

# HAZARDOUS MATERIALS SURVEY AND 2025 REASSESSMENT 134 HENDERSON AVENUE, OTTAWA, ON



Project No.: CCO-252985-00

Prepared for:  
University of Ottawa

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## **2025 REASSESSMENT SURVEY**

Egis Canada Limited (**Egis**) was retained by the University of Ottawa to complete a Hazardous Materials Survey for the building located at 134 Henderson Avenue, Ottawa, Ontario. Egis was also retained to reassess the condition of hazardous building materials found. The original survey was conducted on September 2<sup>nd</sup>, 2020. The reassessment was completed on October 30<sup>th</sup>, 2024.

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

The assessment and reassessment determined the following findings and recommendations.

### **Summary of the Reassessment Findings:**

- Suspected ACM in ceramic wall/tile grout and roofing material were observed to be in good condition throughout the subject building.
- ACM vinyl floor tiles were observed to be in good condition throughout the subject building.
- ACM parging material tiles were observed in good condition in the basement of the subject building.
- No mould or water damaged materials were observed during the site survey.

### **Summary of Recommendations:**

- Perform a reassessment of asbestos materials on an annual basis.
- Sample any presumed ACM prior to alteration or maintained work if presumed ACM may be disturbed by the work.
- Perform a pre-construction assessment and remove all asbestos-containing materials (ACM) prior to alterations or maintenance work if ACM may be disturbed by the work.
- Follow appropriate safe work procedures when handling or disturbing asbestos.
- 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.
- Follow appropriate safe work procedures when conducting work activities that involve disturbance of hazardous materials identified
- Prior to any renovations or demolition activities within the building, designated substances and hazardous materials 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.

## EXECUTIVE SUMMARY

Egis Canada Limited (**Egis**) was retained by the University of Ottawa, to complete a hazardous materials survey for the building located at 134 Henderson Avenue, Ottawa, Ontario. The original survey was conducted on September 2<sup>nd</sup>, 2020. The reassessment was completed on October 30<sup>th</sup>, 2024.

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.

Based on the assessment conducted by Egis, the following ACMs were previously identified or suspected to be present in the building:

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

Material Description	Friable?	Location	Type of Asbestos
Vinyl Floor Tiles	Non-Friable	Specific Areas	Chrysotile
Parging Material	Friable	Specific Areas	Chrysotile
Roofing Materials	-	Roof	Suspected
Ceramic Wall/Tile Grout	-	Throughout	Suspected

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

All repairs or removal of asbestos-containing materials 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 asbestos-containing material should be informed of its presence;

Given that asbestos containing materials (ACMs) have been identified and will likely remain in place, an Asbestos Management Plan (AMP) is therefore required and 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.

Based on the assessment conducted by Egis, the following Designated Substances and Hazardous Materials 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	Throughout Building
Mercury Vapour	Specific Equipment
Silica	Throughout Building
Ozone Depleting Substances	Specific Equipment
Radioactive Materials	Specific Equipment

**Note: Please refer to the complete report below 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 that involve disturbance of the above-mentioned materials:

- 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) Mould Abatement Guidelines.

Prior to any renovations or demolition activities within building, designated substances and hazardous materials 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.**

February 16, 2026

**University of Ottawa**

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Attention: Martine Bergeron, Senior Specialist, Occupational Health and Safety

Re: 134 Henderson Avenue, Ottawa, Ontario  
Hazardous Materials Survey and 2025 Reassessment  
Egis Canada Limited Reference No. CCO-252985-00

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## 1.0 INTRODUCTION

In accordance with your instructions, Egis Canada Limited (Egis) carried out a Hazardous Materials Survey and 2025 Reassessment of the building located at 134 Henderson Avenue, Ottawa, Ontario. The original survey was conducted on September 2<sup>nd</sup>, 2020. The reassessment was completed on October 30<sup>th</sup>, 2024.

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.

Egis completed the following,

- Visual review of the building to identify materials which could contain Designated Substances and hazardous materials;
- Review of previously completed Hazardous Materials Survey(s), Project-Specific Designated Substance Survey, historical building record(s), meeting with facility managers to review construction, abatement and renovations completed and,
- Recommendations for appropriate action where required.

## 2.0 PROPERTY DESCRIPTION

The subject building is a two-storey residential building with a basement. The building was constructed in 1920 and covered approximately 1,700 square feet. The subject building was observed to be constructed with a stone and mortar foundation, wood frame construction with wooden siding and an asphalt shingle roof. The interior walls were plaster or stone and mortar. Throughout the subject building, ceilings were observed to be either plaster, wood, or tin. The floors were generally a combination of vinyl floor tiles, Vinyl Sheet Flooring, carpet, laminate, and concrete.

## 3.0 FINDINGS & RECOMMENDATIONS

### Designated Substances

#### 3.1 Asbestos

##### *Previous Findings*

A total of fourteen (14) 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.

Laboratory certificates of analysis for asbestos are included in **Appendix C**.

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

Sample ID	Location	Material	Type and Content	Friability
BS 1.1	Room 100A	VSF (Grey)	None Detected	N/A
		Mastic (Yellow)	None Detected	N/A
BS 1.2	Room 100A	VSF (Grey)	None Detected	N/A
		Mastic (Yellow)	None Detected	N/A
BS 1.3	Room 100A	VSF (Grey)	None Detected	N/A
		Mastic (Yellow)	None Detected	N/A
BS 2.1	Room 100A	Plaster (Beige)	None Detected	N/A
BS 2.2	Room 200A	Plaster (Skim Coat)	None Detected	N/A
		Plaster (Base Coat)	None Detected	N/A
BS 2.3	Room 110	Plaster (Skim Coat)	None Detected	N/A
		Plaster (Base Coat)	None Detected	N/A
BS 2.4	Room 110	Plaster (Base Coat)	None Detected	N/A
BS 2.5	Room 100A	Plaster (Skim Coat)	None Detected	N/A

Sample ID	Location	Material	Type and Content	Friability
		Plaster (Base Coat)	None Detected	N/A
BS 3.1	Room B1	Mortar (Brown)	None Detected	N/A
BS 3.2	Room B1	Mortar (Brown)	None Detected	N/A
BS 3.3	Room B1	Mortar (Brown)	None Detected	N/A
BS 4.1	Room 100A	<b>VFT (9"x9" – Beige/Brown)</b>	<b>2% Chrysotile</b>	<b>Non-Friable</b>
		Mastic (Brown)	None Detected	N/A
BS 4.2	Room 100A	<b>VFT (9"x9" – Beige/Brown)</b>	<b>2% Chrysotile</b>	<b>Non-Friable</b>
		Mastic (Brown)	None Detected	N/A
BS 4.3	Room 100A	<b>VFT (9"x9" – Beige/Brown)</b>	<b>2% Chrysotile</b>	<b>Non-Friable</b>
		Mastic (Brown)	None Detected	N/A

N/A – Not Applicable

VFT – Vinyl Floor Tiles

Stop Positive – Material considered being 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 in the subject building.

### **3.1.2 Mechanical Pipe Insulation**

#### **3.1.2.1 Mechanical Pipe Straight Insulation**

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

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

No mechanical pipe elbows/fittings insulation was observed in the subject building.

#### **3.1.2.3 Mechanical Piping Hangers Insulation**

No mechanical pipe hanger insulation was observed in the subject building.

#### **3.1.2.4 HVAC Duct Insulation**

No HVAC duct insulation was not observed in the subject building.

### **3.1.2.5 Other Mechanical Insulation**

No other mechanical insulation was observed in the subject building.

### **3.1.3 Flexible Duct Connector**

No flexible duct connectors were observed in the subject building.

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

No potential asbestos-containing heat shield insulation were observed in the subject building.

### **3.1.5 Parging**

Previously identified parging material was observed around the old chimney cleanout in the basement of the subject building. The laboratory analytical results of parging material samples collected indicate that this material **contains 15% Chrysotile asbestos**. This material is considered to be friable.

### **3.1.6 Texture Finishes**

No texture finishes were observed in the subject building.

### **3.1.7 Plaster**

Ceiling/Wall plaster was observed throughout the building. The laboratory analytical results indicate that this material does not contain asbestos.

### **3.1.8 Drywall Joint Compound**

No drywall joint compound was observed in the subject building.

### **3.1.9 Ceiling Tiles**

No suspended ceiling tiles were observed in the subject building.

### **3.1.10 Vinyl Floor Tiles**

Vinyl floor tiles were observed and sampled throughout the subject building as follows:

- Vinyl floor tiles (9"x9" – Beige/Brown) were observed throughout the 1st-floor hallway/landing (Room 100A). The laboratory analytical results of vinyl floor tile samples collected indicate that this material **contains 2.0% Chrysotile asbestos**. The associated mastic (Brown) does not contain asbestos. This material is considered to be non-friable and was observed to be in good condition.

### **3.1.11 Vinyl Sheet Floor**

Vinyl Sheet Flooring was observed and sampled throughout the subject building as follows:

- Vinyl Sheet Flooring (Grey) was observed and sampled in the entrance (Room 100A). The laboratory analytical results of the samples collected indicate that this material does not contain asbestos. The associated mastic (Yellow) was also determined not to contain asbestos.

### ***3.1.12 Brick Mortar***

Stone mortar was observed throughout the basement of the subject building. The laboratory analytical results indicated that this material does not contain asbestos.

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

No concrete block mortar was observed subject building.

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

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

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

No transit materials were observed in the subject building.

### ***3.1.16 Caulking and Glazing***

No potential asbestos-containing caulking was observed in the subject building.

### ***3.1.17 Mastic***

No potential asbestos-containing mastic was observed in the subject building.

### ***3.1.18 Cementitious Coating***

No potential asbestos-containing cementitious coating finishes were observed in the subject building.

### ***3.1.19 Concrete***

No potential asbestos-containing concrete finishes were observed in the subject building.

### ***3.1.20 Exterior Stucco***

No potential asbestos-containing stucco was observed on the building exterior.

### ***3.1.21 Loose-fill Insulation***

No potential asbestos-containing loose-fill insulation were observed in the subject building.

### **3.1.22 Tar**

Tar was not observed in the subject building.

### **3.1.23 Fire Doors**

No wood/asbestos containing material fire doors were observed in the subject building.

### **3.1.24 Roofing Material**

To avoid damage and compromising the integrity of 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 proves otherwise.

### **Recommendations**

- Asbestos-containing materials 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;
- Asbestos-containing materials that have been identified to be in fair condition should be either repaired (where possible) and/or closely monitored for signs of further deterioration. Depending on type of material and location, these materials should be scheduled for removal if there is potential risk of exposure to worker 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 renovation/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;
- Entry into ceiling spaces where asbestos-containing ceiling tiles are present will require Type 1/2 asbestos abatement procedures.
- Sampling was conducted using non-destructive methods, focusing solely on visible and accessible areas unless a project-specific site assessment was completed and incorporated. Consequently, any renovations or construction activities that may disturb building materials must involve destructive sampling to analyze all relevant layers of the building materials.
- Prior to renovation/demolition of materials which are assumed to be asbestos containing (suspect materials which were not sampled, i.e., roofing materials and fire doors), 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 asbestos-containing materials 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 asbestos-containing material should be informed of its presence; and
- Given that asbestos containing materials (ACMs) have been identified and will likely remain in place, an Asbestos Management Plan (AMP) is therefore required and 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.

### 3.2 Lead

#### *Previous Findings*

#### **3.2.1 Paint Finishes**

A total of eight (8) paint samples from the subject building were previously 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. (%)
PB1	Room 100A	Wall Paint	Orange	<0.0083
PB2	Room 100A	Wall Paint	White	<0.0080
PB3	Room 110	Stairs	Blue	5.1
PB4	Room 201	Wall Paint	Blue	0.053
121-G-LBP-082207-01	Living Room– 1 <sup>st</sup> Floor	Window Trim Paint	White	0.09

Sample I.D.	Location	Material	Colour	Lead Concentration Weight by Conc. (%)
121-G-LBP-082207-02	1 <sup>st</sup> Floor	Wall Paint	Orange	1.3
121-E-LBP-082207-03	Building Exterior	Trim Paint	Blue	0.48
121-E-LBP-082207-04	Building Exterior	Siding Paint	White	8.1

The paint finishes highlighted in blue in the above table were 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 with the exception of select areas that were observed 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 with the exception of select areas that were observed in poor condition.

All remaining paints tested were below the laboratory limit of detection for lead. However, 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 proves otherwise.

### **3.2.2 Battery Packs**

Egis did not identify any lead-containing acid 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 are 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 fair condition should be either repaired (where possible) and/or closely monitored for signs of further deterioration.

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, the removal of the lead-based paint with the use of a chemical gel or paste, or a power tool equipped with a HEPA filter is considered a Type 1 operation. The removal of 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 lead materials that are removed must follow the Ministry of Labour and Environmental Abatement Council of Canada 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 does 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 Leachate Criteria (Schedule 4) of this regulation.

### **3.3 Mercury**

#### ***Findings***

#### **3.3.1 Thermostat Switches**

Egis did not observe thermostats containing liquid mercury within the subject building.

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

Egis identified fluorescent light fixtures throughout the surveyed area containing 2 to 4 fluorescent light tubes per fixture. Mercury is likely to be present in vapor form in the fluorescent light tubes.

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

Egis did not identify any pressure gauges containing liquid mercury throughout the subject building. Egis also did not identify any suspected float switches that may contain liquid mercury within the subject building.

#### **Recommendations**

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

Precautions must be taken to prevent mercury liquid/vapours from becoming airborne during building demolition. Exposure to mercury is regulated under Ontario Regulation 490/09, Designated Substances - made under the Occupational Health and Safety Act." Prior to renovations to the building, all mercury containing fluorescent light tubes, thermostats, and equipment must be removed and stored in a safe, secure location and/or properly disposed of in accordance with R.R.O. 1990, Regulation 347 General – Waste Management, made under the Environmental Protection Act.

## **3.4 Silica**

#### **Findings**

Silica is expected to be present in building materials such as concrete, brick, mortar and ceramic tiles located 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, demolition of masonry, etc.) to ensure that workers' exposure levels to airborne silica does 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.

Demolition work that is likely to impact silica-containing materials should be carried out in accordance with the requirement detailed in the Ontario Ministry of Labour document entitled "Guideline: Silica on Construction Projects", dated April 2011 and in accordance with the University of Ottawa's **Silica Exposure Control Program**, November 2020.

## **Other Hazardous Materials**

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

#### *Findings*

#### **3.5.1 Light Ballasts**

The subject building is illuminated by LED and fluorescent lights. Egis assessed representative ballasts in the building, and these ballasts were identified as non-PCBs content. These light ballasts were observed to be manufactured by Phillips.

#### **3.5.2 HID Light Ballasts**

Egis observed HID Lamps at the interior of the buildings. These lamps may contain PCB-containing light ballasts. These ballasts were not investigated during the survey as they could not be readily or safely disassembled.

#### **3.5.3 Transformers**

Egis did not observe any PCBs containing electrical transformers within the subject building. However, many of the observed transformers were suspended on steel columns and their PCB-content could not be verified. Transformers that could be assessed were observed to be dry-type and manufactured by Hammond Manufacturing.

#### **Recommendations**

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

No further action required at this time, identification and sorting of suspect PCB equipment would be the responsibility of any contractor performing work on electrical equipment.

Prior to any renovations, all light ballasts and HID lamps containing or suspected of containing PCBs that will be affected by the work, must be decommissioned by a licensed contractor such that PCBs are contained and not released to the environment during decommissioning and properly disposed of.

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

#### *Findings*

A visual assessment for equipment potentially containing ODSs and other halocarbons was conducted. Egis observed equipment such as refrigerators, water fountains, water coolers, freezers, etc. which contain or are suspected of containing ODSs or other halocarbons.

No other equipment containing ODSs or other halocarbons was observed in the subject building.

***Recommendations***

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

Under the management of a licensed contractor, equipment containing R-22 and R-134a 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. Smoke detectors were observed throughout the subject building, which contained small quantities of radioactive material.

***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 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.

Since no radioactive materials were observed or suspected to be present during the site survey, no further action is required.

### **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.

No USTs and ASTs were present within the surveyed area.

***Recommendations***

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

Prior to any demolition in the buildings within the facility, all USTs and ASTs equipment must be decommissioned by a licensed contractor such that substances are contained and not released to the environment during decommissioning.

Since no underground and/or above ground storage tanks (USTs and ASTs) were observed or suspected to be present during the site survey, no further action is required.

### **3.9 Mould**

#### ***Findings***

#### **3.9.1 Mould**

A visual survey of the subject building was conducted to determine if any mould was present. Egis did not observe any areas with obvious signs of visible mould growth.

#### **3.9.2 Water Damage**

A visual survey of the subject building was conducted to determine if any water damaged was present. Egis did not find any areas with water damage.

#### ***Recommendations***

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

Water stained/damaged ceiling tiles observed throughout the subject building should be replaced as part of regular maintenance and the underlying cause of the water leakage should be identified and repaired following the university of Ottawa **Mould Control and Water Damage Restoration Program**, March 2023.

Water stained/damaged ceiling tiles that are also determined to contain asbestos must be 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 **Egis Canada Limited (Egis)**, 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 analyzing the information obtained and in the formulation of our conclusions and recommendations.

Egis 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 Egis, both on its own behalf and as agent on behalf of its employees and principals.

The client expressly agrees that Egis' 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 Egis 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,

**Egis Canada Limited**



Pegah Parichehreh, M.Sc.  
Project 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 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 (AMP) 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 asbestos containing materials is required prior to building demolition.

In addition to the Designated Substances, the building was also surveyed for the presence of polychlorinated biphenyls (PCBs),

We understand that this survey has been conducted to comply with the regulatory requirements of Ontario Regulations 278/05 and 490/09.

# **APPENDIX B**

## **Survey Methodology & Background Information**

## **SURVEY METHODOLOGY**

For the purpose of this survey, not all Designated Substances or suspect hazardous material 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., were not 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 an AIHA/NVLAP accredited independent laboratory for analysis. Laboratory Certificates of Analysis are 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 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 on the interior structure and finishes of the building. It did not consider current or past owner or occupant articles within the building (i.e. contents, furniture, etc.) and does 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 was examined as part of this survey. Due to concerns regarding certain historical analytical results, mainly in 2008 and prior years, confirmatory re-sampling was conducted for selected materials previously identified not to contain asbestos. However, building materials previously identified to be asbestos-containing were not re-sampled. The reports are listed as follows,

- Designated Substance Survey by Conestoga-Rovers & Associates (dated February 2008, reference # 45870(29));

- Designated Substance Survey and 2023 Reassessment by McIntosh Perry (dated 2023, reference # Z2021102HZ / CCC-230252-00)

## **Asbestos**

### *Background Information on Asbestos*

Asbestos is a generic name that has been given to a group of naturally occurring fibrous minerals. In the past, asbestos was commonly used as a component in building materials such as insulation, fireproofing and acoustic or decorative panels. Although there are many types of asbestos, the three main forms of commercial importance in Ontario are chrysotile, amosite and crocidolite.

An Asbestos-Containing Material (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 those materials that when dry 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 asbestos-containing materials are found. This is especially true where asbestos fibres may become airborne as a result of material ageing, physical damage, and 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 the identification of potential friable and non-friable asbestos-containing materials within 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 in accordance with 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 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, by 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.	Other material	Any size	3

Preliminary identification of the samples was made using polarized light microscopy (PLM), with confirmation of presence and type of asbestos made 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.

All bulk samples were analysed for asbestos content by Paracel Laboratories Ltd., an independent laboratory. Paracel is a fully accredited facility for asbestos analysis and is accredited under National Voluntary Laboratory Accreditation (NVLAP Lab Codes 200812-0 and 200863-0). Paracel is accredited for asbestos bulk analysis in PLM in Ottawa and Mississauga, respectively. For the Scope of Accreditation under the (CALA) Membership Number 1262, Paracel is accredited for asbestos in air samples by PCM.

Vinyl floors tiles were analyzed using the phase light microscopy (PLM) method of analysis. However, given the composition of vinyl floor products, the PLM analysis method may be prone to yielding false negative analytical results. Therefore, prior to removal or replacement, vinyl floor products previously identified to be 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 a combination of their condition and accessibility.

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

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

- **Good** – Material shows no signs of damage and/or is encapsulated. Asbestos-containing material could remain in place until eventual building demolition or major renovation.
- **Fair** – Material shows signs of minor damage (<5% damage) or otherwise near the end of useful life. This includes minor shrinking, cracking, delamination and/ or other damage.

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 was also applied to other hazardous materials where applicable. 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 shelf life of paint and to 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 haemoglobin 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.

Currently in Ontario, there is no regulatory limit that determines what concentration of lead 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 the importation or sale of products within Canada. Therefore, this is not to be misconstrued as a limit established to define a lead-containing material or a limit 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 the purpose of 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 is known to have been used in solder on copper plumbing fixtures, in lead conduit pipes, in lead-calcium battery plates, ammunition, and in nuclear and X-ray shielding devices. However, these materials were not sampled during this investigation, but were noted where applicable.

To verify lead content in paints, representative bulk samples of paint and finishes suspected of containing lead were collected. Bulk samples were scraped down to the building base structure, with all possible layer's present, placed in sealed plastic bags and labeled; and then submitted to an independent laboratory for analysis. Samples were treated with a dilute nitric acid sample digestion prior to filtration. 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 poisoning in humans through the inhalation of vapours, ingestion of 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 demolition of the building. 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 products such as 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 product's useful life. Improper disposal of these mercury products poses a health and environmental risk to everyone. In addition, the disposal 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 thermostat switch contains approximately 3-4 grams of mercury 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 in the phosphor coating 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 therefore 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, then the facility must treat the waste as hazardous waste. 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 located throughout the structures. Free crystalline silica (α-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.

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 dielectric insulating fluid in electrical equipment such as transformers and capacitors, and in the fluorescent and HID lamp ballasts. The production of PCBs in the 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 a designated substance 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 period of 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 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. Production of ODSs in the form of hydro chlorofluorocarbons (HCFCs) and chlorofluorocarbons (CFCs) ceased in Canada in 1993 as a result of their ozone-depleting characteristics. Importation of CFCs into Canada ceased in 1997

and total ban was placed on their use since 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**

There are two types of smoke detectors commonly found in building (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. The use of sealed radioactive material sources in fire detection systems is still permitted and regulated by the Canadian Nuclear Safety Commission (CNSC) 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 occurred. They will generally not occur if materials are kept dry.

Egis conducted a general visual assessment for any obvious 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 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 present in stable form within poly vinyl-chloride (PVC) piping and conduits and as a component of interior finishes. Such building materials are not considered to be hazardous in their current matrix/composition.

## **Acrylonitrile**

Acrylonitrile or ACN (also known as vinyl cyanide) is an explosive, flammable liquid used in the manufacture of 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 and are not 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 the production of styrene, phenol, cyclohexane, and other organic chemicals, and in the manufacture of detergents, pesticides, solvents, and paint removers. It is also found in gasoline. Benzene may be present in stable form in roofing materials, paints and adhesives located throughout the subject building. Such building materials are not considered to be hazardous in their current matrix/composition.

## **Coke Oven Emissions**

Coke oven emission is benzene soluble fraction of 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 used generally as a fumigant and sterilizing agent for medical equipment. It is used generally as a fumigant and sterilizing agent for medical equipment.

## **Isocyanates**

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

**In order to reduce the potential for exposure to workers or occupants, any suspect hazardous building material(s) that are not detailed within this survey due to inaccessibility and/or are discovered during renovation/demolition activities, must be properly 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 672001615  
 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: 9/ 9/2020  
 Carp, ON K0A 1L0 Received: 9/14/2020  
 Analyzed: 9/21/2020

**Proj:** University of Ottawa 0Z2-021101 (134 Henderson) (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-Floor Tile **Lab Sample ID:** 672001615-0001  
**Sample Description:** 134 Henderson/VSF - Grey - Entrance

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/21/2020	Gray	0.0%	100.0%	None Detected	

**Client Sample ID:** 1.1-Mastic **Lab Sample ID:** 672001615-0001A  
**Sample Description:** 134 Henderson/VSF - Grey - Entrance

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/21/2020	Yellow	0.0%	100.0%	None Detected	

**Client Sample ID:** 1.2-Floor Tile **Lab Sample ID:** 672001615-0002  
**Sample Description:** 134 Henderson/VSF - Grey - Entrance

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/21/2020	Gray	0.0%	100.0%	None Detected	

**Client Sample ID:** 1.2-Mastic **Lab Sample ID:** 672001615-0002A  
**Sample Description:** 134 Henderson/VSF - Grey - Entrance

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/21/2020	Yellow	0.0%	100.0%	None Detected	

**Client Sample ID:** 1.3-Floor Tile **Lab Sample ID:** 672001615-0003  
**Sample Description:** 134 Henderson/VSF - Grey - Entrance

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/21/2020	Gray	0.0%	100.0%	None Detected	

**Client Sample ID:** 1.3-Mastic **Lab Sample ID:** 672001615-0003A  
**Sample Description:** 134 Henderson/VSF - Grey - Entrance

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/21/2020	Yellow	0.0%	100.0%	None Detected	

**Client Sample ID:** 2.1 **Lab Sample ID:** 672001615-0004  
**Sample Description:** 134 Henderson/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/21/2020	Beige	0.0%	100.0%	None Detected	



# EMSL Canada Inc.

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EMSL Canada Order 672001615  
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:** 2.2-Skim Coat **Lab Sample ID:** 672001615-0005  
**Sample Description:** 134 Henderson/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/21/2020	White	0.0%	100.0%	None Detected	

**Client Sample ID:** 2.2-Rough Coat **Lab Sample ID:** 672001615-0005A  
**Sample Description:** 134 Henderson/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/21/2020	Gray	0.0%	100.0%	None Detected	

**Client Sample ID:** 2.3-Skim Coat **Lab Sample ID:** 672001615-0006  
**Sample Description:** 134 Henderson/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/21/2020	White	0.0%	100.0%	None Detected	

**Client Sample ID:** 2.3-Rough Coat **Lab Sample ID:** 672001615-0006A  
**Sample Description:** 134 Henderson/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/21/2020	Gray	0.0%	100.0%	None Detected	

**Client Sample ID:** 2.4 **Lab Sample ID:** 672001615-0007A  
**Sample Description:** 134 Henderson/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/21/2020	Gray	0.0%	100.0%	None Detected	

**Client Sample ID:** 2.5-Skim Coat **Lab Sample ID:** 672001615-0008  
**Sample Description:** 134 Henderson/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/21/2020	White	0.0%	100.0%	None Detected	

**Client Sample ID:** 2.5-Rough Coat **Lab Sample ID:** 672001615-0008A  
**Sample Description:** 134 Henderson/Plaster

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/21/2020	Gray	0.0%	100.0%	None Detected	

**Client Sample ID:** 3.1 **Lab Sample ID:** 672001615-0009  
**Sample Description:** 134 Henderson/Mortar - Basement

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/21/2020	Brown	0.0%	100.0%	None Detected	



# 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 672001615  
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:** 3.2 **Lab Sample ID:** 672001615-0010  
**Sample Description:** 134 Henderson/Mortar - Basement

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/21/2020	Brown	0.0%	100.0%	None Detected	

**Client Sample ID:** 3.3 **Lab Sample ID:** 672001615-0011  
**Sample Description:** 134 Henderson/Mortar - Basement

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/21/2020	Brown	0.0%	100.0%	None Detected	

**Client Sample ID:** 4.1-Floor Tile **Lab Sample ID:** 672001615-0012  
**Sample Description:** 134 Henderson/VFT - 9x9 - Beige/brown - Hallway/landing

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/21/2020	Beige	0.0%	98.0%	2% Chrysotile	

**Client Sample ID:** 4.1-Mastic **Lab Sample ID:** 672001615-0012A  
**Sample Description:** 134 Henderson/VFT - 9x9 - Beige/brown - Hallway/landing

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/21/2020	Brown	0.0%	100.0%	None Detected	

**Client Sample ID:** 4.2-Floor Tile **Lab Sample ID:** 672001615-0013  
**Sample Description:** 134 Henderson/VFT - 9x9 - Beige/brown - Hallway/landing

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/21/2020					Positive Stop (Not Analyzed)

**Client Sample ID:** 4.2-Mastic **Lab Sample ID:** 672001615-0013A  
**Sample Description:** 134 Henderson/VFT - 9x9 - Beige/brown - Hallway/landing

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/21/2020	Brown	0.0%	100.0%	None Detected	

**Client Sample ID:** 4.3-Floor Tile **Lab Sample ID:** 672001615-0014  
**Sample Description:** 134 Henderson/VFT - 9x9 - Beige/brown - Hallway/landing

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/21/2020					Positive Stop (Not Analyzed)

**Client Sample ID:** 4.3-Mastic **Lab Sample ID:** 672001615-0014A  
**Sample Description:** 134 Henderson/VFT - 9x9 - Beige/brown - Hallway/landing

TEST	Analyzed Date	Color	Non-Asbestos		Asbestos	Comment
			Fibrous	Non-Fibrous		
PLM	9/21/2020	Brown	0.0%	100.0%	None Detected	



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EMSL Canada Order 672001615  
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):**

---

Ioana Taina PLM (7)  
Natalie D'Amico PLM (14)

**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. Mississauga, ON NVLAP Lab Code 200877-0

Initial report from: 09/21/2020 08:17

**EMSL Canada Inc.**

2756 Slough Street, Mississauga, ON L4T 1G3

Phone/Fax: (289) 997-4602 / (289) 997-4607

<http://www.EMSL.com>[torontolab@emsl.com](mailto:torontolab@emsl.com)

EMSL Canada Or	552011588
CustomerID:	55CTCS25B
CustomerPO:	0Z2-021102
ProjectID:	Ottawa DSS

Attn: **Stefan Holik**  
**McIntosh Perry Consulting Engineers Ltd**  
**115 Walgreen Rd RR 3**  
**Carp, ON K0A 1L0**

Phone: (613) 836-2184  
 Fax:  
 Received: 9/15/2020 10:07 AM  
 Collected:

Project: **University of Ottawa 0Z2-021102 "Ottawa DSS - 134 Henderson"****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 552011588-0001		9/18/2020	0.2421 g	0.0083 % wt	<0.0083 % wt
	Site: 134 Henderson - Orange Wall - Hallway				
PB2 552011588-0002		9/18/2020	0.2494 g	0.0080 % wt	<0.0080 % wt
	Site: 134 Henderson - White Wall - Basement				
PB3 552011588-0003		9/18/2020	0.2473 g	0.16 % wt	5.1 % wt
	Site: 134 Henderson - Blue Stairs - Basement				
PB4 552011588-0004		9/18/2020	0.2404 g	0.0083 % wt	0.053 % wt
	Site: 134 Henderson - Blue Wall - Front Room - Second Floor				

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 09/21/2020 09:34:02

# **APPENDIX D**

## **Site Photographs**



**Photo 1:** View of finishes observed in the kitchen at 134 Henderson Avenue.



**Photo 2:** View of asbestos-containing vinyl floor tile observed in the 1<sup>st</sup> floor landing.



**Photo 3:** View of water damage observed on the ceiling of 1<sup>st</sup> floor entrance.



**Photo 4:** View of suspect mold growth observed on concrete walls in the basement of the subject building.

# **APPENDIX E**

## **Asbestos Containing Materials Inventory**

Floor/Level	Room	Type of ACM	Description	Asbestos Presence	Friable/Non-Friable	Condition	Accessibility	Level of Work Near Material	Approx. Quantity	Unit	Recommended Action	Comments
0	B1	Parging Material	Old Chimney Clean Out	Confirmed	Friable	Good	Easy	Low	-	-	Manage in Place	
1	100A	9" x 9" Vinyl Floor Tile	Beige	Confirmed	Non-Friable	Good	Easy	Low	90	SF	Manage in Place	
Ext.	Throughout Subject Building	Roofing Materials	-	Suspected	-	Good	Difficult	Low	-	-	Manage in Place	
All	Throughout Subject Building	Ceramic Wall Tile Grout	-	Suspected	-	Good	Difficult	Low	-	-	Manage in Place	
All	Throughout Subject Building	Ceramic Floor Tile Grout	-	Suspected	-	Good	Difficult	Low	-	-	Manage in Place	

**Unit Legend**

Unit Abbreviation	Description
SF	Square Feet
LF	Long Feet
N/A	Not Applicable
SM	Square Meter
LM	Long Meter
C	Count (quantity)

# **APPENDIX F**

## **Designated Substances Area Inventory**

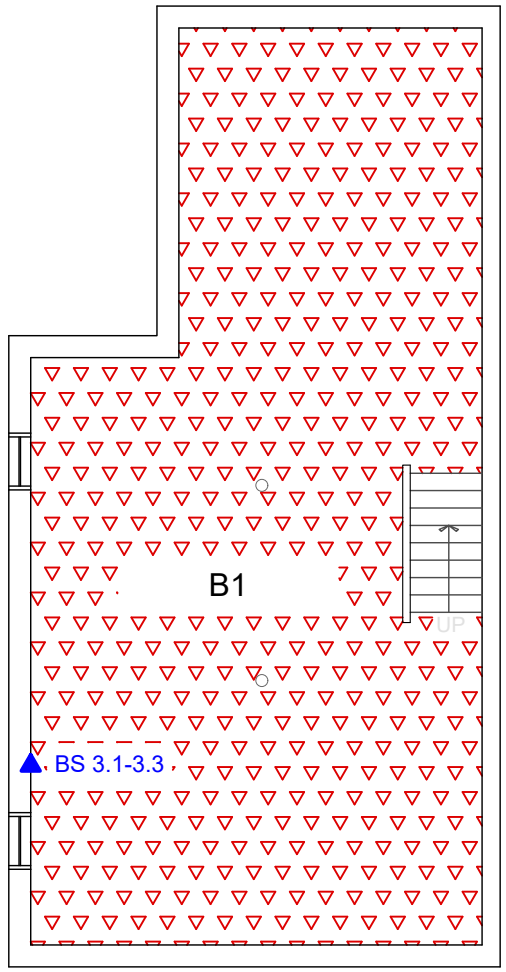
Floor/Level	Location	DS Type	Component	Colour	Condition	Manufacturer	Quantity #	Unit	Suspected/ Confirmed	Recommended Action	Comments
0	B1 - stairs	Lead	Stair Paint	Blue	Good	-	-	-	Confirmed	Manage in Place	
1	102	Lead	Window Frame Paint	White	Good	-	-	-	Confirmed	Manage in Place	
1	Throughout Subject Floor	Lead	Wall Paint	Orange	Good	-	-	-	Confirmed	Manage in Place	
1	Exterior	Lead	Window Frame Paint	Blue	Good	-	-	-	Confirmed	Manage in Place	
1	Exterior	Lead	Siding Paint	White	Good	-	-	-	Confirmed	Manage in Place	
2	201	Lead	Wall Paint	Blue	Good	-	-	-	Confirmed	Manage in Place	
All	Throughout Subject Building	Ozone Depleting Substances (ODS)	Refrigerator	N/A	Good	N/A	-	-	Confirmed	Manage in Place	
All	Throughout Subject Building	Polychlorinated Biphenyls (PCBs)	Light Ballast	N/A	Good	N/A	-	-	Confirmed	Manage in Place	
All	Throughout Subject Building	Mercury	Fluorescent Light Tubes	N/A	Good	N/A	-	-	Confirmed	Manage in Place	
All	Throughout Subject Building	Radioactive Material	Smoke Detector	N/A	Good	N/A	-	-	Confirmed	Manage in Place	
All	Throughout Subject Building	Silica	Concrete, Mortar, Etc.	N/A	Good	N/A	-	-	Confirmed	Manage in Place	

**Unit Legend**

Unit Abbreviation	Description
SF	Square Feet
LF	Long Feet
N/A	Not Applicable
SM	Square Meter
LM	Long Meter
C	Count (quantity)

# **APPENDIX G**

## **Site Sampling & Location Plans**



750 Palladium Road, Suite 310, Kanata, ON K2V 1C7

Tel: 613-836-2184 Fax: 613-836-3742  
Toll Free: 1.888.348.8991 www.egis-group.com

**Legend:**

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

▲▲▲ ACM Parging

**NOTES:**

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: 134 HENDERSON DESIGNATED SUBSTANCE SURVEY

SCALE: 1:100

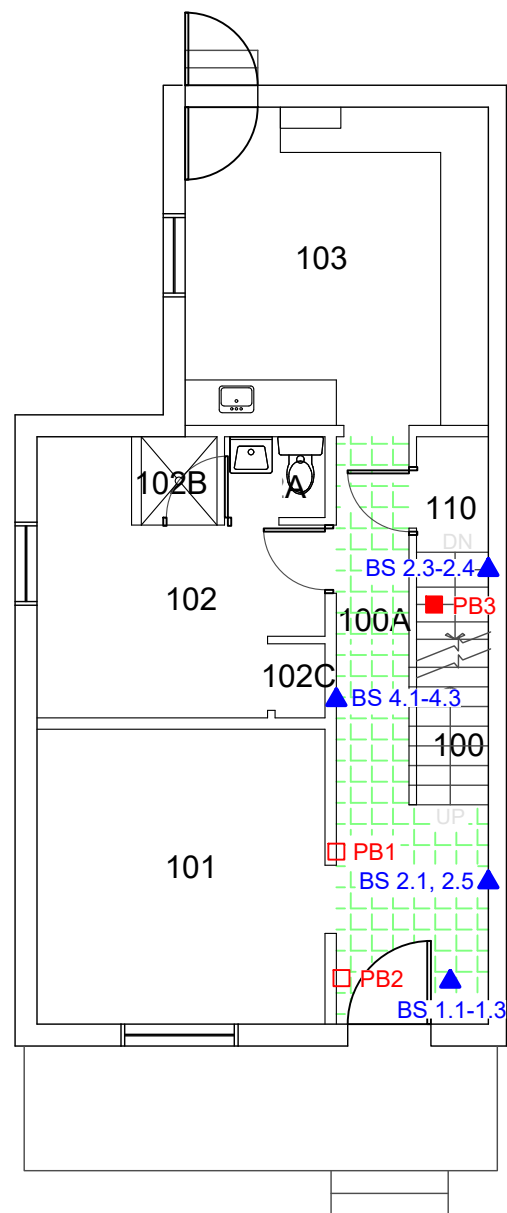
DATE: FEBRUARY 22, 2021

DRAWN: K.B.

CHECKED: J.T.

REV. NO.	DESCRIPTION	DATE	BY	APPD.

DRAWING NUMBER: A0



750 Palladium Road, Suite 310, Kanata, ON K2V 1C7  
 Tel: 613-836-2184 Fax: 613-836-3742  
 Toll Free: 1.888.348.8991 www.egis-group.com

**Legend:**

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



ACM Vinyl Floor Tile

**NOTES:**

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: 134 HENDERSON  
DESIGNATED SUBSTANCE SURVEY

SCALE: 1:100

DATE: FEBRUARY 22, 2021

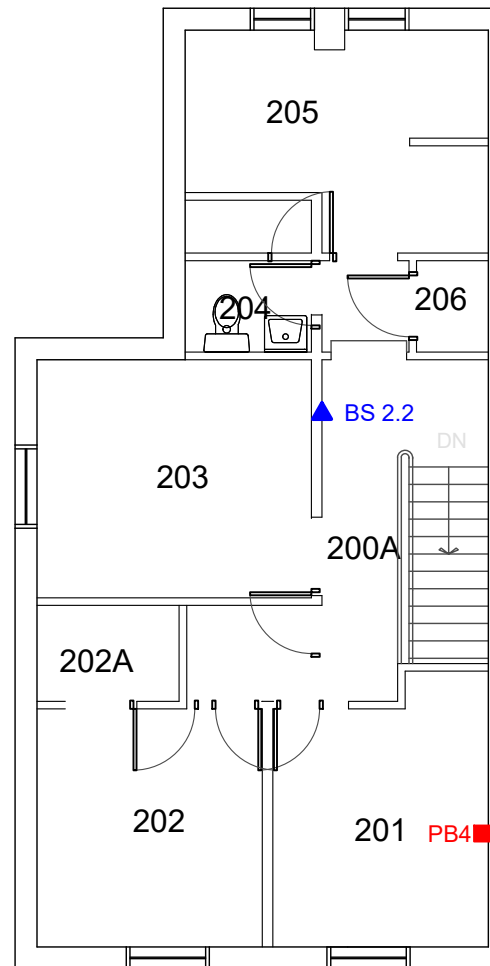
DRAWN: K.B.

CHECKED: J.T.

REV. NO.	DESCRIPTION	DATE	BY	APPD.

DRAWING NUMBER: AI

REV.:



750 Palladium Road, Suite 310, Kanata, ON K2V 1C7  
 Tel: 613-836-2184 Fax: 613-836-3742  
 Toll Free: 1.888.348.8991 www.egis-group.com

**Legend:**

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

**NOTES:**

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: 134 HENDERSON  
 DESIGNATED SUBSTANCE SURVEY

SCALE: 1:100 DATE: FEBRUARY 22, 2021

DRAWN: K.B. CHECKED: J.T.

REV. NO.	DESCRIPTION	DATE	BY	APPD.

DRAWING NUMBER: A2

