26) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-08-31	
Off white with grey small stone pattern, paper back VSF - Delivery Room 165 - 6391A-27 (24H3604-27) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	**(30 - 40)**	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**(60 - 70)**	1.0	% dry	2024-08-31	
Cream with beige swirl pattern, paper back VSF - Corridor 167 - 6391A-28 (24H3604-28) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	**(50 - 60)**	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**(40 - 50)**	1.0	% dry	2024-08-31	
White drywall taping compound - Morgue 168 - 6391A-29 (24H3604-29) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-08-31	
Green with black, non-slip, rubber mat - Custodial 173 - 6391A-30 (24H3604-30) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-08-31	

TEST RESULTS

REPORTED TO	Peak Environmental Ltd.	**WORK ORDER**	24H3604
PROJECT	6391A	**REPORTED**	2024-09-03 11:31

Analyte	Result	RL	Units	Analyzed	Qualifier
Cream with beige tile pattern, VSF - Custodial 173 - 6391A-31 (24H3604-31) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	**(50 - 60)**	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**(40 - 50)**	1.0	% dry	2024-08-31	
Cement on mechanical pipe fitting - Boiler Room 178 - 6391A-32 (24H3604-32) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Chrysotile Asbestos	**(1 - 5)**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	**(30 - 40)**	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**(60 - 70)**	1.0	% dry	2024-08-31	
Cement on mechanical pipe fitting - Boiler Room 178 - 6391A-33 (24H3604-33) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Comments	**Stop Positive - Not Tested**		% dry	2024-08-31	
Cement on mechanical pipe fitting - Boiler Room 178 - 6391A-34 (24H3604-34) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Comments	**Stop Positive - Not Tested**		% dry	2024-08-31	
Cement on water tank - Boiler Room 178 - 6391A-35 (24H3604-35) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Chrysotile Asbestos	**(1 - 5)**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	**(20 - 30)**	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**(70 - 80)**	1.0	% dry	2024-08-31	
Cement on water tank - Boiler Room 178 - 6391A-36 (24H3604-36) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Comments	**Stop Positive - Not Tested**		% dry	2024-08-31	
Cement on water tank - Boiler Room 178 - 6391A-37 (24H3604-37) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					

TEST RESULTS

REPORTED TO	Peak Environmental Ltd.	**WORK ORDER**	24H3604
PROJECT	6391A	**REPORTED**	2024-09-03 11:31

Analyte	Result	RL	Units	Analyzed	Qualifier
Cement on water tank - Boiler Room 178 - 6391A-37 (24H3604-37) | Matrix: Solid | Sampled: 2024-08-16, Continued					
Polarized Light Microscopy Analysis, Continued					
Comments	**Stop Positive - Not Tested**		% dry	2024-08-31	
Black mastic adhering jacketing to fibreglass straight run - Boiler Room 178 - 6391A-38 (24H3604-38) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	**(1 - 5)**	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**(95 - 99)**	1.0	% dry	2024-08-31	
Black mastic adhering jacketing to fibreglass straight run - Boiler Room 178 - 6391A-39 (24H3604-39) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	**(40 - 50)**	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**(60 - 70)**	1.0	% dry	2024-08-31	
Black mastic adhering jacketing to fibreglass straight run - Boiler Room 178 - 6391A-40 (24H3604-40) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	**(10 - 20)**	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**(80 - 90)**	1.0	% dry	2024-08-31	
White drywall taping compound - Boiler Room 178 - 6391A-41 (24H3604-41) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Chrysotile Asbestos	**(1 - 5)**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**(95 - 99)**	1.0	% dry	2024-08-31	
Rubber baseboard with adhering mastic - Vestibule 177A - 6391A-42 (24H3604-42) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-08-31	

TEST RESULTS

REPORTED TO	Peak Environmental Ltd.	**WORK ORDER**	24H3604
PROJECT	6391A	**REPORTED**	2024-09-03 11:31

Analyte	Result	RL	Units	Analyzed	Qualifier
White drywall taping compound - Storage 141 - 6391A-43 (24H3604-43) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Comments	**Stop Positive - Not Tested**		% dry	2024-08-31	
White drywall compound patch on GWB - Vestbule 136 - 6391A-44 (24H3604-44) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-08-31	
White drywall compound patch on GWB - General Office 156 - 6391A-45 (24H3604-45) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**> 99**	1.0	% dry	2024-08-31	
Cream coloured mastic adhering styrofoam to conc - Boiler Room 178 - 6391A-46 (24H3604-46) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Chrysotile Asbestos	**(1 - 5)**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**(95 - 99)**	1.0	% dry	2024-08-31	
Grey fibre gum on wall penetration - Exterior West - 6391A-47 (24H3604-47) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Asbestos Fibres	**Absent**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	**(1 - 5)**	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**(95 - 99)**	1.0	% dry	2024-08-31	
Hard Silver sealant on mechanical ducting - Exterior East - 6391A-48 (24H3604-48) | Matrix: Solid | Sampled: 2024-08-16					
Polarized Light Microscopy Analysis					
Chrysotile Asbestos	**(1 - 5)**	0.5	% dry	2024-08-31	
Non-Asbestos Fibres	< 1	1.0	% dry	2024-08-31	
Non-Fibrous Materials	**(95 - 99)**	1.0	% dry	2024-08-31	

APPENDIX 1: SUPPORTING INFORMATION

REPORTED TO	Peak Environmental Ltd.	**WORK ORDER**	24H3604
PROJECT	6391A	**REPORTED**	2024-09-03 11:31

Analysis Description	Method Ref.	Technique	Accredited	Location
Asbestos in Bulk Materials in Solid	EPA 600/R-93/116	Polarized Light Microscopy (PLM)	✓	Kelowna

Glossary of Terms:

RL	Reporting Limit (default)
% dry	Percent (dry weight basis)
<	Less than the specified Reporting Limit (RL) - the actual RL may be higher than the default RL due to various factors
>	Greater than the specified Result
EPA	United States Environmental Protection Agency Test Methods

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APPENDIX 2: QUALITY CONTROL RESULTS

REPORTED TO	Peak Environmental Ltd.	**WORK ORDER**	24H3604
PROJECT	6391A	**REPORTED**	2024-09-03 11:31

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- **Method Blank (Blk)**: A blank sample that undergoes sample processing identical to that carried out for the test samples. Method blank results are used to assess contamination from the laboratory environment and reagents.
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- **Reference Material (SRM)**: A homogenous material of similar matrix to the samples, certified for the parameter(s) listed. Reference Materials ensure that the analytical process is adequate to achieve acceptable recoveries of the parameter(s) tested.

Each QC type is analyzed at a 5-10% frequency, i.e. one blank/duplicate/spike for every 10-20 samples. For all types of QC, the specified recovery (% Rec) and relative percent difference (RPD) limits are derived from long-term method performance averages and/or prescribed by the reference method.

Analyte	Result	RL	Units	Spike Level	Source Result	% REC	REC Limit	% RPD	RPD Limit	Qualifier
Polarized Light Microscopy Analysis, Batch B4H4522										
Blank (B4H4522-BLK1)				Prepared: 2024-08-30, Analyzed: 2024-09-03						
Asbestos Fibres	Absent	0.5	% dry							
Non-Asbestos Fibres	< 1.0	1.0	% dry							
Non-Fibrous Materials	< 1.0	1.0	% dry							
Blank (B4H4522-BLK2)				Prepared: 2024-08-30, Analyzed: 2024-09-03						
Asbestos Fibres	Absent	0.5	% dry							
Non-Asbestos Fibres	< 1.0	1.0	% dry							
Non-Fibrous Materials	< 1.0	1.0	% dry							
Duplicate (B4H4522-DUP1)	**Source: 24H3604-01**			Prepared: 2024-08-30, Analyzed: 2024-09-03						
Asbestos Fibres	Absent	0.5	% dry		Absent				55	
Non-Asbestos Fibres	< 1.0	1.0	% dry		< 1.0				55	
Non-Fibrous Materials	> 99	1.0	% dry		> 99				55	
Reference (B4H4522-SRM1)				Prepared: 2024-08-30, Analyzed: 2024-09-03						
Chrysotile Asbestos	(5 - 10)	0.5	% dry	7.00		100	80-120			
Non-Asbestos Fibres	< 1.0	1.0	% dry	0.500		200	60-140			
Non-Fibrous Materials	(90 - 95)	1.0	% dry	93.0		100	60-140			
Reference (B4H4522-SRM2)				Prepared: 2024-08-30, Analyzed: 2024-09-03						
Chrysotile Asbestos	(5 - 10)	0.5	% dry	7.00		100	80-120			
Non-Asbestos Fibres	< 1.0	1.0	% dry	0.500		200	60-140			
Non-Fibrous Materials	(90 - 95)	1.0	% dry	93.0		100	60-140			
Polarized Light Microscopy Analysis, Batch B4H4527										
Blank (B4H4527-BLK1)				Prepared: 2024-08-30, Analyzed: 2024-08-31						
Asbestos Fibres	Absent	0.5	% dry							
Non-Asbestos Fibres	< 1.0	1.0	% dry							
Non-Fibrous Materials	< 1.0	1.0	% dry							
Blank (B4H4527-BLK2)				Prepared: 2024-08-30, Analyzed: 2024-08-31						
Asbestos Fibres	Absent	0.5	% dry							
Non-Asbestos Fibres	< 1.0	1.0	% dry							
Non-Fibrous Materials	< 1.0	1.0	% dry							

APPENDIX 2: QUALITY CONTROL RESULTS

REPORTED TO	Peak Environmental Ltd.	**WORK ORDER**	24H3604
PROJECT	6391A	**REPORTED**	2024-09-03 11:31

Analyte	Result	RL	Units	Spike Level	Source Result	% REC	REC Limit	% RPD	RPD Limit	Qualifier
Polarized Light Microscopy Analysis, Batch B4H4527, Continued										
Duplicate (B4H4527-DUP1)		**Source: 24H3604-11**		Prepared: 2024-08-30, Analyzed: 2024-08-31						
Asbestos Fibres	Absent	0.5	% dry		Absent				55	
Non-Asbestos Fibres	< 1.0	1.0	% dry		< 1.0				55	
Non-Fibrous Materials	> 99	1.0	% dry		> 99				55	
Duplicate (B4H4527-DUP2)		**Source: 24H3604-44**		Prepared: 2024-08-30, Analyzed: 2024-08-31						
Asbestos Fibres	Absent	0.5	% dry		Absent				55	
Non-Asbestos Fibres	< 1.0	1.0	% dry		< 1.0				55	
Non-Fibrous Materials	> 99	1.0	% dry		> 99				55	
Reference (B4H4527-SRM1)				Prepared: 2024-08-30, Analyzed: 2024-08-31						
Chrysotile Asbestos	(1 - 5)	0.5	% dry	4.00		100	80-120			
Non-Asbestos Fibres	< 1.0	1.0	% dry	0.00			60-140			
Non-Fibrous Materials	(95 - 99)	1.0	% dry	96.0		100	60-140			
Reference (B4H4527-SRM2)				Prepared: 2024-08-30, Analyzed: 2024-08-31						
Chrysotile Asbestos	(1 - 5)	0.5	% dry	4.00		100	80-120			
Non-Asbestos Fibres	< 1.0	1.0	% dry	0.00			60-140			
Non-Fibrous Materials	(95 - 99)	1.0	% dry	96.0		100	60-140			

LEAD IN PAINT AND OTHER HAZARDOUS MATERIALS

CERTIFICATE OF ANALYSIS

REPORTED TO	Peak Environmental Ltd. 951 Pinewood Place West Kelowna, BC V1Z 3G7		
ATTENTION	Steve Ferguson	**WORK ORDER**	24H3577
PO NUMBER	6391A	**RECEIVED / TEMP**	2024-08-26 16:25 / NA
PROJECT	6391A	**REPORTED**	2024-08-29 16:59
PROJECT INFO	Ernie Bodin Centre	**COC NUMBER**	No Number

Introduction:

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Big Picture Sidekicks

You know that the sample you collected after snowshoeing to site, digging 5 meters, and racing to get it on a plane so you can submit it to the lab for time sensitive results needed to make important and expensive decisions (whew) is VERY important. We know that too.

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By engaging our services, you are agreeing to CARO Analytical Service's Standard Terms and Conditions outlined here: https://www.caro.ca/terms-conditions

If you have any questions or concerns, please contact me at bwhitehead@caro.ca

Authorized By:

Brent Whitehead
Account Manager

CARO ANALYTICAL SERVICES

TEST RESULTS

REPORTED TO	Peak Environmental Ltd.	**WORK ORDER**	24H3577
PROJECT	6391A	**REPORTED**	2024-08-29 16:59

Analyte	Result	RL	Units	Analyzed	Qualifier
Cream on GWB - Office 148 - ICP-01 (24H3577-01) | Matrix: Solid | Sampled: 2024-08-16					
Metals in Paint					
Lead	**880**	80.0	mg/kg	2024-08-29	
Dark grey on wood door trim - Office 148 - ICP-02 (24H3577-02) | Matrix: Solid | Sampled: 2024-08-16					
Metals in Paint					
Lead	**1210**	80.0	mg/kg	2024-08-29	
Light blue with grey undercoat on wood door - Storage 151 - ICP-03 (24H3577-03) | Matrix: Solid | Sampled: 2024-08-16					
Metals in Paint					
Lead	< 80.0	80.0	mg/kg	2024-08-29	
Beige on drywall (P1) - Office 163 - ICP-04 (24H3577-04) | Matrix: Solid | Sampled: 2024-08-16					
Metals in Paint					
Lead	**196**	80.0	mg/kg	2024-08-29	
Burgundy on wood - Delivery Room 165 - ICP-05 (24H3577-05) | Matrix: Solid | Sampled: 2024-08-16					
Metals in Paint					
Lead	< 80.0	80.0	mg/kg	2024-08-29	
Black on wood ceiling - Crawlspace 001 - ICP-06 (24H3577-06) | Matrix: Solid | Sampled: 2024-08-16					
Metals in Paint					
Lead	< 80.0	80.0	mg/kg	2024-08-29	
White on wood - Boiler Room 178 - ICP-07 (24H3577-07) | Matrix: Solid | Sampled: 2024-08-16					
Metals in Paint					
Lead	< 80.0	80.0	mg/kg	2024-08-29	
Grey on concrete - Boiler Room 178 - ICP-08 (24H3577-08) | Matrix: Solid | Sampled: 2024-08-16					
Metals in Paint					
Lead	**1140**	80.0	mg/kg	2024-08-29	
White on GWB - Corridor 172 - ICP-09 (24H3577-09) | Matrix: Solid | Sampled: 2024-08-16					
Metals in Paint					

TEST RESULTS

REPORTED TO	Peak Environmental Ltd.	**WORK ORDER**	24H3577
PROJECT	6391A	**REPORTED**	2024-08-29 16:59

Analyte	Result	RL	Units	Analyzed	Qualifier
White on GWB - Corridor 172 - ICP-09 (24H3577-09) | Matrix: Solid | Sampled: 2024-08-16, Continued					
Metals in Paint, Continued					
Lead	< 80.0	80.0	mg/kg	2024-08-29	
Black on wood frames and trims - Corridor 105 - ICP-10 (24H3577-10) | Matrix: Solid | Sampled: 2024-08-16					
Metals in Paint					
Lead	**1470**	80.0	mg/kg	2024-08-29	
Dark Grey with burgundy undercoat on wood siding - Exterior West - ICP-11 (24H3577-11) | Matrix: Solid | Sampled: 2024-08-16					
Metals in Paint					
Lead	**240**	80.0	mg/kg	2024-08-29	
Black on wood window frame - Exterior West - ICP-12 (24H3577-12) | Matrix: Solid | Sampled: 2024-08-16					
Metals in Paint					
Lead	**467**	80.0	mg/kg	2024-08-29	
Grey on wood door - Exterior West - ICP-13 (24H3577-13) | Matrix: Solid | Sampled: 2024-08-16					
Metals in Paint					
Lead	**938**	80.0	mg/kg	2024-08-29	
White on wood door - Exterior West - ICP-14 (24H3577-14) | Matrix: Solid | Sampled: 2024-08-16					
Metals in Paint					
Lead	**202**	80.0	mg/kg	2024-08-29	

APPENDIX 1: SUPPORTING INFORMATION

REPORTED TO	Peak Environmental Ltd.	**WORK ORDER**	24H3577
PROJECT	6391A	**REPORTED**	2024-08-29 16:59

Analysis Description	Method Ref.	Technique	Accredited	Location
SALM in Solid	ASTM E1645* / EPA 6020B	HNO3+H2O2 / Inductively Coupled Plasma-Mass Spectroscopy (ICP-MS)		Richmond

Note: An asterisk in the Method Reference indicates that the CARO method has been modified from the reference method

Glossary of Terms:

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<	Less than the specified Reporting Limit (RL) - the actual RL may be higher than the default RL due to various factors
mg/kg	Milligrams per kilogram (dry weight basis)
EPA	United States Environmental Protection Agency Test Methods

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APPENDIX 2: QUALITY CONTROL RESULTS

REPORTED TO	Peak Environmental Ltd.	**WORK ORDER**	24H3577
PROJECT	6391A	**REPORTED**	2024-08-29 16:59

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Analyte	Result	RL	Units	Spike Level	Source Result	% REC	REC Limit	% RPD	RPD Limit	Qualifier
Metals in Paint, Batch B4H4396										
Blank (B4H4396-BLK1)				Prepared: 2024-08-29, Analyzed: 2024-08-29						
Lead	< 80.0	80.0	mg/kg							
Reference (B4H4396-SRM1)				Prepared: 2024-08-29, Analyzed: 2024-08-29						
Lead	987	80.0	mg/kg	1000		99	70-130			

CERTIFICATE OF ANALYSIS

REPORTED TO	Peak Environmental Ltd. 951 Pinewood Place West Kelowna, BC V1Z 3G7		
ATTENTION	Steve Ferguson	**WORK ORDER**	24H3414
PO NUMBER	6391A	**RECEIVED / TEMP**	2024-08-26 16:25 / NA
PROJECT	6391A	**REPORTED**	2024-08-29 14:24
PROJECT INFO	Ernie Bodin Centre	**COC NUMBER**	No Number

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Authorized By:

Brent Whitehead
Account Manager

TEST RESULTS

REPORTED TO	Peak Environmental Ltd.	**WORK ORDER**	24H3414
PROJECT	6391A	**REPORTED**	2024-08-29 14:24

Analyte	Result	RL	Units	Analyzed	Qualifier
Demolition Waste Stream - TCLP-01 (24H3414-01) | Matrix: Solid | Sampled: 2024-08-16					
TCLP Metals					
Lead	**0.10**	0.002	mg/L	2024-08-29	
TCLP Non-Volatile Extraction Details					
Extraction Fluid pH	**4.96**		pH units	2024-08-29	
Final Extract pH	**5.19**		pH units	2024-08-29	

APPENDIX 1: SUPPORTING INFORMATION

REPORTED TO	Peak Environmental Ltd.	**WORK ORDER**	24H3414
PROJECT	6391A	**REPORTED**	2024-08-29 14:24

Analysis Description	Method Ref.	Technique	Accredited	Location
TCLP Extraction in Solid	EPA 1311	20:1 Leach for 18 h		Richmond
TCLP Leachable Metals in Solid	EPA 200.2* / EPA 6020B	HNO3+HCl Hot Block Digestion / Inductively Coupled Plasma-Mass Spectroscopy (ICP-MS)	✓	Richmond

Note: An asterisk in the Method Reference indicates that the CARO method has been modified from the reference method

Glossary of Terms:

RL	Reporting Limit (default)
mg/L	Milligrams per litre
pH units	pH < 7 = acidic, ph > 7 = basic
EPA	United States Environmental Protection Agency Test Methods

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APPENDIX 2: QUALITY CONTROL RESULTS

REPORTED TO	Peak Environmental Ltd.	**WORK ORDER**	24H3414
PROJECT	6391A	**REPORTED**	2024-08-29 14:24

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- **Matrix Spike (MS)**: A second aliquot of sample is fortified with a known concentration of target analytes and carried through the entire analytical process. Matrix spikes evaluate potential matrix effects that may affect the analyte recovery.
- **Reference Material (SRM)**: A homogenous material of similar matrix to the samples, certified for the parameter(s) listed. Reference Materials ensure that the analytical process is adequate to achieve acceptable recoveries of the parameter(s) tested.

Each QC type is analyzed at a 5-10% frequency, i.e. one blank/duplicate/spike for every 10-20 samples. For all types of QC, the specified recovery (% Rec) and relative percent difference (RPD) limits are derived from long-term method performance averages and/or prescribed by the reference method.

Analyte	Result	RL	Units	Spike Level	Source Result	% REC	REC Limit	% RPD	RPD Limit	Qualifier
TCLP Metals, Batch B4H4342										
Blank (B4H4342-BLK1)				Prepared: 2024-08-29, Analyzed: 2024-08-29						
Lead	< 0.010	0.010	mg/L							
LCS (B4H4342-BS1)				Prepared: 2024-08-29, Analyzed: 2024-08-29						
Lead	0.388	0.010	mg/L	0.400		97	80-120			
TCLP Non-Volatile Extraction Details, Batch B4H4213										
Blank (B4H4213-BLK1)				Prepared: 2024-08-28, Analyzed: 2024-08-29						
Extraction Fluid pH	4.96		pH units							
Final Extract pH	4.96		pH units							

APPENDIX G
METHODOLOGY

ASBESTOS-CONTAINING BUILDING MATERIALS

A complete inventory is carried out to record any materials which may contain asbestos as well as those known to not contain asbestos. The intent of this complete inventory is to demonstrate that all visible and accessible materials have been inspected and identified as either asbestos-containing or non-containing. Materials obviously not asbestos-containing (*e.g*. fiberglass, wood, metal, ceramic, concrete, *etc.*) are not listed in the materials description but are included on a per room basis in the Room by Room Inventory (Appendix C) to indicate building finishing materials.

Visual Inspection

All accessible spaces of the building are entered and visually inspected. Any inaccessible spaces are listed in Survey Limitations.

1. The surveyor carries out an initial visual assessment of the structure to determine building materials present and establish the number of homogeneous areas for each application. A homogeneous area is defined as an area containing material that is 'uniform in texture, colour, date of application, and identical in every other way'.

2. Each application is then placed into one of the following categories as defined by the Asbestos Hazard Emergency Response Act (AHERA).

   Surfacing Material: defined as a material that is sprayed on, troweled on, or otherwise applied to surfaces (structural members, walls, ceilings, *etc.*) for acoustical, decorative, fireproofing, or other purposes.

   Thermal System Insulation: defined as a material applied to pipes, fittings, boilers, breeching, tanks, ducts, or other interior structural components to prevent heat loss or gain, or water condensation, or for other purposes.

   Miscellaneous: defined as materials which do not fall into the above two categories - typically ceiling tiles and flooring applications.

3. A physical assessment is then carried out for each application to determine its condition to establish potential exposure risk to occupants or workers.

Sampling

Sample collection is carried out according to the requirements defined in WorksafeBC OHS Guideline Part 20 which defines number and size requirements by area and material type. Bulk samples are collected and placed in uniquely identified and labelled plastic sample bags. The sample location is recorded and a photograph is taken of the sample with the location overview. The locations and quantities of the material is then recorded. A chain of custody is created to include each unique sample number, material type, and sample location.

In some instances, applications are visually identified as 'Known Asbestos' based on the experience of the surveyor. Materials such as pre-1978 insulating cements, corrugated paper pipe insulation, asbestos pipe and cement boards are known to contain asbestos. If these materials are identified, they are noted as being asbestos-containing and no verification samples are collected.

Conversely a small number of applications may be designated as 'Known Non-Asbestos'. Such a designation is based on the experience of the surveyor and includes one or more of the following justifications: the age of the application is later than the use of asbestos in such products; product manufacturer has issued assurance that the product is asbestos-free; extensive previous sampling of identical material has consistently resulted as no asbestos detected.

Laboratory Analysis

Collected samples are sent to an accredited laboratory for analysis using Polarized Light Microscopy (PLM) in accordance with the NIOSH 9002 or EPA 600/R-93/116 method which specifies a level of detection (LOD) of 1% or less to determine asbestos content. As defined in Section 6.1 of the OHS Regulation, all materials containing 0.5 percent or greater of asbestos, and vermiculite insulation containing any asbestos, shall be considered to be asbestos-containing.

Where 'positive stop' is listed on laboratory reports, the laboratory did no further analysis of samples of the same homogenous application once a positive result was identified.

LEAD BASED PAINT

WorkSafeBC does not define lead based paint numerically. Instead, Exposure Risk Levels are assigned based on a Risk Assessment using several factors, including, but not limited to: lead concentration, type and duration of activity, and amount to be disturbed. For the purposes of this report, sampling and analysis for lead in paint may require up to three testing/analysis methods to determine the following:

- Worker risk of exposure to lead dust
- Risk to occupants, especially vulnerable persons (children, pregnant women, older persons)
- Disposal requirements for lead painted waste

Paint applications are grouped into homogeneous applications based on a visual inspection of paint colour and substrate. Testing of the painted surfaces is then carried out using methods deemed appropriate for the demolition/renovation scenario:

- **Inductively Coupled Plasma-Mass Spectroscopy (ICP-MS) Analysis**: To determine the total concentration of lead in paint. The paint is tested in accordance with Analytical Method BCMOE SALM V.2 / EPA 6020B. Reporting limit for this method is 80 mg/kg (ppm) for this project.

- **Toxicity Characteristic Leaching Procedure (TCLP):** To quantify the concentration of leachable lead in paint in order to determine the disposal requirements of the lead painted waste. Materials with a sample result greater than 5 mg/L are classified as a hazardous waste (as defined in the B.C. Hazardous Waste Regulation), and require treatment and disposal at a site which accepts hazardous waste, such as the Swan Hills Treatment Centre in Alberta. Analytical method used is either EPA 200.2* / EPA 6020B or Toxicity Characteristic Leachate Procedure (1311/7000B), with a reporting limit of 0.010 mg/L.

  An increasing number of landfills now require that all painted (coated) materials with a total lead concentration greater than 100 ppm be further analyzed for leachable lead. Peak Environmental to date has not observed paint samples with a total lead concentration less than 1000 ppm to have a lead leachate result greater than the hazardous materials classification threshold of 5 mg/L. However, to adhere to the landfills' 100 ppm directive, all painted materials with a total lead concentration greater than 100 ppm are indicated for further TCLP analysis.

  Samples for TCLP analysis are collected in accordance with ASTM E1908-20 which describes the combining of all lead waste components resulting from the renovation/demolition activity, and extracting one sample of the lead waste components proportionate to their volume in the total waste stream.

OTHER HAZARDOUS AND REGULATED MATERIALS

The Scope of Work for this project includes a visual inspection for the following regulated materials, except where noted as *not in scope*:

- Polychlorinated biphenyls (PCBs) - in light ballasts
- Mercury - in high voltage lighting, fluorescent light tubes and thermostats
- Lead products (eg: lead roof jacks/flashing, solder on copper pipe)
- Ozone depleting substances (ODS) – equipment containing Freon or chlorofluorocarbons including refrigerators, freezers, wall-mounted air conditioners and roof top HVAC units.
- Toxic, flammable or explosive materials - includes pesticides, herbicides, waste oil, fuel, paints, solvents and other hydrocarbon based fluids
- Biological contaminants – mould, fecal matter or sharps /drug paraphernalia
- Silica – in glass, gypsum board, plaster, stone, ceramic, bedding sand, brick, concrete, etc.
- Radioactive materials – smoke detectors
- Storage tanks – above ground, and below if evident; signs of soil contamination

Polychlorinated Biphenyls (PCBs)

PCB-containing light ballasts were manufactured through 1980. Therefore, in buildings constructed prior to 1980, a visual inspection is carried out to tally the number of fluorescent light ballasts that potentially contain PCBs. Classification of potentially PCB or non-PCB for the purposes of this report is based on building/equipment age and ballast type. Conclusive identification is not possible without access to serial numbers, date or non-PCB stamps which often require removal of the light tubes or ballasts. T-8 style light fixtures were not inspected as they utilize a High Efficiency non-PCB ballast.

Mercury

A visual inspection is done to identify and count any mercury containing thermostats, fluorescent light tubes or high voltage lights.

Other Lead Products

A visual inspection is done to identify other lead applications such as lead flashings or roof jacks and lead solder on copper pipe.

Ozone Depleting Substances

An inspection for the presence of CFC or other regulated refrigerants is carried out to locate refrigerators, freezers and wall mounted air conditioning units or roof top HVAC units. HVAC units are noted in the report, however, no inspection of such units is carried out to identify refrigerants.

Toxic, Flammable or Explosive Materials

The building and surrounding area are inspected for any toxic, flammable or explosive materials, however, no inspection for underground storage tanks is performed to ascertain potential soil contamination from spillage during tank filling, or leakage from the tank or supply / return lines. Underground storage tanks are listed where there are above ground indications of such tanks. Any contaminated soil encountered during tank excavation must be collected and remediated as required by the Ministry of Environment.

Biological Contaminants

The inspection includes biological contaminates such as mould, fecal matter, and potential sharp objects, all of which would require worker awareness and Personal Protective Equipment.

Crystalline Silica

A visual inspection is carried out for applications which commonly contain crystalline silica.

Radioactive Materials

Smoke detectors are noted.

APPENDIX H
REGULATORY AGENCIES

Provincial Occupational Health and Safety Regulations

Workplace health and safety is regulated in British Columbia by WorkSafeBC under the Workers Compensation Act (effective April 15, 1998), as amended by the Workers' Compensation (Occupational Health and Safety) Amendment Act (effective October 1, 1999) inclusive of Part 3 Division 3, Sections 115 to 124 General Duties of Employers, Workers and Others and Part 5.54 Exposure Control Plan. The Act defines the general duties and obligations of the employer, employees and others at the work site.

Specific actions and work practices are outlined in the WorkSafeBC Occupational Health and Safety (OHS) Regulation for specific work practices.

The OHS Regulation contains legal requirements that must be met by all workplaces under the inspection jurisdiction of WorkSafeBC. Asbestos is governed by Section 6 - Substance Specific Requirements, specifically Section 6.1 through 6.32 and by Section 20 - Construction, Excavation and Demolition, specifically Section 20.112 Hazardous Materials.

WorkSafeBC has published the following manuals:

Safe Work Practices for Handling Asbestos and Safe Work Practices for Handling Lead

These manuals outline basic information on asbestos and lead respectively, related health hazards, requirements for worker protection, safe work procedures and principles that should be followed in selecting the most suitable abatement techniques. These documents provide a guide to current practices which are to be followed in the Province of British Columbia.

Regulatory Change: A Primer on Protecting Workers from Silica and Rock Dust Exposure - Changes to the Occupational Health and Safety Regulation has been published to clarify employer requirements to protect workers from exposure to harmful effects of silica dust.

Environmental Regulations

In British Columbia, environmental matters pertaining to production and disposal of waste generally fall under the jurisdiction of the Ministry of Environment (MoE), pursuant to the Environmental Management Act 2003 (SBC 2003).

The Hazardous Waste Regulation BC Reg. 63/88, OC 268/88, including amendments as established by the MoE, outlines the requirements for the storage, transportation, treatment, recycling and disposal of hazardous wastes in the Province of British Columbia. The regulation outlines the materials and criteria to be used to characterize waste as hazardous.

Ozone Depleting substances are regulated by the Ozone Depleting Substances and Other Halocarbons Regulation* (B.C. Reg. 387/99, as amended by B.C. Reg. 220/2006).

PCBs are regulated by the Canadian Environmental Protection Act (SOR/2008-273).

Mercury containing products are regulated by the Canadian Environmental Protection Act (SOR /2014-254).

Transportation of Hazardous or Regulated Waste

The transportation of hazardous wastes is governed under the Federal Transportation of Dangerous Goods Act and Regulations (SOR / 2008-34) which outline the requirements for storage, handling, and transportation of regulated products and waste.