

# HAZARDOUS MATERIALS SURVEY AND 2023 REASSESSMENT 15-17 STEWART STREET, OTTAWA, ON



Project No.: Z2021101HZ / CCC-230252-00

Prepared for:

University of Ottawa

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Date:

X date, 2023

McINTOSH PERRY

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## **REASSESSMENT SURVEY 2023**

**This building is unoccupied and has been since the previous reassessment in 2022. There are no changes to the quantity, condition or location of any previously identified Hazardous Building Materials, including asbestos.**

## EXECUTIVE SUMMARY

McIntosh Perry Limited (**MPL**) was retained by the University of Ottawa to complete a hazardous materials survey for the building located at 15-17 Stewart Street. The survey was conducted on August 17<sup>th</sup>, 2020. **The Reassessment Survey was conducted on x date, 2023.**

The purpose of the survey was to determine the presence of building materials containing Designated Substances and other hazardous materials, as defined under the Ontario Occupational Health and Safety Act. Designated Substances are eleven chemical agents prescribed under Ontario Regulation 490/09.

Based on the assessment conducted by MPL, the following asbestos-containing materials (ACMs) were identified or suspected to be present in the building:

**Table A: Summary of Asbestos-Containing Materials Identified**

Material Description	Friable?	Location	Type of Asbestos
Paper Insulation	Non-Friable	Specific Areas Only	Chrysotile
Plaster	Friable	Throughout Building	Chrysotile
Vinyl Sheet Flooring	Non-Friable	Specific Areas Only	Chrysotile
Ceramic Floor/Wall Tile Grout	-	Throughout Building	Suspected
Roofing Materials	-	Roof	Suspected

**Note: Please refer to the complete report for specific details and recommendations.**

All repairs or removal of ACMs must be conducted according to Ontario Regulation 278/05, Regulation respecting Asbestos on Construction Projects and in Buildings and Repair Operations - made under the Occupational Health and Safety Act. Asbestos-containing waste must also be handled and disposed of according to Ontario Regulation 347/90 as amended – made under the Environmental Protection Act. Any suspect building materials encountered that were not assessed as part of this survey should be assumed to contain asbestos until proven otherwise by analytical testing;

Sub-trades working with or in close proximity to ACMs should be informed of their presence.

Given that ACMs have been identified and will likely remain in place, an Asbestos Management Plan is required, and an ACMs inventory must be kept on site. All ACMs must be routinely inspected to ensure no damage has occurred, and the inventory must be updated once in each 12-month period and as may be required based on expected changing site conditions, abatement and/or renovation activities.

Based on the assessment conducted by MPL, the following Designated Substances were identified or suspected to be present in the building:

**Table B: Summary of Designated Substances & Hazardous Materials Identified**

<b>Material Description</b>	<b>Location</b>
Lead Paint	Specific Areas Only
Ozone Depleting Substances	Specific Equipment
Mercury Vapour	Specific Equipment
PCB's	Throughout Building
Silica	Throughout Building

**Note: Please refer to the complete report for specific details and recommendations.**

Designated Substances area regulated under Ontario Regulation 490/09 — Designated Substances, made under the Ontario Health and Safety Act, which applies to controlling designated substances in the workplace.

In addition to Ontario Regulation 490/09, the following guidelines must also be adhered to when conducting work activities that involve disturbance of the materials mentioned above:

- Guideline: Lead on Construction Projects, issued April 2011 by the Occupational Health and Safety branch of the Ministry of Labour
- Guideline: Silica on Construction Projects issued April 2011 by the Occupational Health and Safety branch of the Ministry of Labour.
- Environmental Abatement Council of Canada (EACC) Lead Abatement Guidelines.

Prior to any renovations or demolition activities within the building, designated substances must be decommissioned by a licensed contractor such that they are contained and not released to the environment during decommissioning as per O. Reg. 347/09- made under the Environmental Protection Act.

Any suspect building materials encountered that were not assessed as part of this survey should be assumed to contain designated substances or hazardous materials until proven otherwise by analytical testing.

This report should be made available to contractors tendering on any renovation or demolition work. In turn, all contractors requesting tenders from subcontractors shall furnish this report to subcontractors.

**This executive summary is not to be used alone. This report should be reviewed in its entirety.**

X date, 2023

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Re: 15-17 Stewart Street, Ottawa, ON  
Hazardous Materials Survey and 2023 Reassessment  
McIntosh Perry Limited Reference No. Z2021101HZ / CCC-230252-00

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## 1.0 INTRODUCTION

Under your instructions, McIntosh Perry Limited (MPL) carried out a Hazardous Materials Survey and 2023 Reassessment at the former residential building located at 15-17 Stewart Street, Ottawa, ON. The site is situated on the west side of King Edward Avenue between Cumberland Street and Nicholas Street. The survey of the building was conducted on August 17th, 2020. **The Reassessment Survey was conducted on x date, 2023.**

The purpose of the survey was to determine the presence of building materials containing Designated Substances and other hazardous materials, as defined under the Ontario Occupational Health and Safety Act. Designated Substances are eleven chemical agents prescribed under Ontario Regulation 490/09. In addition, a visual assessment was conducted for the presence of polychlorinated biphenyls (PCBs), radioactive materials, ozone-depleting substances (ODSs), other halocarbons and mould.

MPL completed the following,

- Visual review of the building to identify materials which could contain Designated Substances and hazardous materials;
- Bulk sampling and analysis of building materials suspected of containing asbestos (if required);
- Bulk sampling and analysis of representative paints and finishes suspected of containing lead (if required);
- Review of previously completed Hazardous Materials Survey(s) and historical building record(s); and,
- Recommendations for appropriate action where required.

## 2.0 PROPERTY DESCRIPTION

The subject building is a two-storey institutional building built in 1930, approximately 3,025 square feet. The subject building was observed to be constructed with a stone and mortar foundation, wood frame construction, brick cladding and an asphalt shingle roof. Throughout the subject building, interior walls and ceilings were observed to be either plaster or drywall, with some plywood. The floors were vinyl floor tile, vinyl sheet flooring, laminate, wood, concrete, ceramic tiles, and carpet.

## 3.0 FINDINGS & RECOMMENDATIONS

### Designated Substances

### 3.1 Asbestos

#### Findings

A total of forty-seven (47) bulk samples were collected during the survey and sent to an accredited laboratory for analysis. A summary of potential asbestos-containing samples collected along with the sample location, type and friability are presented in Table 1.

The Laboratory Certificate of Analysis for asbestos is included in Appendix C.

**Table 1:**  
**Asbestos Laboratory Results**

Sample ID	Location	Material	Type and Content	Friability
BS 1.1	17 - B02	Mortar	None Detected	N/A
BS 1.2	17 - B02	Mortar	None Detected	N/A
BS 1.3	17 - B02	Mortar	None Detected	N/A
BS 2.1	17 - B02	VSF (Pink and Blue w/ Pattern)	None Detected	N/A
		<b>Paper Insulation (Brown)</b>	<b>10% Chrysotile</b>	<b>Friable</b>
BS 2.2	17 - B02	VSF (Pink and Blue w/ Pattern)	None Detected	N/A
		<b>Paper Insulation (Brown)</b>	<b>Positive Stop – Not Analyzed</b>	<b>Friable</b>
BS 2.3	17 - B02	VSF (Pink and Blue w/ Pattern)	None Detected	N/A
		<b>Paper Insulation (Brown)</b>	<b>Positive Stop – Not Analyzed</b>	<b>Friable</b>
BS 3.1	17 – 110A	VSF (Beige w/ Squares)	None Detected	N/A
		Mastic (Yellow)	None Detected	N/A
BS 3.2	17 – 110A	VSF (Beige with Squares)	None Detected	N/A
		Mastic (Yellow)	None Detected	N/A
BS 3.3	17 – 110A	VSF (Beige with Squares)	None Detected	N/A



Sample ID	Location	Material	Type and Content	Friability
		Mastic (Yellow)	None Detected	N/A
BS 4.1	17 – 110A	Mastic Under VSF (Yellow)	None Detected	N/A
BS 4.2	17 – 110A	Mastic Under VSF (Yellow)	None Detected	N/A
		Leveler (Grey)	None Detected	N/A
BS 4.3	17 – 110A	Mastic Under VSF (Yellow)	None Detected	N/A
		Leveler (Grey)	None Detected	N/A
BS 5.1	17 – 110 – Top of Basement Stairs	VSF (Brown with Flowers)	None Detected	N/A
		<b>Paper Insulation (Brown)</b>	<b>5% Chrysotile</b>	<b>Friable</b>
BS 5.2	17 – 110 – Top of Basement Stairs	VSF (Brown with Flowers)	None Detected	N/A
		<b>Paper Insulation (Brown)</b>	<b>Positive Stop – Not Analyzed</b>	<b>Friable</b>
BS 5.3	17 – 110 – Top of Basement Stairs	VSF (Brown with Flowers)	None Detected	N/A
		<b>Paper Insulation (Brown)</b>	<b>Positive Stop – Not Analyzed</b>	<b>Friable</b>
BS 6.1	17 – 110 – Top of Basement Stairs	<b>VSF (Brown and Green Circle Pattern)</b>	<b>25% Chrysotile</b>	<b>Non-Friable</b>
BS 6.2	17 – 110 – Top of Basement Stairs	<b>VSF (Brown and Green Circle Pattern)</b>	<b>Positive Stop – Not Analyzed</b>	N/A
BS 6.3	17 – 110 – Top of Basement Stairs	<b>VSF (Brown and Green Circle Pattern)</b>	<b>Positive Stop – Not Analyzed</b>	<b>N Non-Friable /A</b>
BS 7.1	17 – 108	VFT (12"x12" Grey w/ Brown Marks)	None Detected	N/A
BS 7.2	17 – 108	VFT (12"x12" Grey w/ Brown Marks)	None Detected	N/A
BS 7.3	17 – 108	VFT (12"x12" Grey w/ Brown Marks)	None Detected	N/A
BS 8.1	17 - 108	Drywall Joint Compound	None Detected	N/A
BS 8.2	17 - 202	Drywall Joint Compound	None Detected	N/A
BS 8.3	17 - 204	Drywall Joint Compound	None Detected	N/A
BS 8.4	17 – 100 – Top of Basement Stairs	Drywall Joint Compound	None Detected	N/A
BS 8.5	17 – 100 – Top of Basement Stairs	Drywall Joint Compound	None Detected	N/A
BS 8.6	15 – 100 – Top of Basement Stairs	Drywall Joint Compound	None Detected	N/A
BS 8.7	15 - 203	Drywall Joint Compound	None Detected	N/A
BS 9.1	17 - 206	VSF (Brown and Grey Granite Pattern)	None Detected	N/A
BS 9.2	17 - 206	VSF (Brown and Grey Granite Pattern)	None Detected	N/A
BS 9.3	17 - 206	VSF (Brown and Grey Granite Pattern)	None Detected	N/A
BS 10.1	15 – 100 – Top of Basement Stairs	Wallpaper	None Detected	N/A

Sample ID	Location	Material	Type and Content	Friability
BS 10.2	15 – 100 – Top of Basement Stairs	Wallpaper	None Detected	N/A
BS 10.3	15 – 100 – Top of Basement Stairs	Wallpaper	None Detected	N/A
BS 11.1	15 - 201	Carpet Mastic (Yellow)	None Detected	N/A
BS 11.2	15 - 201	Carpet Mastic (Yellow)	None Detected	N/A
BS 11.3	15 - 201	Carpet Mastic (Yellow)	None Detected	N/A
BS 12.1	15 – 200A	VSF (Grey w/ Light and Dark Grey Flakes)	None Detected	N/A
		Mastic (Clear)	None Detected	N/A
BS 12.2	15 – 200A	VSF (Grey w/ Light and Dark Grey Flakes)	None Detected	N/A
		Mastic (Clear)	None Detected	N/A
BS 12.3	15 – 200A	VSF (Grey w/ Light and Dark Grey Flakes)	None Detected	N/A
		Mastic (Clear)	None Detected	N/A
BS 13.1	15 – 100 – Top of Basement Stairs	Plaster	None Detected	N/A
BS 13.2	15 – 100 – Top of Basement Stairs	Plaster Skim Coat	None Detected	N/A
		Plaster Base Coat	None Detected	N/A
BS 13.3	15 - 203	Plaster Skim Coat	None Detected	N/A
		Plaster Base Coat	None Detected	N/A
BS 13.4	17 - 204	Joint Compound	None Detected	N/A
		Plaster Skim Coat	None Detected	N/A
		Plaster Base Coat	None Detected	N/A
BS 13.5	17 - 102	Plaster Skim Coat	None Detected	N/A
		Plaster Base Coat	None Detected	N/A
BS 13.6	17 - 208	Joint Compound	None Detected	N/A
		Plaster Skim Coat	None Detected	N/A
		Plaster Base Coat	None Detected	N/A
BS 13.7	17 - 106	Plaster Skim Coat	None Detected	N/A
		Plaster Base Coat	None Detected	N/A

N/A – Not Applicable

VFT – Vinyl Floor Tiles

VSF – Vinyl Sheet Flooring

Stop Positive – Material considered to be asbestos-containing as per O. Reg. 278/05.

Please refer to Appendix E – Asbestos-Containing Materials Checklist for material conditions, quantities (where applicable), and recommended actions.

The following building materials (if present) were investigated for asbestos content:

### **3.1.1 Fireproofing**

No fireproofing was observed throughout the subject building.

### **3.1.2 Mechanical Pipe Insulation**

#### *3.1.2.1 Mechanical Pipe Straight Insulation*

No mechanical pipe straight insulation was observed throughout the subject building.

#### *3.1.2.2 Mechanical Piping Elbows/Fittings Insulation*

No mechanical piping elbows/fittings insulation was observed throughout the subject building.

#### *3.1.2.3 Mechanical Piping Hangers Insulation*

No mechanical piping hanger insulation was observed throughout the subject building.

#### *3.1.2.4 HVAC Duct Insulation*

No HVAC duct insulation was observed throughout the subject building.

#### *3.1.2.1 Other Mechanical Insulation*

Previously identified asbestos-containing paper insulation was observed throughout the basement (B04) of 17 Stewart Street. This material **contains 17% Chrysotile asbestos**. This material is considered to be friable and was observed to be in good condition.

### **3.1.3 Flexible Duct Connector**

No flexible duct connectors were observed throughout the subject building.

### **3.1.4 Heat Shield or Heat Shield Insulation**

No potential asbestos-containing heat shield insulation was observed throughout the subject building.

### **3.1.5 Texture Finishes**

No texture finishes were observed throughout the subject building.

### **3.1.6 Plaster**

Plaster was observed and sampled in Rooms 100 (top of basement stairs) and 203 on 15 Stewart Street and Rooms 102, 106, 204, and 208 on 17 Stewart Street. The laboratory analytical results indicate that this material does not contain asbestos.

Previously identified asbestos-containing plaster was observed throughout the basement stairwell (B00) of 15 Stewart Street. This material **contains <1% Chrysotile asbestos**. This material is considered to be friable and was observed to be in good condition, except for some areas in fair and poor condition. Since plaster is a homogeneous material, all areas must be treated as asbestos-containing unless additional bulk sampling and analysis until proven otherwise.

### **3.1.7 Grey Sheeting**

No grey sheeting was observed throughout the subject building.

### **3.1.8 Drywall Joint Compound**

Drywall joint compounds were observed and sampled throughout the subject building. The laboratory analytical results indicate that this material does not contain asbestos.

### **3.1.9 Ceiling Tiles**

No ceiling tiles were observed throughout the subject building.

### **3.1.10 Vinyl Floor Tiles**

Vinyl floor tiles (12" x 12" - Grey with Brown Marks) were observed and sampled in the kitchen (Room 108) of 17 Stewart Street. The laboratory analytical results indicate that this material does not contain asbestos.

### **3.1.11 Vinyl Sheet Flooring**

Several different types of Vinyl Sheet Flooring were observed and sampled throughout the building as follows:

- Vinyl Sheet Flooring (Pink and Blue with a Pattern) was observed and sampled in the basement of 17 Stewart Street. The laboratory analytical results indicate that this material does not contain asbestos. The associated paper insulation (Brown) **contains 10% Chrysotile asbestos**. This material is considered to be non-friable and was observed to be in good condition.
- Vinyl Sheet Flooring (Brown with Flowers) was observed and sampled at the top of the basement stairs of 17 Stewart Street. The laboratory analytical results indicate that this material does not contain asbestos. The associated paper insulation (Brown) **contains 10% Chrysotile asbestos**. This material is considered to be non-friable and was observed to be in good condition.
- Vinyl Sheet Flooring (Brown and Green Circle Pattern) was observed and sampled at the top of the basement stairs of 17 Stewart Street. The laboratory analytical results indicate that this material **contains 25% Chrysotile asbestos**. This material is considered to be non-friable and was observed to be in good condition.
- Vinyl Sheet Flooring (Beige with Squares) was observed and sampled in the front entry of 17 Stewart Street. The laboratory analytical results indicate that this material does not contain asbestos. The associated mastic (Yellow) and leveller (Grey) do not contain asbestos.

- Vinyl Sheet Flooring (Brown and Grey Granite Pattern) was observed and sampled in the bathroom (Room 206) of 17 Stewart Street. The laboratory analytical results indicate that this material does not contain asbestos.
- Vinyl Sheet Flooring (Grey with Light and Dark Grey Flakes) was observed and sampled in the second-floor hallway (Room 200A) of 15 Stewart Street. The laboratory analytical results indicate that this material does not contain asbestos. The associated mastic (Clear) does not contain asbestos.

#### **3.1.12 Brick/Stone Mortar**

Stone mortar was observed and sampled in the basement (Room 02) of 17 Stewart Street. The laboratory analytical results indicate that this material does not contain asbestos.

#### **3.1.13 Concrete Block Mortar**

No concrete block mortar was observed throughout the subject building.

#### **3.1.14 Ceramic Wall / Floor Tile Grout**

No bulk samples of the ceramic wall/floor tile grout were collected to avoid damage and compromise the structure's integrity. Prior to any renovation or demolition, ceramic wall/floor tile grout should be examined and tested for asbestos content. Ceramic wall/floor tile grout should therefore be considered to contain asbestos until bulk samples and analysis until proven otherwise.

#### **3.1.15 Transite (Asbestos Cement)**

No transite materials were observed throughout the subject building.

#### **3.1.16 Caulking & Mastic**

Mastic (Yellow) was observed and sampled from under the carpet in Room 201 of 15 Stewart Street. The laboratory analytical results indicate that this material does not contain asbestos.

#### **3.1.17 Cementitious Coating**

No cementitious coating was observed throughout the subject building.

#### **3.1.18 Wallpaper**

Wallpaper was observed and sampled in the subject building. The laboratory analytical results indicate that this material does not contain asbestos.

#### **3.1.19 Glazing**

No glazing materials suspected of containing asbestos were observed throughout the subject building.

#### **3.1.20 Fire Doors**

No fire doors were observed throughout the subject building.

### *3.1.21 Roofing Material*

To avoid damage and compromising the integrity of the roofing material, no bulk samples of the roofing materials were collected. Prior to removal and/or replacement, roofing materials should be examined and tested for asbestos content. Roofing materials should be considered to contain asbestos until bulk samples and analysis until proven otherwise.

#### *Recommendations*

- ACMs identified to be in poor condition must be repaired/removed immediately, following Type 1/2/3 asbestos abatement work procedures as detailed in O. Reg. 278/05 and disposed of as asbestos waste under O. Reg. 347;
- ACMs identified as in fair condition should be either repaired (where possible) and/or closely monitored for signs of further deterioration. Depending on the type of material and location, these materials should be scheduled for removal if there is a potential risk of exposure to workers and/or occupants;
- Materials identified to contain asbestos that are in good condition and do not pose a risk to workers or occupants can be managed in place. Prior to any renovation or demolition activities that may disturb the ACMs, these materials must be removed following appropriate Type 1/2/3 asbestos abatement work procedures as detailed in O. Reg. 278/05 and disposed of as asbestos waste under O. Reg. 347;
- Please refer to Appendix E – Asbestos-Containing Materials Checklist for material conditions, quantities (where applicable), and recommended actions;
- Prior to any renovation or demolition of materials which are assumed to be asbestos-containing (suspect materials which were not sampled, i.e., brick/stone mortar and electrical wire fabric covers), these materials must either be tested for asbestos content or removed following appropriate asbestos abatement work procedures (Type 1/2/3) as detailed in O. Reg. 278/05 and disposed of as asbestos waste under O. Reg. 347;
- All repairs or removal of ACMs must be conducted according to Ontario Regulation 278/05, Regulation respecting Asbestos on Construction Projects and in Buildings and Repair Operations - made under the Occupational Health and Safety Act. Asbestos-containing waste must also be handled and disposed of according to Ontario Regulation 347/90 as amended – made under the Environmental Protection Act. Any suspect building materials encountered that were not assessed as part of this survey should be assumed to contain asbestos until proven otherwise by analytical testing;
- Sub-trades working with or in close proximity to ACMs should be informed of their presence; and
- Given that ACMs have been identified and will likely remain in place, an Asbestos Management Plan is required, and an ACMs inventory must be kept on site. All ACMs must be routinely inspected to ensure

no damage has occurred, and the inventory must be updated once in each 12-month period and as may be required based on expected changing site conditions, abatement and/or renovation activities.

## 3.2 Lead

### Findings

#### 3.2.1 Paint Finishes

A total of seven (7) paint sample from the subject building were collected and analyzed for lead content. Results of bulk sampling testing are summarized in Table 2, and the Laboratory Certificate of Analysis can be found in Appendix C.

**Table 2:**  
**Lead Sampling Locations and Laboratory Results**

Sample I.D.	Location	Material	Colour	Lead Concentration Weight by Conc. (%)
Pb 1	15 – 200	Stair Paint	Dark Blue	0.99
Pb 2	15 – 100B	Wall Paint	Dark Yellow	<0.0082
Pb 3	15 – Front Porch	Floor Paint	Grey	0.014
Pb 4	17 – 110 – Top of Basement Stairs	Wall Paint	Green	2.4
Pb 5	17 – Deck	Floor Paint	Pink	0.034
Pb 6	17 – 108	Door Frame Paint	Brown	0.031
Pb 7	17 – 104	Wall Paint	White	1.3
<b>Previously Identified Lead Paint</b>				
262-1-LBP-050907-08	17 – Front Entrance	Wall Paint	Beige	<0.08
262-1-LBP-050907-09	17 – Living Room	Wall Paint	Blue	<0.02
262-2-LBP-050907-11	17 – Stairwell to First Floor	Wall Paint	Green	0.15
262-2-LBP-050907-12	17 – Second Floor Corridor	Wood Floor Paint	Brown	0.02
262-2-LBP-050907-13	15 – Front Entrance	Wall Paint	Yellowish/Orange	0.03

The paint finishes highlighted in blue in the above table was determined to contain low concentrations of lead, which are less than or equal to 0.1%. These paint finishes were observed to be in good condition, except for select areas which were kept in poor condition.

The paint finishes highlighted in pink in the above table are considered lead-containing paints or surface coatings with concentrations greater than 0.1% lead by weight. These paint finishes were observed to be in good condition, except for select areas which were observed in poor condition.

All other paints throughout the subject building that are not mentioned in this report must be considered to be lead-containing unless sampling and analysis until proven otherwise.

### **3.2.2 Battery Packs**

MPL did not identify battery packs throughout the subject building.

Lead may also be present in the following materials in the building:

- Solder used on copper domestic water lines;
- Solder used in bell fittings for cast iron pipes;
- Solder used in electrical equipment;
- Ceramic tile glaze; and
- Concrete and mortar products, etc.

### **Recommendations**

Paints identified to contain lead that is in poor condition must be immediately repaired and/or stabilized following a minimum Type 1/2 lead abatement procedures as per OMOL “Lead on Construction Project” dated April 2011.

Paints identified to contain lead that are in good condition and do not pose a risk to workers or occupants can be managed in place.

Detailed worker protection protocols are outlined in the OMOL Guideline “Lead on Construction Projects” dated April 2011. Generally, removing the lead-based paint using a chemical gel or paste or a power tool equipped with a HEPA filter is considered a Type 1 operation. Removing lead-based paint by scraping or sanding using non-powered hand tools is considered a Type 2 operation. The removal of lead-based paint using abrasive blasting or power tools without a HEPA filter is considered a Type 3 operation and requires the most stringent worker protection protocols (similar to asbestos); Furthermore, high-temperature cutting or welding would also require Type 3 Operations under the Guideline for Lead on Construction Projects. If this type of work is required, it may be prudent to chemically remove the lead paint in selected locations prior to performing any high-temperature cutting or welding.

All removed lead materials must follow the Ministry of Labour and Environmental Abatement Council of Canada (EACC) Lead Guidelines.

Please refer to Appendix F – Hazardous Materials Checklist for material conditions, quantities (where applicable), and recommended actions.



Precautions should be taken as required during major renovations and demolition projects to ensure that workers' exposure levels to airborne lead do not exceed 0.05 mg/m<sup>3</sup>. This can be achieved by:

- providing workers with proper training;
- providing the workers with respiratory protection;
- wetting the surface of the materials to prevent dust emissions; and,
- providing workers with hygiene facilities to properly wash prior to exiting the work area.

Sub-trades working with or in close proximity to lead-based paint should be informed of its presence.

All waste material must be handled and disposed of according to the Revised Regulation of Ontario 347/90 as amended – made under the Environmental Protection Act. Lead waste generated may also be subject to the Leachate Criteria (Schedule 4) of this regulation.

### **3.3 Mercury**

#### *Findings*

##### **3.3.1 Thermostat Switches**

MPL did not observe any thermostats containing liquid mercury in the subject building.

##### **3.3.2 Fluorescent Light Tubes**

Fluorescent light fixtures were identified throughout the subject building containing 2 to 4 tubes per fixture. Mercury is likely to be present in vapour form in fluorescent light tubes.

##### **3.3.3 Pressure Gauges and Float Switches**

No pressure gauges or float switches containing liquid mercury were identified throughout the subject building.

#### *Recommendations*

Please refer to Appendix F – Hazardous Materials Checklist for equipment conditions, quantities (where applicable), and recommended actions.

### **3.4 Silica**

#### *Findings*

Silica is expected to be present in building materials such as concrete, brick, mortar and ceramic tiles throughout the structures. Free crystalline silica ( $\alpha$ -Quartz) may be a component in ceiling tiles and gypsum board. Silica (including free crystalline silica) may also be a component of concrete and brick surfaces noted in the building.

#### *Recommendations*

Please refer to Appendix F – Hazardous Materials Checklist for equipment conditions, quantities (where applicable), and recommended actions.

Precautions should be taken as required during major renovations and demolition projects on concrete (i.e. coring through concrete slabs, masonry demolition, etc.) to ensure that workers' exposure levels to airborne silica do not exceed 0.05 mg/m<sup>3</sup>.

This can be achieved by:

- providing workers with proper training;
- providing the workers with respiratory protection;
- wetting the surface of the materials to prevent dust emissions; and,
- providing workers with facilities to properly wash prior to exiting the work area.

Any demolition work that is likely to impact silica-containing materials should be carried out under the requirement detailed in the Ontario Ministry of Labour document entitled "Guideline: Silica on Construction Projects," dated April 2011.

## **Other Hazardous Materials**

### **3.5 Polychlorinated Biphenyls (PCBs)**

#### *Findings*

#### **3.5.1 Light Ballasts**

LED and fluorescent lights illuminate the subject building. At the time of the site visit, Light ballasts could not be safely assessed. As such, PCB-containing ballasts may be present throughout the building.

#### **3.5.2 Transformers**

No PCBs containing electrical transformers were observed throughout the subject building.

#### *Recommendations*

Please refer to Appendix F – Hazardous Materials Checklist for material conditions, quantities (where applicable) and recommended actions.

Prior to any renovations, all light ballasts and electrical wires containing or suspected of containing PCBs will be affected by the work. A licensed contractor must decommission them so that PCBs are contained and not released to the environment during decommissioning and properly disposed of under R.R.O. 1990, Regulation 347 General – Waste Management, made under the Environmental Protection Act.

### **3.6 Ozone Depleting Substances (ODSs) and Other Halocarbon**

#### *Findings*

A visual assessment for equipment potentially containing ODSs and other halocarbons was conducted. Equipment such as refrigerators which contain or are suspected of containing ODSs or other halocarbons was observed throughout the subject building.

*Recommendations*

Please refer to Appendix F – Hazardous Materials Checklist for equipment conditions, approximate quantities (where applicable), and recommended actions.

Under the management of a licensed contractor, equipment containing R134a and R22 does not represent a significant threat to human health or the environment; however, a licensed contractor must decommission equipment such that CFCs are contained and not released to the environment during servicing or operation.

### **3.7 Radioactive Materials**

*Findings*

A visual assessment of the subject building was conducted to determine if any electrical components containing radioactive materials were present. MPL did not observe any electrical components containing radioactive materials.

*Recommendations*

Please refer to Appendix F – Hazardous Materials Checklist for equipment conditions, quantities (where applicable), and recommended actions.

The radioactive sources in smoke alarms are sealed and contained within a metal case inside the smoke detector and must not be damaged or tampered with. These materials do not pose a hazard as long as they remain contained and properly disposed of at the time of removal or replacement.

Prior to any renovations or demolition of the building, all equipment containing radioactive materials must be decommissioned by a licensed contractor such that radioactive materials are contained and not released to the environment during decommissioning as per O.Reg. 347/09.

### **3.8 Underground and Above Ground Storage Tanks (USTs and ASTs)**

*Findings*

A visual survey of the subject building was conducted to determine if any USTs and ASTs were present. MPL did not observe any USTs and ASTs throughout the subject building.

*Recommendations*

No further action is required since no USTs and ASTs were observed or suspected to be present during the site survey.

## 3.9 Mould

### *Findings*

#### 3.9.1 Mould

A visual survey of the subject building was conducted to determine if any mould was present. No mould growth was identified in any areas throughout the subject site.

#### 3.9.2 Water Damage

A visual survey of the subject building was conducted to determine if water damage was present. No water damage was identified in any areas throughout the subject site.

### *Recommendations*

Please refer to Appendix F – Hazardous Materials Checklist for equipment conditions, quantities (where applicable), and recommended actions.

Water-stained/damaged building materials (i.e., drywall with joint compound) that are also determined to contain asbestos must be repaired/replaced following appropriate asbestos abatement procedures as outlined in O.Reg. 278/05.

**This report should be made available to contractors tendering on any renovation or demolition work. In turn, all contractors requesting tenders from subcontractors shall furnish this report to subcontractors.**

## 4.0 GENERAL CONSIDERATIONS AND LIMITATIONS

The information presented in this report is based on information provided by others, direct visual observation made by personnel with **McIntosh Perry Limited (MPL)**, and the results of laboratory testing as identified herein.

It should be noted that there might be hazardous materials in locations not visible during our investigation. In the event such material is encountered during demolition operations in the building, this material should be tested and dealt with accordingly.

The findings detailed in this report are based upon the information available at the time of preparation of the report. No investigative method eliminates the possibility of obtaining imprecise or incomplete information. Professional judgement was exercised in gathering and analysing the information obtained and in the formulation of our conclusions and recommendations.

MPL does not certify or warrant the environmental status of the property nor the building on the property.

Please note that the passage of time affects the information provided in the report. Environmental conditions of a site can change. Opinions relating to the site conditions are based upon information that existed at the time that the conclusions were formulated.

The client expressly agrees that it has entered into this agreement with MPL, both on its own behalf and as agent on behalf of its employees and principals.

The client expressly agrees that MPL's employees and principals shall have no personal liability to the client in respect of a claim, whether in contract, tort and/or any other cause of action in law. Accordingly, the client expressly agrees that it will bring no proceedings and take no action in any court of law against any of MPL's employees or principals in their personal capacity.

We trust that we have detailed our findings clearly and that we have satisfactorily addressed the scope of work you require at this time. In the event you wish us to review our findings with you, or require our services further in this regard, please do not hesitate to contact our office.

Yours truly,

**MCINTOSH PERRY LIMITED**

Jane Zhang, M.Sc.  
Hazardous Materials, EH&S Technician  
Hazardous Materials/ Environmental Health & Safety



John Tufts, B.Sc.  
Project Manager  
Hazardous Materials/ Environmental Health & Safety

# **APPENDIX A**

## **Regulatory Requirements**

## REGULATORY REQUIREMENTS

In Ontario, there is a total of eleven Designated Substances. These substances have been regulated under Ontario Regulation 490/09 — *Designated Substances*, made under the Ontario Health and Safety Act, which applies to controlling designated substances in the workplace.

In addition to the Ontario Regulation 490/09 noted above, the following were observed for this survey:

Guideline: Lead on Construction Projects, issued April 2011 by the Occupational Health and Safety branch of the Ministry of Labour

Guideline: Silica on Construction Projects issued in April 2011 by the Occupational Health and Safety branch of the Ministry of Labour.

The Occupational Health and Safety Act (OHSA), R.S.O. 1990, c.0.1, s.30 (1) specifies that: “Before beginning a project, the owner shall determine whether any Designated Substances are present at the project site and shall prepare a list of all Designated Substances that are present at the site.

Section 30 of The Act requires that the list of Designated Substances be provided to prospective contractors and subcontractors who may do work on a site and come into contact at the site with Designated Substances.

The Ministry of Labour has designated the following substances:

- Acrylonitrile
- Arsenic
- Asbestos
- Benzene
- Coke Oven Emissions
- Ethylene Oxide
- Isocyanates
- Lead
- Mercury
- Silica
- Vinyl Chloride

Ontario Regulation 278/05 (O. Reg. 278/05), the Regulation respecting Asbestos on Construction Projects and in Buildings and Repair Operations, made under the Occupational Health and Safety Act (OHSA), requires owners of a building to identify asbestos-containing materials (ACMs) prior to potential disturbance of the materials.

In addition, an owner of a building is required to have an Asbestos Management Plan if ACMs (friable or non-friable) are present in the building and are to remain in place. An inventory of ACMs must be kept on site. All ACMs must be routinely inspected to ensure no damage has occurred, and the inventory must be updated once in each 12-month period and as may be required based on expected changing site conditions, abatement and/or renovation activities. Removal of all ACMs is required prior to building demolition.

In addition to the Designated Substances, the building was also surveyed for the presence of other hazardous materials such as polychlorinated biphenyls (PCBs), radioactive materials, ozone-depleting-substances (ODSs), other halocarbons, and mould.

We understand that this survey has been conducted to comply with the regulatory requirements of Ontario Regulation 278/05.



## **APPENDIX B**

### **Survey Methodology & Background Information**

## **SURVEY METHODOLOGY**

For the purpose of this survey, not all Designated Substances or suspect hazardous materials were sampled. Selective sampling was carried out only for substances that were suspected to be present or those deemed to have a likely source of origin in the survey areas.

Materials that were homogeneous in nature and/or similar in appearance to other materials tested were considered to be of similar composition. The likelihood of ACMs being present in inaccessible areas, such as above gypsum board ceilings or behind gypsum wallboards, was determined by assessing the presence of asbestos-containing systems in adjacent areas. Equipment such as boilers, motors, blowers, electrical panels, fire doors, etc., must be de-energized or disassembled to examine internal components or materials. These items should be considered to contain hazardous materials until proven otherwise.

During the survey, representative samples of suspect building materials were collected and sent to CALA accredited independent laboratory for analysis. The Laboratory Certificate of Analysis is attached in Appendix C.

Other potential hazardous materials were identified by visual observation and/or by reviewing Material Safety Data Sheets (MSDS) and/or safety labels where available.

### **Investigated Areas**

The survey included all accessible areas and ceiling space within 15 - 17 Stewart Street, as required under our scope of work. No destructive investigations were performed as part of this survey. Photographs of the areas investigated can be found in Appendix D.

The assessment was directed at the interior structure and finishes of the building. It did not consider current or past owner or occupant articles throughout the building (i.e. contents, furniture, etc.) and did not report on possible contaminants in the soil under and surrounding the building or contents of vessels, drums, etc., that may be concealed.

### **Sampling and Assessment Methodologies**

Sampling was conducted as part of this assessment. Results for asbestos and lead samples can be found in the Findings & Recommendation Section 3.0.

A historical review of previous designated substance survey reports and abatement reports were examined as part of this survey. The reports are listed as follows,

- Designated Substance Report by CM3 Environmental (dated October 2017, reference # TLW 1561);

### **Asbestos**

#### *Background Information on Asbestos*

Asbestos is a generic name for a group of naturally occurring fibrous minerals. In the past, asbestos was commonly used in building materials such as insulation, fireproofing and acoustic.

or decorative panels. Although there are many types of asbestos, Ontario's three primary forms of commercial importance are chrysotile, amosite and crocidolite.

An ACM is defined by O. Reg. 278/05 as a material that contains 0.5% or more asbestos by dry weight. ACMs are placed into two general classes, “friable” and “non-friable” ACMs. Friable ACMs are dry materials that can be crumbled, pulverized and reduced to powder by hand pressure. Typical friable ACMs include acoustical or decorative texture coats, fireproofing and thermal insulation. Non-friable ACMs are much more durable as they are held together by a binder such as cement, vinyl or asphalt. Typical non-friable ACMs include floor tiles, fire blankets, roofing materials and cementitious products such as wallboards, pipes or siding.

It has been recognized that hazardous situations may exist in buildings where ACMs are found. This is especially true where asbestos fibres may become airborne due to material ageing, physical damage, water damage or air movement.

In contrast, there is little reason for concern if the asbestos is in good condition, has not been damaged and is not in a location where it is likely to be disturbed.

*Asbestos Survey Methodology*

The asbestos survey included identifying potential friable and non-friable asbestos-containing materials throughout the surveyed areas of the subject building.

The likelihood of ACMs being present in inaccessible areas, such as above gypsum wallboard ceilings and walls, was determined by assessing the presence of asbestos-containing materials in adjacent areas.

Fiberglass insulation was not submitted for analysis as it can be identified visually as non-asbestos material. Building materials suspected of containing asbestos were identified, and representative sampling and laboratory testing of these materials was conducted. The number of bulk material samples collected from a homogeneous area was under Table 1. O. Reg. 278/05 s. 3 (3) below. Building materials suspected of containing asbestos were collected using wetting techniques and hand-sampling tools.

**Table 1 - O. Reg. 278/05 s. 3(3): Minimum Asbestos Bulk Material Sample Requirements**

Item	Type of material	Size of the area of homogeneous material	Minimum number of bulk material samples to be collected
1.	Surfacing material, including, without limitation, material that is applied to surfaces by spraying, troweling or otherwise, such as acoustical plaster on ceilings and fireproofing materials on structural members	Less than 90 square metres	3
		90 or more square metres but less than 450 square metres	5
		450 or more square metres	7
2.	Thermal insulation, except as described in item 3	any size	3

3.	Thermal insulation patch	Less than 2 linear metres or 0.5 square metres	1
4.	<u>Other material</u>	<u>Any size</u>	3

Preliminary identification of the samples was made using polarized light microscopy (PLM), confirming the presence and type of asbestos caused by dispersion staining optical microscopy. This analytical procedure follows the U.S. Environmental Protection Agency Test Method EPA/600/R-93/116 Method for the Determination of Asbestos in Bulk Building Materials, June 1993.

EMSL Canada Inc. (EMSL), an independent laboratory, analyzed all bulk samples for asbestos content. EMSL is an independent laboratory accredited by the National Institute of Standards and Technology/National Voluntary Laboratory Accreditation (NIST/NVLAP) (Lab Code #200877-0).

Vinyl floor tiles were analyzed using the phase light microscopy (PLM) analysis method. However, given the composition of vinyl floor products, the PLM analysis method may be prone to yield false negative analytical results. Therefore, before removal or replacement, vinyl floor products previously identified as negative should undergo additional analysis by Transmission Electron Microscopy (TEM) to confirm asbestos content, if any.

Materials identified to contain asbestos were assessed on the relative possibility of fibre release into the air due to their condition and accessibility.

#### *Evaluation of ACMs Based on Condition*

In evaluating an ACM's condition, the following criteria were applied:

- **Good** – Material shows no signs of damage and/or is encapsulated. ACM could remain in place until eventual building demolition or major renovation.
- **Fair** – Material shows signs of minor damage (<5% damage) or near the end of useful life. This includes minor shrinking, cracking, delamination and/ or other damage. The material should be monitored closely and scheduled to be repaired, encapsulated or removed.
- **Poor** – Damage is greater than 5% to any ACM material and is highly recommended to be removed, repaired or encapsulated.

*Note: The above evaluation criteria were also applied to other hazardous materials. Please refer to the Asbestos and Hazardous Materials Checklist in Appendix E & F for further details.*

## **Lead**

### *Background Information on Lead*

Lead was a common additive in exterior and hard-wearing paint applications. Lead was used to prolong the paint's shelf life and increase its flexibility and durability to wear and weather. Acute exposure to lead by inhalation or ingestion may cause headaches, fatigue, nausea, abdominal cramps and joint pain. Chronic exposures can cause reduced hemoglobin production and reduced lifespan. It has also been known to impact

the body's central and peripheral nervous systems and brain function and has been linked to learning disabilities in children.

No regulatory limit in Ontario determines what lead concentration constitutes a "lead-containing material." On October 21, 2010, Health Canada, under the *Hazardous Products Act*, stated that the lead content in surface-coating materials, furniture, toys and other articles for children should not exceed 90 mg/kg (0.009%, 90 ppm). However, this is intended for importing or selling products within Canada. Therefore, this is not to be misconstrued as a limit established to define a lead-containing material or a limitation with respect to lead on construction projects.

The Environmental Abatement Council of Canada (EACC) has also developed the "*Lead Guideline for Construction, Renovation, Maintenance or Repair*" dated October 2014, which discusses the classification, handling, disturbance and removal of lead-containing materials. For this guideline, paints or surface coatings containing less than or equal to 0.1% lead by weight (1000 mg/kg or 1000 ppm) are considered low-level lead paints or surface coatings. If these materials (and their respective surfaces) are disturbed in a non-aggressive manner and performed using adequate dust control procedures, then worker protection from the inhalation of lead is not required.

Furthermore, paints or surface coatings containing greater than 0.1% lead by weight are considered lead-containing paints or surface coatings. If these materials (and their respective surfaces) are disturbed, appropriate lead abatement procedures must always be followed.

Exposure to lead-containing materials is regulated under Ontario Regulation 490/09, *Designated Substances* - made under the Occupational Health and Safety Act. Care must be taken to prevent lead-containing particles from becoming airborne during the disturbance of lead-containing surfaces (i.e., during renovation or demolition projects). All lead abatement work must follow procedures outlined in the Guideline Lead on Construction Projects, issued in September 2004 (amended in April 2011) by the Occupational Health and Safety branch of the Ministry of Labour (Type 1-3). Similarly, the lead abatement work procedures outlined in the EACC Lead Guideline for Construction, Renovation, Maintenance or Repair (October 2014) may also be implemented (Class 1-3).

Lead has been used in solder on copper plumbing fixtures, lead conduit pipes, lead-calcium battery plates, ammunition, and nuclear and X-ray shielding devices. However, these materials were not sampled during this investigation but were noted where applicable.

Representative bulk samples of paint and finishes suspected of containing lead were collected to verify lead content in paints. Bulk samples were scraped down to the building base structure, with all possible layers present, placed in sealed plastic bags and labelled, and then submitted to an independent laboratory for analysis. Samples were treated with a dilute nitric acid sample digestion prior to filtration. The analysis utilized for lead detection in filtered samples was inductively coupled plasma optical emission spectrometry (ICP-OES).

## Mercury

### *Background Information on Mercury*

Mercury is known to cause human poisoning through inhaling vapours, ingesting contaminated materials or skin absorption through direct contact with the liquid.

Precautions must be taken to prevent mercury vapours from becoming airborne during renovations or building demolition. Exposure to airborne mercury is regulated under the Revised O. Reg. 490/09 as amended – Regulation respecting Mercury – made under the Occupational Health and Safety Act; and under O. Reg. 558, which amended O. Reg. 347/90 (General - Waste Management), mercury is classified as a Schedule 2(b) Hazardous Waste Chemical. Its hazardous waste number is U151.

Mercury is found in thermostats, temperature and pressure gauges, fluorescent lamps and batteries. Mercury in products can be released to the environment through breakage or disposal at the end of a useful life. Improper disposal of these mercury products poses a health and environmental risk to everyone. In addition, the removal of mercury-containing products can create wastes that are often classified as hazardous. Wastes that leach mercury in concentrations exceeding Ontario Regulation 347/90 (General - Waste Management) limits are also considered hazardous.

The mercury in thermostats switch contains approximately 3-4 grams in a glass ampoule, typically attached to a metal coil. Mercury-containing switches have been used in thermostats for over 40 years.

Mercury is an essential component in fluorescent lamps and HID lamps. The mercury is in a vapour form, and the phosphor coating is on the lamp tube. Estimates of the mercury content contained in compact, 4-foot, and 8-foot lamps are 10 mg, 23 mg, and 46 mg, respectively.

Most fluorescent lamps qualify as hazardous waste when removed from service and are prohibited from disposal in the solid waste stream. Fluorescent lamps would be classified as 146T on your facility Generator Registration Report under O. Reg. 347/90 - General Waste Management, as amended by O. Reg. 558/00. Under this regulation, if the leachate results exceed 0.1 milligrams of mercury per litre for a given waste, the facility must treat the waste as hazardous. Most fluorescent and HID lamps will exceed the leachate toxicity limit; therefore, these wastes must be registered and treated as hazardous waste or sent for recycling.

## Silica

### *Background Information on Silica*



Silica is expected to be present in building materials such as concrete, brick, mortar and ceramic tiles throughout the structures. Free crystalline silica ( $\alpha$ -Quartz) may be a component in ceiling tiles and gypsum boards. Silica (including free crystalline silica) may also be a component of concrete and brick surfaces noted in the building.

Exposure to airborne silica is regulated under Ontario Regulation 490/09, *Designated Substances* - made under the Occupational Health and Safety Act.

## **Polychlorinated Biphenyls (PCBs)**

### *Background Information on PCBs*

Polychlorinated Biphenyls (PCBs) were commonly used as a dielectric insulating fluid in electrical equipment such as transformers, capacitors, and fluorescent and HID lamp ballasts. The production of PCBs in North America started in 1929 and was banned at the beginning of 1979. After 1981, no manufacturers produced fluorescent and HID lamps with PCB-containing ballasts.

PCBs are not designated substances under the Occupational Health and Safety Act.

### *PCB Regulations (SOR/2008-273)*

The *PCB Regulations* (the Regulations) set specific deadlines for ending the use of PCBs in concentrations at or above 50 mg/kg, eliminating all PCBs and equipment containing PCBs currently in storage and limiting the time PCBs can be stored before being destroyed. The Regulations also establish sound practices for the better management of the remaining PCBs in use (i.e. those with a content of less than 50 mg/kg) until their eventual elimination to prevent contamination of dielectric fluids and dispersion of PCBs in small quantities into other liquids.

## **Ozone Depleting-Substances (ODSs) and Other Halocarbons**

### *Background Information on ODSs*

Within Ontario, the general use of ozone-depleting substances (ODSs) and other halocarbons is controlled through Regulation 463/10 of the Environmental Protection Act. The production of ODSs in hydrochlorofluorocarbons (HCFCs) and chlorofluorocarbons (CFCs) ceased in Canada in 1993 due to their ozone-depleting characteristics. The importation of CFCs into Canada ceased in 1997, and a total ban was placed on their use in 2010. The use of these materials is still permitted in existing equipment, but equipment must be serviced by a licensed contractor such that CFCs are contained and not released to the environment during servicing or operation.

## **Radioactive Materials**

Two types of smoke detectors are common in buildings (residential, institutional, commercial, industrial, etc). Photoelectric-type smoke detectors detect smoke using an optical sensor, whereas ionization-type smoke detectors use an ionization chamber containing radioactive material. The ionization type is cheaper and is particularly common in older buildings. A typical modern detector contains about 1.0 microcurie of the radioactive element americium, a decrease from 3 microcurie in 1978. Sealed radioactive material sources in fire detection systems are still permitted and regulated by the Canadian Nuclear Safety Commission and the Canadian Nuclear Safety Act. The radioactive sources in smoke alarms are sealed and contained within a metal case inside the smoke detector and must not be damaged or tampered with.

## Mould & Water Damage

Mould growth inside buildings is due to excess moisture caused by leakages, condensation or capillary movement of water into the building. Toxic moulds such as *Stachybotrys chartarum* and some species of *Aspergillus* spp. are greenish-black, wet and slimy moulds that grow on soaking, wet cellulose-based materials. They are often found near water leaks or where drying is very slow and can form after flooding if insufficient cleanup and drying occur. They will generally not occur if materials are kept dry.

MPL conducted a general visual assessment for any apparent signs of visible mould and/or water damage. Based on our visual observations, the following guidelines were used in providing our recommendations for remedial action where required:

- Institute of Inspection Cleaning and Restoration Certification (IICRC) S520 Standard and Reference for Professional Mould Remediation,
- The Canadian Construction Association (CCA) Mould Guidelines for the Canadian construction industry (CCA document 82-2004)
- Environmental Abatement Council of Canada (EACC) Mould Abatement Guidelines.

## Other Designated Substances

*Select Designated Substances (acrylonitrile, arsenic, coke oven emissions, ethylene oxide, isocyanates, benzene, or vinyl chloride) are not expected to be present in the building in the matrix or sufficient quantities to cause an exceedance of Ministry of Labour exposure guidelines. As such, no sampling was conducted for these materials.*

### Vinyl Chloride

Vinyl chloride (monomer) is likely to be stable within poly vinyl-chloride (PVC) piping and conduits and as a component of interior finishes. Such building materials are not considered hazardous in their current matrix/composition.

### Acrylonitrile

Acrylonitrile or ACN (vinyl cyanide) is an explosive, flammable liquid used to manufacture acrylic fibres, rubber-like materials and pesticide fumigants. Acrylonitrile was not noted and would not be expected to be present in the project-specific area/surveyed area/subject building.

### Arsenic

Arsenic is used in metallurgy for hardening copper, lead and alloys, in pigment production, in the manufacture of certain types of glass, in insecticides, fungicides and rodenticides, as a by-product in the smelting of copper ores, and as a dopant material in semiconductor manufacturing. Arsenic or arsenic compounds were not noted nor expected to be present in the project-specific area/surveyed area/subject building.



## **Benzene**

Benzene or benzol is a colourless liquid. It is used as an intermediate in producing styrene, phenol, cyclohexane, and other organic chemicals and in manufacturing detergents, pesticides, solvents, and paint removers. It is also found in gasoline. Benzene may be stable in roofing materials, paints and adhesives throughout the subject building. Such building materials are not considered hazardous in their current matrix/composition.

## **Coke Oven Emissions**

Coke oven emission is a benzene-soluble fraction of the total particulate matter of the substances emitted into the atmosphere from metallurgical coke ovens.

## **Ethylene Oxides**

Ethylene oxide is a colourless gas liquefying below 12°C. It is generally used as a fumigant and sterilizing agent for medical equipment. It is generally used as a fumigant and sterilizing agent for medical equipment.

## **Isocyanates**

Isocyanate compounds may be present to stabilize paint finishes, varnishes, polyurethane plastics, synthetic rubbers, foams and adhesives. Such building materials are not considered hazardous in their current matrix/composition.

**To reduce the potential for exposure to workers or occupants, any suspect hazardous building material(s) not detailed within this survey due to inaccessibility and/or discovered during renovation/demolition activities must be appropriately assessed and/or tested prior to their disturbance.**

## **APPENDIX C**

### **Laboratory Analytical Reports**



# EMSL Canada Inc.

22 Antares Drive Suite 102 Ottawa, ON K2E 7Z6  
 Phone/Fax: (343) 882-6076 / (343) 882-6077  
<http://www.EMSL.com> / [ottawalab@EMSL.com](mailto:ottawalab@EMSL.com)

EMSL Canada Order 672000996  
 Customer ID: 55CTCS25B  
 Customer PO: 0Z2-021101  
 Project ID: Ottawa DSS

**Attn:** Stefan Holik Phone: (613) 836-2184  
 McIntosh Perry Consulting Engineers Ltd Fax:  
 115 Walgreen Rd RR 3 Collected: 6/25/2020  
 Carp, ON K0A 1L0 Received: 6/26/2020  
 Analyzed: 7/06/2020

**Proj:** University of Ottawa 0Z2-021101 (15-17 Stewart) (Ottawa DSS)

## Test Report: Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05 via EPA600/R-93/116 Method

**Client Sample ID:** 1.1 **Lab Sample ID:** 672000996-0001

**Sample Description:** 15-17 Stewart/Mortar - #17 Basement

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/03/2020	Gray	0.0%	100.0%	None Detected	

**Client Sample ID:** 1.2 **Lab Sample ID:** 672000996-0002

**Sample Description:** 15-17 Stewart/Mortar - #17 Basement

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Gray	0.0%	100.0%	None Detected	

**Client Sample ID:** 1.3 **Lab Sample ID:** 672000996-0003

**Sample Description:** 15-17 Stewart/Mortar - #17 Basement

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Gray	0.0%	100.0%	None Detected	

**Client Sample ID:** 2.1-Vinyl Sheet Flooring **Lab Sample ID:** 672000996-0004

**Sample Description:** 15-17 Stewart/VSF - pink and blue with pattern - #17 - basement

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/03/2020	Blue/Pink	45.0%	55.0%	None Detected	

**Client Sample ID:** 2.1-Fibrous Under Material **Lab Sample ID:** 672000996-0004A

**Sample Description:** 15-17 Stewart/VSF - pink and blue with pattern - #17 - basement

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Brown	0.0%	90.0%	10% Chrysotile	

**Client Sample ID:** 2.2-Vinyl Sheet Flooring **Lab Sample ID:** 672000996-0005

**Sample Description:** 15-17 Stewart/VSF - pink and blue with pattern - #17 - basement

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Blue/Pink	45.0%	55.0%	None Detected	

**Client Sample ID:** 2.2-Fibrous Under Material **Lab Sample ID:** 672000996-0005A

**Sample Description:** 15-17 Stewart/VSF - pink and blue with pattern - #17 - basement

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020					Positive Stop (Not Analyzed)



# EMSL Canada Inc.

22 Antares Drive Suite 102 Ottawa, ON K2E 7Z6  
Phone/Fax: (343) 882-6076 / (343) 882-6077  
<http://www.EMSL.com> / [ottawalab@EMSL.com](mailto:ottawalab@EMSL.com)

EMSL Canada Order 672000996  
Customer ID: 55CTCS25B  
Customer PO: 0Z2-021101  
Project ID: Ottawa DSS

## Test Report: Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05 via EPA600/R-93/116 Method

**Client Sample ID:** 2.3-Vinyl Sheet Flooring **Lab Sample ID:** 672000996-0006  
**Sample Description:** 15-17 Stewart/VSF - pink and blue with pattern - #17 - basement

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Blue/Pink	45.0%	55.0%	None Detected	

**Client Sample ID:** 2.3-Fibrous Under Material **Lab Sample ID:** 672000996-0006A  
**Sample Description:** 15-17 Stewart/VSF - pink and blue with pattern - #17 - basement

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020				Positive Stop (Not Analyzed)	

**Client Sample ID:** 3.1-Vinyl Sheet Flooring **Lab Sample ID:** 672000996-0007  
**Sample Description:** 15-17 Stewart/VSF - beige with squares - #17 front entrance

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/03/2020	Beige	40.0%	60.0%	None Detected	

**Client Sample ID:** 3.1-Mastic **Lab Sample ID:** 672000996-0007A  
**Sample Description:** 15-17 Stewart/VSF - beige with squares - #17 front entrance

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/03/2020	Yellow	0.0%	100.0%	None Detected	

**Client Sample ID:** 3.2-Vinyl Sheet Flooring **Lab Sample ID:** 672000996-0008  
**Sample Description:** 15-17 Stewart/VSF - beige with squares - #17 front entrance

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Beige	40.0%	60.0%	None Detected	

**Client Sample ID:** 3.2-Mastic **Lab Sample ID:** 672000996-0008A  
**Sample Description:** 15-17 Stewart/VSF - beige with squares - #17 front entrance

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Yellow	0.0%	100.0%	None Detected	

**Client Sample ID:** 3.3-Vinyl Sheet Flooring **Lab Sample ID:** 672000996-0009  
**Sample Description:** 15-17 Stewart/VSF - beige with squares - #17 front entrance

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Beige	40.0%	60.0%	None Detected	

**Client Sample ID:** 3.3-Mastic **Lab Sample ID:** 672000996-0009A  
**Sample Description:** 15-17 Stewart/VSF - beige with squares - #17 front entrance

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Yellow	0.0%	100.0%	None Detected	



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EMSL Canada Order 672000996  
Customer ID: 55CTCS25B  
Customer PO: 0Z2-021101  
Project ID: Ottawa DSS

## Test Report: Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05 via EPA600/R-93/116 Method

**Client Sample ID:** 4.1 **Lab Sample ID:** 672000996-0010  
**Sample Description:** 15-17 Stewart/Mastic under VSF - #17 entrance

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/03/2020	Yellow	0.0%	100.0%	None Detected	

**Client Sample ID:** 4.2-Mastic **Lab Sample ID:** 672000996-0011  
**Sample Description:** 15-17 Stewart/Mastic under VSF - #17 entrance

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Yellow	0.0%	100.0%	None Detected	

**Client Sample ID:** 4.2-Leveler **Lab Sample ID:** 672000996-0011A  
**Sample Description:** 15-17 Stewart/Mastic under VSF - #17 entrance

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Gray	5.0%	95.0%	None Detected	

**Client Sample ID:** 4.3-Mastic **Lab Sample ID:** 672000996-0012  
**Sample Description:** 15-17 Stewart/Mastic under VSF - #17 entrance

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Yellow	0.0%	100.0%	None Detected	

**Client Sample ID:** 4.3-Leveler **Lab Sample ID:** 672000996-0012A  
**Sample Description:** 15-17 Stewart/Mastic under VSF - #17 entrance

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Gray	5.0%	95.0%	None Detected	

**Client Sample ID:** 5.1-Vinyl Sheet Flooring **Lab Sample ID:** 672000996-0013  
**Sample Description:** 15-17 Stewart/VSF - brown with flowers - #17 - top of basement stairs

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/03/2020	Brown	40.0%	60.0%	None Detected	

**Client Sample ID:** 5.1-Fibrous Under Material **Lab Sample ID:** 672000996-0013A  
**Sample Description:** 15-17 Stewart/VSF - brown with flowers - #17 - top of basement stairs

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Brown	0.0%	95.0%	5% Chrysotile	

**Client Sample ID:** 5.2-Vinyl Sheet Flooring **Lab Sample ID:** 672000996-0014  
**Sample Description:** 15-17 Stewart/VSF - brown with flowers - #17 - top of basement stairs

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Brown	45.0%	55.0%	None Detected	



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EMSL Canada Order 672000996  
 Customer ID: 55CTCS25B  
 Customer PO: 0Z2-021101  
 Project ID: Ottawa DSS

## Test Report: Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05 via EPA600/R-93/116 Method

**Client Sample ID:** 5.2-Fibrous Under Material **Lab Sample ID:** 672000996-0014A  
**Sample Description:** 15-17 Stewart/VSF - brown with flowers - #17 - top of basement stairs

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020					Positive Stop (Not Analyzed)

**Client Sample ID:** 5.3-Vinyl Sheet Flooring **Lab Sample ID:** 672000996-0015  
**Sample Description:** 15-17 Stewart/VSF - brown with flowers - #17 - top of basement stairs

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Brown	45.0%	55.0%	None Detected	

**Client Sample ID:** 5.3-Fibrous Under Material **Lab Sample ID:** 672000996-0015A  
**Sample Description:** 15-17 Stewart/VSF - brown with flowers - #17 - top of basement stairs

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020					Positive Stop (Not Analyzed)

**Client Sample ID:** 6.1 **Lab Sample ID:** 672000996-0016  
**Sample Description:** 15-17 Stewart/VSF - brown and green circle pattern - #17 - top of basement stairs

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/03/2020	Brown/Green	0.0%	75.0%	25% Chrysotile	

**Client Sample ID:** 6.2 **Lab Sample ID:** 672000996-0017  
**Sample Description:** 15-17 Stewart/VSF - brown and green circle pattern - #17 - top of basement stairs

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/03/2020					Positive Stop (Not Analyzed)

**Client Sample ID:** 6.3 **Lab Sample ID:** 672000996-0018  
**Sample Description:** 15-17 Stewart/VSF - brown and green circle pattern - #17 - top of basement stairs

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/03/2020					Positive Stop (Not Analyzed)

**Client Sample ID:** 7.1 **Lab Sample ID:** 672000996-0019  
**Sample Description:** 15-17 Stewart/VFT - grey with brown marks - #17 - kitchen

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/03/2020	Gray	0.0%	100.0%	None Detected	

**Client Sample ID:** 7.2 **Lab Sample ID:** 672000996-0020  
**Sample Description:** 15-17 Stewart/VFT - grey with brown marks - #17 - kitchen

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Gray	0.0%	100.0%	None Detected	



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EMSL Canada Order 672000996  
Customer ID: 55CTCS25B  
Customer PO: 0Z2-021101  
Project ID: Ottawa DSS

## Test Report: Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05 via EPA600/R-93/116 Method

**Client Sample ID:** 7.3 **Lab Sample ID:** 672000996-0021  
**Sample Description:** 15-17 Stewart/VFT - grey with brown marks - #17 - kitchen

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Gray	0.0%	100.0%	None Detected	

**Client Sample ID:** 8.1 **Lab Sample ID:** 672000996-0022  
**Sample Description:** 15-17 Stewart/DJC

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/03/2020	White	0.0%	100.0%	None Detected	

**Client Sample ID:** 8.2 **Lab Sample ID:** 672000996-0023  
**Sample Description:** 15-17 Stewart/DJC

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	White	0.0%	100.0%	None Detected	

**Client Sample ID:** 8.3 **Lab Sample ID:** 672000996-0024  
**Sample Description:** 15-17 Stewart/DJC

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	White	0.0%	100.0%	None Detected	

**Client Sample ID:** 8.4 **Lab Sample ID:** 672000996-0025  
**Sample Description:** 15-17 Stewart/DJC

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	White	0.0%	100.0%	None Detected	

**Client Sample ID:** 8.5 **Lab Sample ID:** 672000996-0026  
**Sample Description:** 15-17 Stewart/DJC

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	White	0.0%	100.0%	None Detected	

**Client Sample ID:** 8.6 **Lab Sample ID:** 672000996-0027  
**Sample Description:** 15-17 Stewart/DJC

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	White	0.0%	100.0%	None Detected	

**Client Sample ID:** 8.7 **Lab Sample ID:** 672000996-0028  
**Sample Description:** 15-17 Stewart/DJC

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	White	0.0%	100.0%	None Detected	



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EMSL Canada Order 672000996  
Customer ID: 55CTCS25B  
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Project ID: Ottawa DSS

## Test Report: Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05 via EPA600/R-93/116 Method

**Client Sample ID:** 9.1 **Lab Sample ID:** 672000996-0029  
**Sample Description:** 15-17 Stewart/VSF - brown and grey granite pattern - #17 bathroom

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/03/2020	Brown	0.0%	100.0%	None Detected	

**Client Sample ID:** 9.2 **Lab Sample ID:** 672000996-0030  
**Sample Description:** 15-17 Stewart/VSF - brown and grey granite pattern - #17 bathroom

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Brown	0.0%	100.0%	None Detected	

**Client Sample ID:** 9.3 **Lab Sample ID:** 672000996-0031  
**Sample Description:** 15-17 Stewart/VSF - brown and grey granite pattern - #17 bathroom

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Brown	0.0%	100.0%	None Detected	

**Client Sample ID:** 10.1 **Lab Sample ID:** 672000996-0032  
**Sample Description:** 15-17 Stewart/Wallpaper - #15 - basement stairs

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/03/2020	Blue	98.0%	2.0%	None Detected	

**Client Sample ID:** 10.2 **Lab Sample ID:** 672000996-0033  
**Sample Description:** 15-17 Stewart/Wallpaper - #15 - basement stairs

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Blue	98.0%	2.0%	None Detected	

**Client Sample ID:** 10.3 **Lab Sample ID:** 672000996-0034  
**Sample Description:** 15-17 Stewart/Wallpaper - #15 - basement stairs

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Blue	98.0%	2.0%	None Detected	

**Client Sample ID:** 11.1 **Lab Sample ID:** 672000996-0035  
**Sample Description:** 15-17 Stewart/Yellow carpet mastic - #15

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/03/2020	Yellow	0.0%	100.0%	None Detected	

**Client Sample ID:** 11.2 **Lab Sample ID:** 672000996-0036  
**Sample Description:** 15-17 Stewart/Yellow carpet mastic - #15

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Yellow	0.0%	100.0%	None Detected	





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EMSL Canada Order 672000996  
 Customer ID: 55CTCS25B  
 Customer PO: 0Z2-021101  
 Project ID: Ottawa DSS

## Test Report: Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05 via EPA600/R-93/116 Method

**Client Sample ID:** 11.3

**Lab Sample ID:** 672000996-0037

**Sample Description:** 15-17 Stewart/Yellow carpet mastic - #15

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Yellow	0.0%	100.0%	None Detected	

**Client Sample ID:** 12.1-Vinyl Sheet Flooring

**Lab Sample ID:** 672000996-0038

**Sample Description:** 15-17 Stewart/VSF - grey with light and dark grey flakes - #15

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/03/2020	Gray	20.0%	80.0%	None Detected	

**Client Sample ID:** 12.1-Mastic

**Lab Sample ID:** 672000996-0038A

**Sample Description:** 15-17 Stewart/VSF - grey with light and dark grey flakes - #15

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/03/2020	Clear	0.0%	100.0%	None Detected	

**Client Sample ID:** 12.2-Vinyl Sheet Flooring

**Lab Sample ID:** 672000996-0039

**Sample Description:** 15-17 Stewart/VSF - grey with light and dark grey flakes - #15

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Gray	20.0%	80.0%	None Detected	

**Client Sample ID:** 12.2-Mastic

**Lab Sample ID:** 672000996-0039A

**Sample Description:** 15-17 Stewart/VSF - grey with light and dark grey flakes - #15

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Clear	0.0%	100.0%	None Detected	

**Client Sample ID:** 12.3-Vinyl Sheet Flooring

**Lab Sample ID:** 672000996-0040

**Sample Description:** 15-17 Stewart/VSF - grey with light and dark grey flakes - #15

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Gray	20.0%	80.0%	None Detected	

**Client Sample ID:** 12.3-Mastic

**Lab Sample ID:** 672000996-0040A

**Sample Description:** 15-17 Stewart/VSF - grey with light and dark grey flakes - #15

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Clear	0.0%	100.0%	None Detected	

**Client Sample ID:** 13.1

**Lab Sample ID:** 672000996-0041

**Sample Description:** 15-17 Stewart/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/03/2020	Gray	1.0%	99.0%	None Detected	



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EMSL Canada Order 672000996  
Customer ID: 55CTCS25B  
Customer PO: 0Z2-021101  
Project ID: Ottawa DSS

## Test Report: Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05 via EPA600/R-93/116 Method

**Client Sample ID:** 13.2-Skim Coat **Lab Sample ID:** 672000996-0042  
**Sample Description:** 15-17 Stewart/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	White	0.0%	100.0%	None Detected	

**Client Sample ID:** 13.2-Base Coat **Lab Sample ID:** 672000996-0042A  
**Sample Description:** 15-17 Stewart/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Gray	2.0%	98.0%	None Detected	

**Client Sample ID:** 13.3-Skim Coat **Lab Sample ID:** 672000996-0043  
**Sample Description:** 15-17 Stewart/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	White	0.0%	100.0%	None Detected	

**Client Sample ID:** 13.3-Base Coat **Lab Sample ID:** 672000996-0043A  
**Sample Description:** 15-17 Stewart/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Gray	2.0%	98.0%	None Detected	

**Client Sample ID:** 13.4-Joint Compound **Lab Sample ID:** 672000996-0044  
**Sample Description:** 15-17 Stewart/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	White	0.0%	100.0%	None Detected	

**Client Sample ID:** 13.4-Skim Coat **Lab Sample ID:** 672000996-0044A  
**Sample Description:** 15-17 Stewart/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	White	0.0%	100.0%	None Detected	

**Client Sample ID:** 13.4-Base Coat **Lab Sample ID:** 672000996-0044B  
**Sample Description:** 15-17 Stewart/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Gray	2.0%	98.0%	None Detected	

**Client Sample ID:** 13.5-Skim Coat **Lab Sample ID:** 672000996-0045  
**Sample Description:** 15-17 Stewart/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	White	0.0%	100.0%	None Detected	



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EMSL Canada Order 672000996  
Customer ID: 55CTCS25B  
Customer PO: 0Z2-021101  
Project ID: Ottawa DSS

## Test Report: Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05 via EPA600/R-93/116 Method

**Client Sample ID:** 13.5-Base Coat **Lab Sample ID:** 672000996-0045A  
**Sample Description:** 15-17 Stewart/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Gray	2.0%	98.0%	None Detected	

**Client Sample ID:** 13.6-Joint Compound **Lab Sample ID:** 672000996-0046  
**Sample Description:** 15-17 Stewart/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	White	0.0%	100.0%	None Detected	

**Client Sample ID:** 13.6-Skim Coat **Lab Sample ID:** 672000996-0046A  
**Sample Description:** 15-17 Stewart/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	White	0.0%	100.0%	None Detected	

**Client Sample ID:** 13.6-Base Coat **Lab Sample ID:** 672000996-0046B  
**Sample Description:** 15-17 Stewart/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Gray	2.0%	98.0%	None Detected	

**Client Sample ID:** 13.7-Skim Coat **Lab Sample ID:** 672000996-0047  
**Sample Description:** 15-17 Stewart/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	White	0.0%	100.0%	None Detected	

**Client Sample ID:** 13.7-Base Coat **Lab Sample ID:** 672000996-0047A  
**Sample Description:** 15-17 Stewart/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	7/06/2020	Gray	2.0%	98.0%	None Detected	



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EMSL Canada Order 672000996  
Customer ID: 55CTCS25B  
Customer PO: 0Z2-021101  
Project ID: Ottawa DSS

## Test Report: Asbestos Analysis of Bulk Materials for Ontario Regulation 278/05 via EPA600/R-93/116 Method

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**Analyst(s):**

---

Ewa Krupinska PLM (15)  
Simon Parent PLM (48)

**Reviewed and approved by:**

---

Simon Parent, Laboratory Manager  
or Other Approved Signatory

None Detected = <0.1%. EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Samples received in good condition unless otherwise noted. This report must not be used to claim product endorsement by NVLAP of any agency or the U.S. Government

Samples analyzed by EMSL Canada Inc. Ottawa, ON

Initial report from: 07/06/202016:58:10

**EMSL Canada Inc.**

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Attn: **Stefan Holik**  
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**115 Walgreen Rd RR 3**  
**Carp, ON K0A 1L0**

Phone: (613) 836-2184  
 Fax:  
 Received: 6/29/2020 10:50 AM  
 Collected:

Project: **University of Ottawa OZ2-021101 Ottawa DSS****Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)\***

<i>Client SampleDescription</i>	<i>Collected</i>	<i>Analyzed</i>	<i>Weight</i>	<i>RDL</i>	<i>Lead Concentration</i>
PB1 552007356-0001		6/30/2020	0.2445 g	0.041 % wt	0.99 % wt
	Site: 15-17 Stewart - Dark Blue - #15 - 2nd Floor Stairs				
PB2 552007356-0002		6/30/2020	0.2453 g	0.0082 % wt	<0.0082 % wt
	Site: 15-17 Stewart - Yellow / Brown Wall - #15				
PB3 552007356-0003		6/30/2020	0.2419 g	0.0083 % wt	0.014 % wt
	Site: 15-17 Stewart - Grey Deck Floor				
PB4 552007356-0004		6/30/2020	0.2403 g	0.083 % wt	2.4 % wt
	Site: 15-17 Stewart - Green Wall - #17 - Top of Basement Stairs				
PB5 552007356-0005		6/30/2020	0.2468 g	0.0081 % wt	0.034 % wt
	Site: 15-17 Stewart - Pink Deck Floor				
PB6 552007356-0006		6/30/2020	0.2432 g	0.0082 % wt	0.031 % wt
	Site: 15-17 Stewart - Brown Door Frame - #17 Kitchen				
PB7 552007356-0007		6/30/2020	0.2431 g	0.041 % wt	1.3 % wt
	Site: 15-17 Stewart - White Wall - #17				

Rowena Fanto, Lead Supervisor  
 or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. Analysis following Lead in Paint by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.008% wt based on the minimum sample weight per our SOP. "<" (less than) result signifies the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. Definitions of modifications are available upon request. Samples analyzed by EMSL Canada Inc. Mississauga, ON AIHA-LAP, LLC - ELLAP #196142

Initial report from 07/06/2020 08:24:45

**APPENDIX D**  
**Site Photographs**



Photo 1: Representative view of the interior finishes observed at 17 Stewart Street.



Photo 2: Representative view of the interior finishes observed at 15 Stewart Street.



Photo 3: Representative view of the basement finishes observed at 15 Stewart Street.



Photo 4: View of the poor condition asbestos-containing VSF observed in the basement stairway of 17 Stewart Street.





Photo 5: View of the asbestos-containing texture coat observed on the main floor of 15 Stewart Street.



Photo 6: View of the poor condition asbestos-containing plaster and lead paint observed in Room 100A of 15 Stewart Street.



Photo 7: View of asbestos-containing plaster observed in poor condition in Room 209A of 15 Stewart Street.



Photo 8: View of the poor condition lead-containing door frame paint observed in Room 108/112 of 17 Stewart Street.

## **APPENDIX E**

### **Asbestos-Containing Materials Checklists**

Floor/Level	Room	Type of ACM	Description	Asbestos Confirmed/ Suspected	Friable/Non-Friable	Damaged/ Deteriorated	Accessibility	Level of Work Near Material	Approx. Quantity	Unit	Recommended Action	Estimated Abatement Cost	Comments
0	17 - B04	Paper Insulation	Under tin by hot water tank	Confirmed	Non-Friable	Good Condition	Easy	Low	25	SF	Manage in Place		Ref. No. 045870 (34)
0	17 - B02	Paper Insulation	Associated with VSF (Pink and Blue with Pattern)	Confirmed	Non-Friable	Good Condition	Easy	Low	-	-	Monitor Condition of Material. Consider Removal or Repair.		
0	Throughout Level	Plaster	-	Confirmed	Friable	Good Condition	Easy	Low	-	-	Manage in Place		
1	15-100A	Plaster	-	Confirmed	Friable	Poor Condition	Easy	Low	6	SF	Remove following Type 2 Abatement Procedures	\$ 500.00	
1	15- 100A	Ceiling Texture Coat	-	Confirmed	-	Good Condition	Easy	Low	16	SF	Manage in Place		Ref. No. 045870 (34)
1	15- 100B	Ceiling Texture Coat	-	Confirmed	-	Good Condition	Easy	Low	96	SF	Manage in Place		Ref. No. 045870 (34)
1	15- 103	Ceiling Texture Coat	-	Confirmed	-	Good Condition	Easy	Low	100	SF	Manage in Place		Ref. No. 045870 (34)
1	17-102	Plaster	-	Confirmed	Friable	Poor Condition	Easy	Low	<1	SF	Repair following Type 2 Abatement Procedures	\$ 500.00	
1	17-106	Plaster	-	Confirmed	Friable	Poor Condition	Easy	Low	10	SF	Repair following Type 2 Abatement Procedures	\$ 500.00	
1	17 - 110	Plaster	-	Confirmed	Friable	Poor Condition	Easy	Low	10	SF	Repair following Type 2 Abatement Procedures	\$ 500.00	
1	17 - 110 - top of basement stairs	Paper Insulation	Associated with VSF (Brown with Flowers)	Confirmed	Non-Friable	Poor Condition	Easy	Low	8	SF	Repair or Remove Following Type 1 Abatement Procedures		
1	17 - 110 - top of basement stairs	Vinyl Sheet Flooring	Brown and Green Circle Pattern	Confirmed	Non-Friable	Poor Condition	Easy	Low	8	SF	Repair or Remove Following Type 1 Abatement Procedures		

Floor/Level	Room	Type of ACM	Description	Asbestos Confirmed/ Suspected	Friable/Non-Friable	Damaged/ Deteriorated	Accessibility	Level of Work Near Material	Approx. Quantity	Unit	Recommended Action	Estimated Abatement Cost	Comments
1	17-110A	Plaster	-	Confirmed	Friable	Poor Condition	Easy	Low	1	SF	Repair following Type 2 Abatement Procedures	\$ 500.00	
1	Throughout Level	Plaster	-	Confirmed	Friable	Good Condition	Easy	Low	-	-	Manage in Place		
2	15-200A	Plaster	-	Confirmed	Friable	Poor Condition	Easy	Low	4	SF	Repair following Type 2 Abatement Procedures	\$ 500.00	
2	15-209	Plaster	-	Confirmed	Friable	Poor Condition	Easy	Low	3	LF	Repair following Type 2 Abatement Procedures	\$ 500.00	
2	17-202	Plaster	-	Confirmed	Friable	Poor Condition	Easy	Low	8	SF	Repair following Type 2 Abatement Procedures	\$ 500.00	
2	17-204	Plaster	-	Confirmed	Friable	Poor Condition	Easy	Low	4	LF	Repair following Type 2 Abatement Procedures	\$ 500.00	
2	17-212	Plaster	-	Confirmed	Friable	Poor Condition	Easy	Low	16	LF	Repair following Type 2 Abatement Procedures	\$ 500.00	
2	15 & 17 - Bathroom	Ceramic Wall/Floor Tile Grout	-	Suspected	-	Good Condition	Easy	Low	-	-	Manage in Place		
2	Throughout Level	Plaster	-	Confirmed	Friable	Good Condition	Easy	Low	-	-	Manage in Place		
Roof	Exterior	Roofing Materials	-	Suspected	-	Good Condition	Moderate	Low	-	-	Manage in Place		

## **APPENDIX F**

### **Hazardous Containing Materials Checklists**

Floor/Level	Room	DS Type	Component	Colour	Condition	Manufacturer	Approx. Quantity	Unit	Suspected/ Confirmed	Recommended Action	Estimated Abatement Cost	Comments
1	15 - 100	Lead	Stair Paint	Dark Blue	Fair Condition	-	-	-	Confirmed	Manage in Place		
1	15 - 100A	Lead	Wall Paint	Dark Yellow	Poor Condition	-	6	SF	Confirmed	Paint must be removed and/or stabilized following Class 1/2 or Type 1/2 lead Procedures as per MOL and EACC Guidelines.	\$ 500.00	Asbestos-containing plaster present.
1	15 - 107	Ozone Depleting Substances (ODS)	Refrigerator	N/A	Good Condition	LG	1	C	Confirmed	Manage in Place		Unknown Refrigerant
1	15 - Throughout Level	Lead	Wall Paint	Dark Yellow	Good Condition	-	-	-	Confirmed	Manage in Place		
1	17 - 102	Lead	Wall Paint	White	Poor Condition	-	<1	SF	Confirmed	Paint must be removed and/or stabilized following Class 1/2 or Type 1/2 lead Procedures as per MOL and EACC Guidelines.	\$ 250.00	Asbestos-containing plaster present.
1	17 - 106	Lead	Wall Paint	White	Poor Condition	-	10	SF	Confirmed	Paint must be removed and/or stabilized following Class 1/2 or Type 1/2 lead Procedures as per MOL and EACC Guidelines.	\$ 500.00	Asbestos-containing plaster present.
1	17 - 108	Lead	Door Paint	Brown	Poor Condition	-	10	LF	Confirmed	Paint must be removed and/or stabilized following Class 1/2 or Type 1/2 lead Procedures as per MOL and EACC Guidelines.	\$ 500.00	
1	17 - 108	Ozone Depleting Substances (ODS)	Refrigerator	N/A	Good Condition	Friedrich	1	C	Confirmed	Manage in Place		R410a

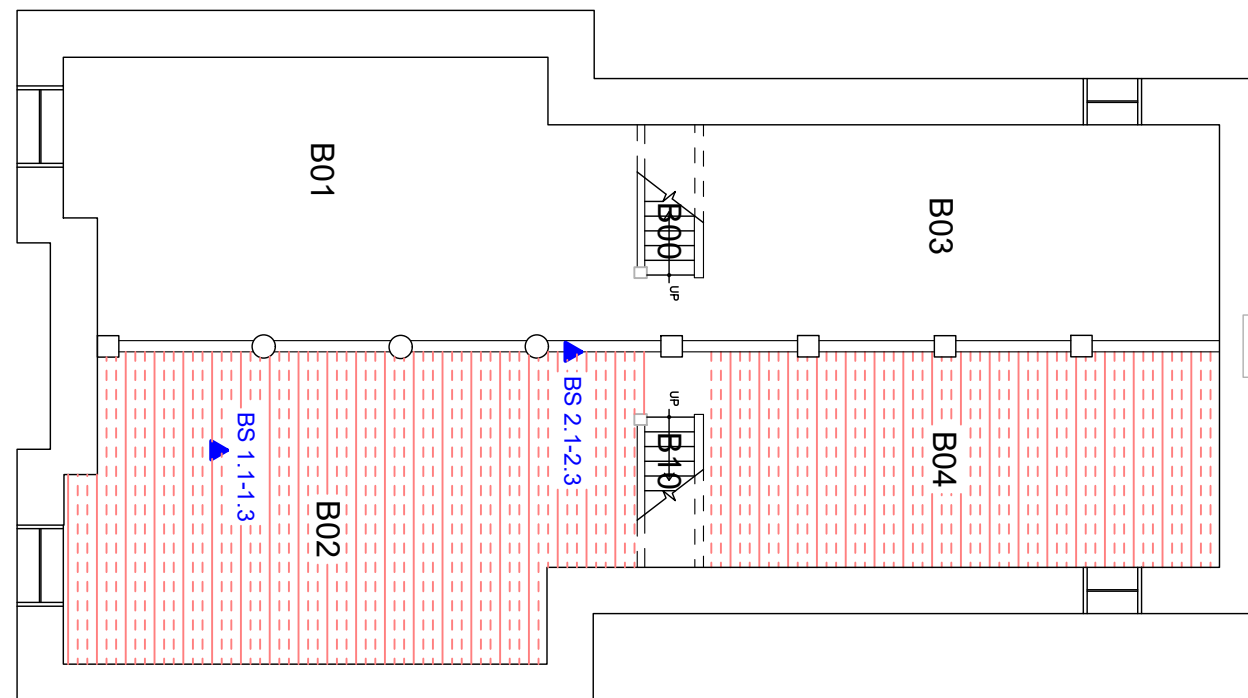
Floor/Level	Room	DS Type	Component	Colour	Condition	Manufacturer	Approx. Quantity	Unit	Suspected/ Confirmed	Recommended Action	Estimated Abatement Cost	Comments
1	17 - 110	Lead	Wall Paint	White	Poor Condition	-	10	SF	Confirmed	Paint must be removed and/or stabilized following Class 1/2 or Type 1/2 lead Procedures as per MOL and EACC Guidelines.	\$ 500.00	Asbestos-containing plaster present.
1	17 - 110 - Top of Basement Stairs	Lead	Wall Paint	Green	Poor Condition	-	3	SF	Confirmed	Paint must be removed and/or stabilized following Class 1/2 or Type 1/2 lead Procedures as per MOL and EACC Guidelines.	\$ 250.00	Asbestos-containing plaster present.
1	17 - 110A	Lead	Wall Paint	White	Poor Condition	-	1	SF	Confirmed	Paint must be removed and/or stabilized following Class 1/2 or Type 1/2 lead Procedures as per MOL and EACC Guidelines.	\$ 250.00	Asbestos-containing plaster present.
1	17 - Throughout Level	Lead	Wall Paint	White	Good Condition	-	-	-	Confirmed	Manage in Place		
2	15 - 200A	Lead	Wall Paint	Dark Yellow	Poor Condition	-	4	SF	Confirmed	Paint must be removed and/or stabilized following Class 1/2 or Type 1/2 lead Procedures as per MOL and EACC Guidelines.	\$ 500.00	Asbestos-containing plaster present.
2	15 - Throughout Level	Lead	Wall Paint	Dark Yellow	Good Condition	-	-	-	Confirmed	Manage in Place		
2	17 - 202	Lead	Wall Paint	White	Poor Condition	-	8	SF	Confirmed	Paint must be removed and/or stabilized following Class 1/2 or Type 1/2 lead Procedures as per MOL and EACC Guidelines.	\$ 500.00	Asbestos-containing plaster present.



Floor/Level	Room	DS Type	Component	Colour	Condition	Manufacturer	Approx. Quantity	Unit	Suspected/ Confirmed	Recommended Action	Estimated Abatement Cost	Comments
2	17 - 204	Lead	Wall Paint	White	Poor Condition	-	4	LF	Confirmed	Paint must be removed and/or stabilized following Class 1/2 or Type 1/2 lead Procedures as per MOL and EACC Guidelines.	\$ 250.00	Asbestos-containing plaster present.
2	17 - 212	Lead	Wall Paint	White	Poor Condition	-	16	LF	Confirmed	Paint must be removed and/or stabilized following Class 1/2 or Type 1/2 lead Procedures as per MOL and EACC Guidelines.	\$ 500.00	Asbestos-containing plaster present.
2	17 - Throughout Level	Lead	Wall Paint	White	Good Condition	-	-	-	Confirmed	Manage in Place		
Ext.	Deck	Lead	Floor Paint	Pink	Good Condition	-	-	-	Confirmed	Manage in Place		
Ext.	Porch	Lead	Floor Paint	Grey	Poor Condition	-	40	SF	Confirmed	Paint must be removed and/or stabilized following Class 1/2 or Type 1/2 lead Procedures as per MOL and EACC Guidelines.	\$ 500.00	
All	Throughout Subject Building	Mercury	Fluorescent Light Tubes	N/A	Good Condition	-	-	-	Confirmed	Manage in Place		
All	Throughout Subject Building	Silica	Concrete, Mortar, Etc.	N/A	Good Condition	-	-	-	Confirmed	Manage in Place		
All	Throughout Subject Building	Polychlorinated Biphenyls (PCBs)	Light Ballast	N/A	Good Condition	-	-	-	Confirmed	Manage in Place		

## **APPENDIX G**

### **Site Sampling & Location Plans**



**McINTOSH PERRY**  
 6240 HIGHWAY 7 SUITE 200 WOODBRIDGE ON L4H 4G3  
 Tel: 905.856.5200 Fax: 905.695.0221  
 Toll Free: 1.888.348.8991 www.mcintoshperry.com

**Legend:**

- ▲ Asbestos Bulk Sample
- Lead Paint Sample <LOD
- Lead Paint Sample >LOD

ACM Paper Insulation

**NOTES:** ACM plaster is present throughout the building.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANTS, PRIOR TO PROCEEDING WITH ANY WORKS.

CLIENT: UNIVERSITY OF OTTAWA

TITLE: SAMPLE LOCATIONS BASEMENT

PROJECT: 15-17 STEWART DESIGNATED SUBSTANCE SURVEY

SCALE: 1:100

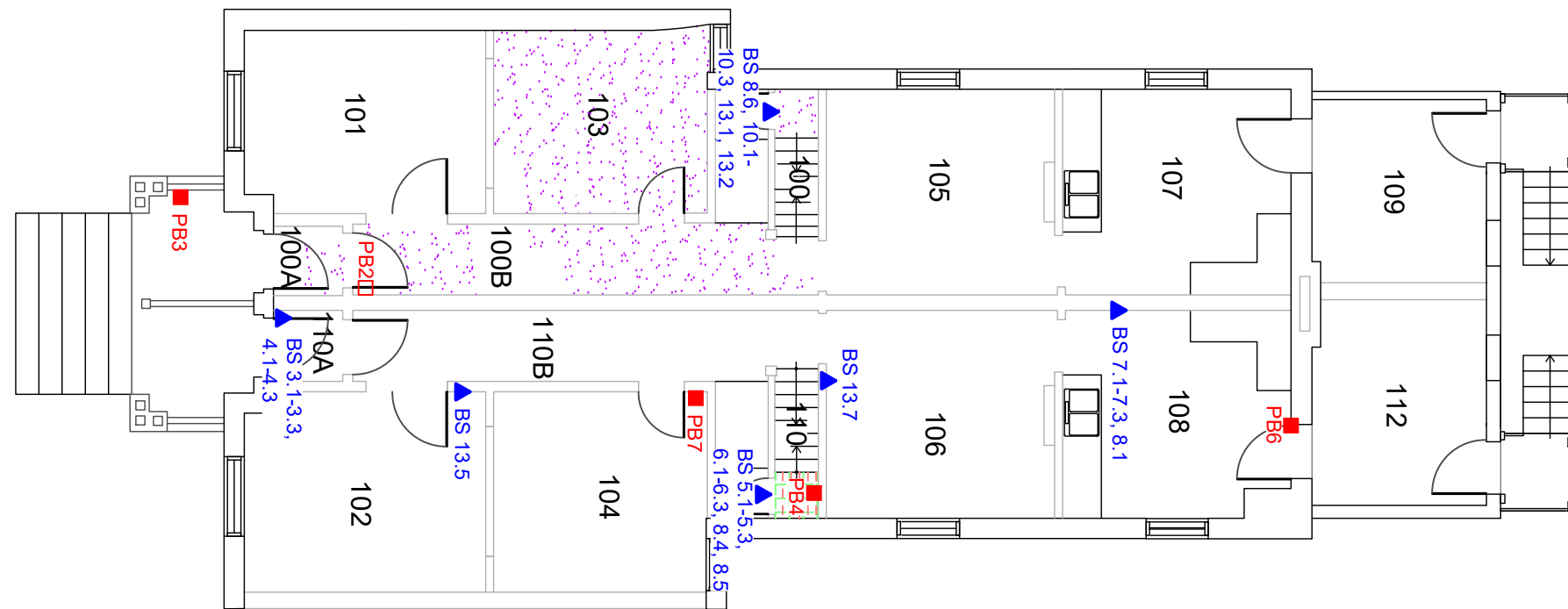
DATE: FEBRUARY 16, 2021

DRAWN: K.B.

CHECKED: J.T.

REV. NO.	DESCRIPTION	DATE	BY	APPD.

DRAWING NUMBER: A0



# McINTOSH PERRY

6240 HIGHWAY 7 SUITE 200 WOODBRIDGE ON L4H 4G3  
 Tel: 905.856.5200 Fax: 905.695.0221  
 Toll Free: 1.888.348.8991 www.mcintoshperry.com

**Legend:**

- ▲ Asbestos Bulk Sample
- Lead Paint Sample <LOD
- Lead Paint Sample >LOD

- ACM Texture Coat
- ACM Paper Insulation
- ACM Vinyl Sheet Flooring

**NOTES:** ACM plaster is present throughout the building.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANTS, PRIOR TO PROCEEDING WITH ANY WORKS.

CLIENT: UNIVERSITY OF OTTAWA

TITLE: SAMPLE LOCATIONS  
GROUND FLOOR

PROJECT: 15-17 STEWART  
DESIGNATED SUBSTANCE SURVEY

SCALE: 1:100

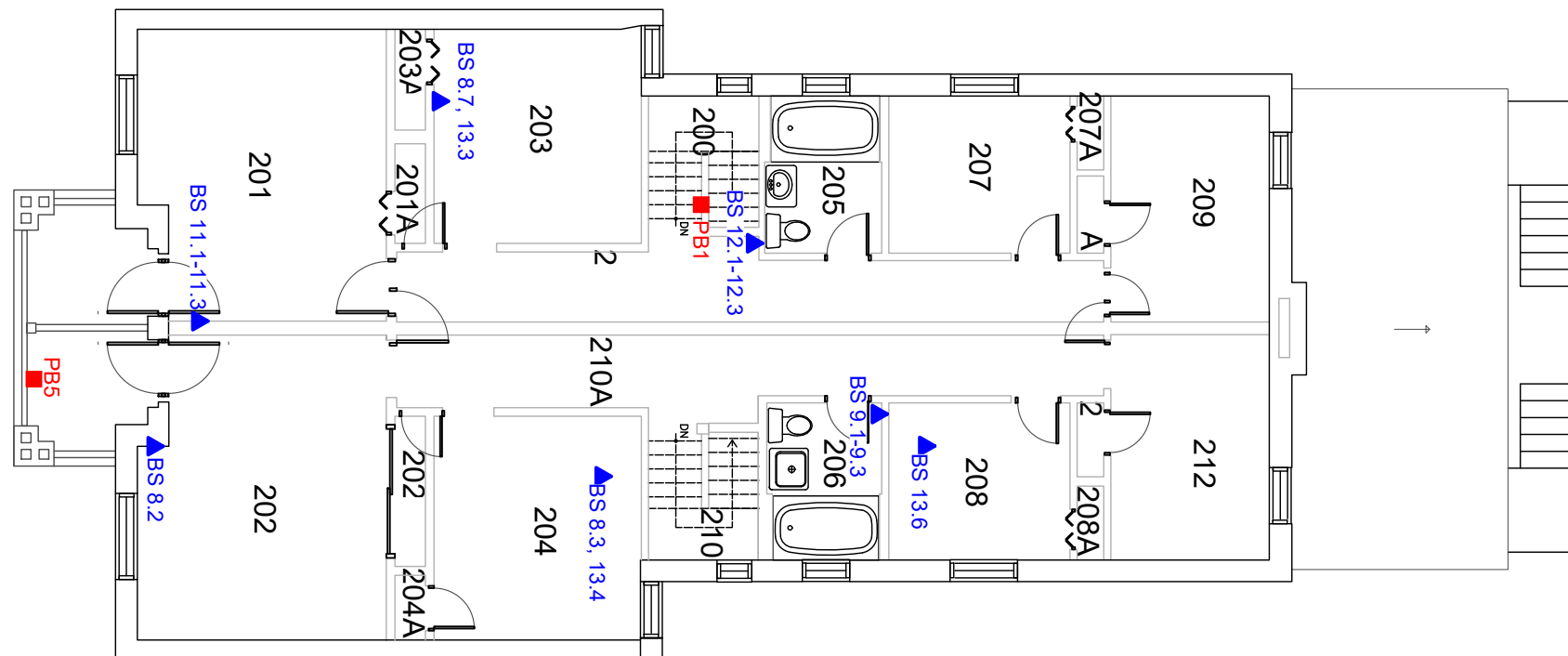
DATE: FEBRUARY 16, 2021

DRAWN: K.B.

CHECKED: J.T.

REV. NO.	DESCRIPTION	DATE	BY	APPD.

DRAWING NUMBER: AI



**McINTOSH PERRY**  
 6240 HIGHWAY 7 SUITE 200 WOODBRIDGE ON L4H 4G3  
 Tel: 905.856.5200 Fax: 905.695.0221  
 Toll Free: 1.888.348.8991 www.mcintoshperry.com

**Legend:**

- ▲ Asbestos Bulk Sample
- Lead Paint Sample <LOD
- Lead Paint Sample >LOD

**NOTES:** ACM plaster is present throughout the building.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANTS, PRIOR TO PROCEEDING WITH ANY WORKS.

CLIENT: UNIVERSITY OF OTTAWA

TITLE: SAMPLE LOCATIONS  
SECOND FLOOR

PROJECT: 15-17 STEWART  
DESIGNATED SUBSTANCE SURVEY

SCALE: 1:100

DATE: FEBRUARY 16, 2021

DRAWN: K.B.

CHECKED: J.T.

REV. NO.	DESCRIPTION	DATE	BY	APPD.

DRAWING NUMBER: A2

