

ASBESTOS-CONTAINING BUILDING MATERIALS RE-ASSESSMENT REPORT

Bobcaygeon Public School

30 Balaclava Street
Bobcaygeon, Ontario

Presented to:

Trillium Lakelands District School Board

Box 420, County Road 36
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Attention: Daniel Whalen

September 2020

Maple Project No. 18736-29

Executive Summary

2020 Asbestos-Containing Building Materials Re-Assessment Report

Maple Project	School Name	Address
18736-29	Bobcaygeon Public School	30 Balaclava Street Bobcaygeon, Ontario

Maple Environmental Inc. was retained by Trillium Lakelands District School Board to perform a re-assessment of known asbestos-containing building materials within the subject building.

The findings and recommendations of the current assessment are summarized below. Please refer to the main body of the report for details.

FINDINGS

Asbestos-containing materials (ACM) identified within the building at the time of the assessment are as follows:

ASBESTOS BUILDING MATERIALS SUMMARY							
MATERIAL	ASBESTOS			FRIABILITY			Remedial Work Required
	Yes	No	Suspect	Friable	Non-Friable	Potentially	
Sprayed Fireproofing		X		X			NO
Textured Finish		X		X			NO
Mechanical Insulations	Pipe Fittings		X		X		NO
	Pipe Straight		X		X		NO
	Ductwork		X		X		NO
	Mechanical Equip.		X		X		NO
Ceiling Tiles		X				X	NO
Vinyl Sheet Flooring		X				X	NO
Vinyl Floor Tiles	X				X		YES
Asbestos Cement (Transite)	X				X		NO
Plaster			X			X	NO
Drywall Joint Compound	X				X		NO
Other (roofing, caulking, etc.)			X		X		NO

Please refer to Room by Room Inventory in Appendix I to view location, quantities, and condition of ACM observed within the building at the time of the assessment.

Executive Summary

2020 Asbestos-Containing Building Materials Re-Assessment Report

RECOMMENDATIONS

As asbestos-containing materials were found to be present within the building, Ontario Regulation 278/05 requires that the Trillium Lakelands District School Board's Asbestos Management Plan must apply to this building. In addition, an annual re-assessment of all ACM must be performed.

The following asbestos remedial work is recommended for compliance with O. Reg. 278/05:

- Remove and replace the damaged asbestos-containing vinyl floor tile observed in Room 128 (eBase 135) using Type 1 Asbestos Abatement Procedures.

As the remaining asbestos-containing materials identified within the building were observed to be in GOOD condition and no additional immediate remedial work was warranted.

General Statement

This report should be read in its entirety and is not a stand-alone report. Please refer to the Trillium Lakelands District School Board Overview Report provided under a separate cover to review information relevant to Regulations, Inventory Scope and Methodology, Sampling Strategies, Analytical Methods, Assessment Criteria, and the assessment limitations. Further, this Executive Summary must be read in conjunction with the main body of this report below.

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1.0 INTRODUCTION

MAPLE Environmental Inc. ("MAPLE") was retained by the Trillium Lakelands District School Board (TLDSB) to perform a re-assessment of known asbestos-containing building materials within all TLDSB schools where asbestos was previously confirmed to be present (by others).

The assessment was completed in accordance with the requirement of Ontario Regulation 278/05 to complete a re-assessment on an annual basis.

The following report presents the findings and recommendations of the assessment for the specific building listed.

SUMMARY OF BUILDING INFORMATION	
School Name:	Bobcaygeon Public School
Building Address:	30 Balaclava Street, Bobcaygeon, Ontario
Number of Floors:	1 (no basement)
Approximate Square Footage:	38,000
Assessed by:	Richards Reboks
Assessment Date:	July 31, 2020

2.0 APPLICABLE ONTARIO REGULATIONS

Applicable Ontario Regulations for each of the materials included in the investigation are briefly described below.

2.1 Ontario Regulation 278/05 (Asbestos)

The Ontario Ministry of Labour Regulation 278/05 requires a detailed asbestos inventory be performed in all buildings where friable and non-friable asbestos-containing materials (ACM) are present. The inventory must be available at the work place and must identify the type and location of asbestos-containing materials on a room-by-room basis, where necessary.

Each individual building report prepared by MAPLE meets or exceeds the requirements for an asbestos survey under Ontario Regulation 278/05.

Ontario Regulation 278/05 applies to buildings with regards to maintenance, renovation or demolition work where ACM is present and may be disturbed. The regulation requires all buildings where asbestos is known to be part of

the building materials to implement an Asbestos Management Program (AMP). TLDSB has prepared and maintains an AMP of which the current Re-Assessment report is part of.

2.2 Ontario Regulation 347

Ontario Regulation 347 applies to the transport of waste from the location of generation to a landfill site authorized to receive specific wastes. The regulation also prescribes procedures on how the specific wastes are to be handled at the landfill site.

The major requirements of the building owner and the person(s) removing the waste are to ensure that:

- The waste is appropriately packaged and labelled;
- The transport vehicle is appropriately placard; and
- The waste is to be transported as directly as possible to the landfill site once it leaves the site.

Some wastes require the Owner to register a Generator (of waste) number and many wastes require classification that can restrict or even prohibit their disposal in landfill.

It is important to note that the building owner can be held responsible for the waste until the waste disposal site accepts it.

3.0 SURVEY SCOPE AND METHODOLOGY

The surveys were performed on a Room-by-Room basis within each building included in the scope of the assessment where asbestos was previously identified (by others).

The scope of the surveys included all friable and major non-friable materials suspected to contain asbestos. The term friable is applied to a material that can be readily reduced to dust or powder by hand or moderate pressure. Asbestos materials that are friable have a much greater potential to release airborne asbestos fibres when disturbed.

Typical friable asbestos materials include; sprayed fireproofing or thermal insulation, textured (stippled) plaster, and thermal mechanical insulation. Typical non-friable materials include: asbestos cement (transite) products, caulking, vinyl floor tiles, asbestos textiles and gaskets. Additional materials such as ceiling tiles and drywall joint compounds are classified as non-friable, but because of their ability to release dust when disturbed they are considered as "potentially friable" for the purpose of this report.

3.1 Inventory Methodology

In order to determine the location of the materials included in the assessment, each room or area was entered where practical (i.e.: where access was possible without the demolition of walls, roof or ceilings or destruction of flooring) where asbestos materials were previously identified. An investigation of areas of the building where asbestos was not previously identified was not included in the scope of the current project.

Representative views were made above accessible suspended ceiling systems. Drywall or plaster ceilings were accessed via existing ceiling access panels only. The inventory did not include destructive testing of building systems or finishes to observe possible hidden conditions.

3.2 Asbestos Assessment Criteria

The recommendations and suggestions made as part of this report with respect to asbestos have taken into consideration the condition and accessibility of the asbestos-containing material as well as other factors such as water damage, vibration, air movement, and general activities in the area.

Where ACM is found to be in GOOD condition and not likely to deteriorate or fall, the general recommendation would be to re-evaluate the condition of the material on an annual basis (required by Regulation 278/05). This recommendation can be subject to change if the material is located in a manner that persons untrained in asbestos awareness could physically damage it.

Where the ACM is found to be damaged (i.e. FAIR or POOR condition), a recommendation to have the material cleaned-up, repaired, removed, enclosed, or encapsulated is offered. The recommendation will also indicate which asbestos procedure should be used to perform the remedial work (i.e. Type 1, Type 2, Type 3, or Glove Bag Removal Methods).

In each area or room inventoried, the quantity, condition (GOOD, FAIR, or POOR) and accessibility (A, B, C, D or E) of each suspect material was recorded.

The definitions for condition and accessibility items are as follows:

GOOD Material is intact with no visible signs of damage.

FAIR Material is visibly damaged but can be repaired.

POOR Material is damaged beyond repair and likely needs to be removed.

Access A Accessible to all occupants of the building.

- Access B** Accessible to Maintenance personnel without the use of a ladder (i.e. Mechanical Room, pipe chase etc.).
- Access C** Accessible to Maintenance personnel with the use of a ladder and is exposed to view without removing building components.
- Access D** Accessible to Maintenance personnel with the use of a ladder and is concealed from viewing due to a building component (i.e. above a removable ceiling).
- Access E** Not accessible without demolition of a building component (i.e. above a fixed ceiling system).

The asbestos related information collected during the previous assessments was confirmed and the room-by-room data updated to reflect the current information.

3.3 Limitations and Omissions from Scope

Due to the nature of building construction, some limitations exist in regards to the possible thoroughness of any building materials inventory. The field observations, measurements, and analysis are considered sufficient in detail and scope to form a reasonable basis for the findings presented in this report. MAPLE warrants that the findings and conclusions contained herein have been made in accordance with generally accepted evaluation methods in the industry and applicable regulations at the time of the performance of the inventory.

It is possible that conditions may exist which could not be reasonably identified within the scope of the inventory or which were not apparent during the site investigation. MAPLE believes that the information collected during the inventory period concerning the property is reliable. No other warranties are implied or expressed.

In addition, during a standard asbestos assessment, performed for the purposes of regulatory compliance, it is industry practice to exclude some non-friable materials in the inventory. Examples of such assumptions include; elevator brakes, roofing felts and mastics, high voltage wiring, mechanical packing and gaskets, underground services or piping, fire-doors, window caulking, levelling compound, and/or materials used in operating equipment. As such, these materials were not sampled at the time of this survey and where present are assumed to be asbestos containing until proven otherwise.

3.4 Sampling Strategy and Analytical Methods

As the majority of materials were previously sampled by others, the requirement for sampling during the current survey was limited. Where samples were collected, they conformed to the criteria outlined below and in compliance with O. Reg. 278/05.

A small volume of the material was removed either from a damaged section or cut out of intact material and then repaired by sealing with tape to prevent the release of fibres. The collected samples were placed in plastic bags, sealed and labelled and then sent to an independent laboratory for analysis. To ensure quality results, the independent laboratory chosen is NVLAP accredited and successfully participates in an "Asbestos Proficiency Analytical Testing Program" and as such, these laboratories are responsible for their findings.

The collection of samples was performed in accordance with regulatory sampling requirements and with sufficient frequency to obtain a general pattern of asbestos use within the building. Due to building renovations or modifications that have occurred, the consistency of the application of asbestos materials may not be uniform throughout the entire building. It is important to note that without sampling every wall, pipe section, ceiling tile etc. it is not possible to identify the possible asbestos content in every material present in the building. For this reason, materials similar in appearance to those sampled elsewhere in the building were visually identified as being homogeneous and thus are assumed to be composed of the same material, thus additional sampling is not required.

In accordance with Reg. 278/05, samples were collected at the following frequency.

Material Type	No. Samples
Sprayed Fireproofing	Up to 7
Texture Coat	Up to 7
Pipe Fitting Insulation	3
Pipe Straight Insulation	3
Ductwork Insulation	3
Ceiling Tiles	3
Vinyl Sheeting Flooring	3
Vinyl Floor Tile	3
Plaster Finishes	Up to 7
Drywall Compound	Up to 7

An independent NVLAP accredited laboratory, was used to analyse the collected samples. Analysis was performed following the Code of Practice for the identification of asbestos in bulk material, as detailed in Ontario Regulation 278/05. Bulk samples were analysed using the Polarized Light Microscopy ("PLM") Technique with Dispersion Staining. The identification of asbestos fibre in bulk material is based on a collective set of parameters dependent on the unique shape and crystallographic properties of each fibre as viewed through the microscope. This method is useful for the qualitative identification of asbestos and the semi-quantitative determination of asbestos content in bulk materials expressed as a percent of projected area. The method identifies types of asbestos and also measures percent of asbestos as perceived by the analyst in comparison to standard area projections or trained experience.

Given the composition of some vinyl floor products, the PLM analysis method is often prone to yielding false negative analysis results. Therefore it may be prudent that the Transmission Electron Microscopy (TEM) analysis method be used to determine the asbestos content in the vinyl floor products, if negative results are obtain from the laboratory analysis.

3.5 Drawings

Drawings provided for each building indicate the following (where present):

- ◇ Location Numbers (reference to Room-by-Room asbestos data)
- ◇ Asbestos-Containing Sprayed Fireproofing
- ◇ Asbestos-Containing Texture Finishes
- ◇ Asbestos Containing Ceiling Tiles
- ◇ Asbestos-Containing Flooring Materials
- ◇ Presence of Asbestos-Containing Mechanical Insulations will not be specifically indicated on the drawings; however, a general statement regarding the presence of ACM mechanical insulations, where present, has been indicated on the drawings.
- ◇ Presence of asbestos-containing drywall joint compound and hard plaster will not be specifically identified on the drawings; however, a general statement regarding the presence of these ACM materials, where present, has been indicated on the drawings.

4.0 INVENTORY FINDINGS

The following is a brief discussion of the extent to which Asbestos-Containing Materials (ACM) was identified in the building. The discussion is organized under the headings of materials that are generally suspected of containing asbestos. Refer to the Room-by-Room Survey Inventory in Appendix I for a detailed description and location of all ACM.

Destructive testing was not conducted and as such some areas within the building were not accessible for an assessment (i.e. above solid ceilings, behind walls). Access for viewing within wall and ceiling cavities was not always possible. Suspect asbestos materials may be present within ceiling and wall cavities that were not identified in this report. This comment is particularly important for materials such as mechanical insulation. Caution should be taken when demolishing solid wall finishes within the building.

4.1 Sprayed Fireproofing (Friable)

No sprayed fireproofing was observed in the building.

4.2 Thermal Mechanical Insulation (Friable)

No asbestos-containing mechanical insulations are present in the building. It is important to note that mechanical systems may be present within walls and ceiling cavities or pipe chases that were not accessible during this assessment. The presence of ACM mechanical insulations in these locations should be suspected.

Pipe Systems:

Pipe Fittings, where insulated are insulated with non-asbestos fibreglass and/or armaflex materials.

Pipe Straights, where insulated are insulated with non-asbestos fibreglass and/or armaflex materials.

Ductwork:

Duct systems were either insulated with non-asbestos fibreglass or were un-insulated.

Mechanical Equipment:

Mechanical equipment was observed to be externally un-insulated.

4.3 Texture Finish (Friable)

No asbestos-containing texture finishes were identified to be present within the building.

4.4 Acoustic Ceiling Tiles (Potentially Friable)

No asbestos-containing ceiling tiles were identified to be present within the building.

4.5 Vinyl Sheet Flooring (Potentially Friable)

No asbestos-containing vinyl sheet flooring was identified to be present within the building.

4.6 Vinyl Floor Tile (Non-Friable)

Vinyl floor tiles containing asbestos are present in various areas of the building. The majority of the tiles were found to be in GOOD condition with the exception of one (1) vinyl floor tile observed to be in POOR condition in Room 128 (eBase 135). Refer to the Room-by-Room Inventory in Appendix I for details regarding location and quantity.

4.7 Asbestos Cement Products "Transite" (Non-Friable)

Asbestos-containing cement materials, commonly referred to as Transite, is present at the Site in the form of panels on the exterior of the building as well as in the Janitor's Closet. All transite was found to be in GOOD condition. Refer to the Room-by-Room Inventory in Appendix I for details regarding location and quantity.

4.8 Drywall Joint Compound (DJC)

Previous sample results indicated drywall joint compound sampled at the Site contains asbestos. All drywall should be assumed to contain asbestos unless testing in specific areas indicates otherwise. The drywall was found to be in GOOD condition at the time of the assessment.

4.9 Plaster

While previous sample results indicated all plaster finishes sampled at the Site does not contain asbestos, note that the concentration of asbestos within plaster is historically known to be potentially inconsistently distributed. Further, it is possible that various phases of construction and renovations have occurred at the Site. Therefore, the number of samples previously collected may not be representative of all plaster finishes in the building.

5.0 RECOMMENDATIONS

5.1 General Recommendations

Due to the presence of ACM within the building, TLDSB must maintain their existing Asbestos Management Program for this property.

A re-assessment of known ACM is to be conducted at least once annually.

It is important to note that due to the presence of solid walls and ceiling systems, ACM may be present in concealed locations not identified in this report.

If asbestos-containing vinyl floor tiles are likely to be disturbed, the tiles should be removed using Type 1 Asbestos Abatement Procedures (provided no power tools are used and the material is wetted). The use of power tools would require Type 3 Asbestos procedures.

Removal or disturbance of transite cement products requires the use of Type 1 Asbestos Abatement Procedures (provided no power tools are used and the material is wetted). If power tools are required Type 3 Asbestos Abatement Procedures need be applied.

Asbestos-containing drywall joint compound is present within the building. Removal or disturbance of less than 1 m² of this material will require the use of Type 1 Asbestos procedures, and the disturbance of greater than less than 1 m² will require Type 2 Asbestos procedures.

5.2 Specific Recommendations

The following asbestos remedial work is recommended for compliance with O. Reg. 278/05:

- Remove and replace the damaged asbestos-containing vinyl floor tiles observed in Room 128 (eBase 135) using Type 1 Asbestos Abatement Procedures.

All remaining asbestos-containing materials identified within the building were observed to be in GOOD condition and therefore no additional immediate recommendations are warranted.

6.0 LIMITATIONS

Due to the nature of building construction some limitations exist as to the possible thoroughness of the subject investigation. The field observations are considered sufficient in detail and scope to form a reasonable basis for the findings presented in this report. MAPLE warrants that the findings and conclusions contained herein have been made in accordance with generally accepted evaluation methods in the industry and applicable regulations at the time of the performance of the assessment.

It is possible that conditions may exist which could not be reasonably identified within the scope of the investigation or which were not apparent during the site investigation. MAPLE believes that the information collected during the investigation period concerning the property is reliable. No other warranties are implied or expressed.

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Maple accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted.

The liability of Maple or its staff will be limited to the lesser of the fees paid or actual damages incurred by the Client. Maple will not be responsible for any consequential or indirect damages. Maple will only be liable for damages resulting from negligence of Maple; all claims by the Client shall be deemed relinquished if not made within two years after last date of services provided.

Please contact Maple Environmental Inc. at (905) 257-4408 for inquiries regarding this project.

Sincerely,

MAPLE ENVIRONMENTAL INC.
Environment, Health and Safety Consultants

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APPENDIX I
ROOM-BY-ROOM ASBESTOS INVENTORY

APPENDIX I - ROOM BY ROOM ASBESTOS INVENTORY

	STRUCTURAL ELEMENT	ACCESSIBILITY	TERMINOLOGY			
	RF: Roof WN: Window FL: Floor CL: Ceiling WL: Wall DK: Deck	B/J: Beams/Joists CB: Chalkboard PI: Pipe DT: Duct BL: Boiler MC: Mechanical	A: All occupants of the facility B: Maintenance staff without a ladder C: Maintenance staff with a ladder, exposed to view without moving building components D: Maintenance staff with a ladder, concealed from view by building components E: No access without demolition or removal of fixed building components or systems	ACM: Asbestos Containing Material CT: Ceiling Tile DJC: Drywall Joint Compound FTG: Fitting LF: Linear Feet	N/A: Not Applicable N/Anz: Not Analyzed N/D: None Detected PI-AC: Pipe Insulation - Aircell PI-PC: Pipe Insulation-Parging Cement PI-CP: Pipe Insulation-Capostite	PL: Plaster RM: Roofing Materials SFP: Sprayed Fireproofing SF: Square Feet TF: Texture Finish
			CONDITION	G: Good F: Fair P: Poor		


ID	Facility	Room #	Room name	Has ACM	Friable	Struct. Elem.	Application	Material	Type	Qty	Condition	Sample #	Action	Ref #	Comments 1	Comments 2	Comments 3	Notes
51607	Bobcaygeon Public School	NA	EXTERIOR	No	No	RF	RM	NA	ACM ASSUMED	1	G	NS			C			sample prior to renovation
51608	Bobcaygeon Public School	NA	EXTERIOR	No	No	WN	WC	NA	ACM ASSUMED	1	G	NS			A, C			sample prior to renovation
51609	Bobcaygeon Public School	NA	EXTERIOR	Yes	No	WL	TB	NA	ACM ASSUMED	1	G	NS			C			Not Sampled or visually confirmed due to height
51690	Bobcaygeon Public School	1 102	Custodian Room-145	No	No	FL	VFT	2	N/D			25-BS-02B						
51691	Bobcaygeon Public School	1 102	Custodian Room-145	No	Yes	CL	CT	1	N/D			V/C 25-BS-04						
51692	Bobcaygeon Public School	1 103	Room-143	No	No	FL	VFT	2	N/D			V/C 25-BS-02						
51693	Bobcaygeon Public School	1 103	Room-143	No	Yes	CL	CT	1	N/D			V/C 25-BS-04						
51704	Bobcaygeon Public School	1 104	Staff Changeroom-147	No	No	FL	VFT	6	N/D			25-BS-09C						
51705	Bobcaygeon Public School	1 104	Staff Changeroom-147	Yes	No	CL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07			C			
51706	Bobcaygeon Public School	1 105	Room-148	Suspect	-	N/A	N/A	N/A	N/A	N/A	N/A	N/A			N/A			NO ACCESS
51684	Bobcaygeon Public School	1 106	Entrance Lobby-159	Yes	No	CL	DJC		5% CHRYSOTILE	1	G	25-BS-07C-E			C			Pipes cannot inspected due to height
51685	Bobcaygeon Public School	1 106	Entrance Lobby-159	No	Yes	WL	PL		N/D			25-BS-12A-C						
51686	Bobcaygeon Public School	1 106	Entrance Lobby-159	No	Yes	CL	TF	1	N/D			25-BS-10A-C						
51687	Bobcaygeon Public School	1 106	Entrance Lobby-159	No	Yes	WL	TF	2	N/D			25-BS-11A-C						
51707	Bobcaygeon Public School	1 107	Room-149	No	No	FL	VFT	3	N/D			V/C 25-BS-03						
51708	Bobcaygeon Public School	1 107	Room-149	No	Yes	CL	CT	1	N/D			V/C 25-BS-04						
51711	Bobcaygeon Public School	1 108	Room-151	No	No	FL	VFT	3	N/D			V/C 25-BS-03						
51712	Bobcaygeon Public School	1 108	Room-151	No	Yes	CL	CT	1	N/D			V/C 25-BS-04						
51715	Bobcaygeon Public School	1 109	Room-153	No	No	FL	VFT	3	N/D			V/C 25-BS-03						
51716	Bobcaygeon Public School	1 109	Room-153	No	Yes	CL	CT	1	N/D			V/C 25-BS-04						
51719	Bobcaygeon Public School	1 110	Room-155	No	No	FL	VFT	3	N/D			V/C 25-BS-03						
51720	Bobcaygeon Public School	1 110	Room-155	No	Yes	CL	CT	1	N/D			V/C 25-BS-04						
51723	Bobcaygeon Public School	1 112	Room-157	No	No	FL	VFT	3	N/D			25-BS-03C						
51724	Bobcaygeon Public School	1 112	Room-157	No	Yes	CL	CT	1	N/D			V/C 25-BS-04						
51725	Bobcaygeon Public School	1 113	Room-158	No	No	FL	VFT	3	N/D			V/C 25-BS-03						
51726	Bobcaygeon Public School	1 113	Room-158	No	Yes	CL	CT	1	N/D			25-BS-04C						
51721	Bobcaygeon Public School	1 114	Room-156	No	No	FL	VFT	3	N/D			V/C 25-BS-03						
51722	Bobcaygeon Public School	1 114	Room-156	No	Yes	CL	CT	1	N/D			V/C 25-BS-04						
51717	Bobcaygeon Public School	1 115	Room-154	No	No	FL	VFT	3	N/D			V/C 25-BS-03						
51718	Bobcaygeon Public School	1 115	Room-154	No	Yes	CL	CT	1	N/D			V/C 25-BS-04						
51713	Bobcaygeon Public School	1 116	Room-152	No	No	FL	VFT	3	N/D			V/C 25-BS-03						
51714	Bobcaygeon Public School	1 116	Room-152	No	Yes	CL	CT	1	N/D			V/C 25-BS-04						
51709	Bobcaygeon Public School	1 117	Room-150	No	No	FL	VFT	3	N/D			V/C 25-BS-03						
51710	Bobcaygeon Public School	1 117	Room-150	No	Yes	CL	CT	1	N/D			V/C 25-BS-04						
51702	Bobcaygeon Public School	1 119	Girl's Changeroom-146	No	No	FL	VFT	6	N/D			25-BS-09A						
51703	Bobcaygeon Public School	1 119	Girl's Changeroom-146	Yes	No	CL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07			C			
51700	Bobcaygeon Public School	1 120	Boy's Changeroom-144	No	No	FL	VFT	6	N/D			25-BS-09B						
51701	Bobcaygeon Public School	1 120	Boy's Changeroom-144	Yes	No	CL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07			C			
51675	Bobcaygeon Public School	1 122	Gym-138	Yes	No	CL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07			C			
51696	Bobcaygeon Public School	1 122A	Room-141	No	No	FL	VFT	4	N/D			V/C 25-BS-05						
51697	Bobcaygeon Public School	1 122A	Room-141	Yes	No	CL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07			C			
51694	Bobcaygeon Public School	1 123	Kitchen-139	No	No	FL	VFT	5	N/D			V/C 25-BS-06						
51695	Bobcaygeon Public School	1 123	Kitchen-139	No	Yes	CL	CT	1	N/D			V/C 25-BS-04						
51683	Bobcaygeon Public School	1 124	Boy's Washroom-137	No	No	CL	DJC		N/D			18805B-S01A						
	Bobcaygeon Public School	1 124	Boy's Washroom-137	No	No	WL	WC		N/D			18805B-S02A						Wall caulking
51682	Bobcaygeon Public School	1 125	Washroom-136	No	No	CL	DJC		N/D			18805B-S01B						
	Bobcaygeon Public School	1 125	Washroom-136	No	No	WL	WC		N/D			18805B-S02B						Wall caulking
51681	Bobcaygeon Public School	1 126	Girl's Washroom-135	No	No	CL	DJC		N/D			18805B-S01C						
	Bobcaygeon Public School	1 126	Girl's Washroom-135	No	No	WL	WC		N/D			18805B-S02C						Wall caulking
51671	Bobcaygeon Public School	1 127	Room-133	No	No	FL	VFT	2	N/D			V/C 25-BS-02						
51672	Bobcaygeon Public School	1 127	Room-133	Yes	No	WL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07			C			
51673	Bobcaygeon Public School	1 128	Room-140	No	No	FL	VFT	4	N/D			25-BS-05A-C						
51674	Bobcaygeon Public School	1 128	Room-140	Yes	No	CL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07			C			
51698	Bobcaygeon Public School	1 129	Room-142	No	No	FL	VFT	4	N/D			V/C 25-BS-05						
51699	Bobcaygeon Public School	1 129	Room-142	Yes	No	CL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07			C			

APPENDIX I - ROOM BY ROOM ASBESTOS INVENTORY

	STRUCTURAL ELEMENT RF: Roof B/U: Beams/Joists WN: Window CB: Chalkboard FL: Floor PI: Pipe CL: Ceiling DT: Duct WL: Wall BL: Boiler DK: Deck MC: Mechanical		ACCESSIBILITY A: All occupants of the facility B: Maintenance staff without a ladder C: Maintenance staff with a ladder, exposed to view without moving building components D: Maintenance staff with a ladder, concealed from view by building components E: No access without demolition or removal of fixed building components or systems			TERMINOLOGY ACM: Asbestos Containing Material N/A: Not Applicable CT: Ceiling Tile N/Anz: Not Analyzed DJC: Drywall Joint Compound N/D: None Detected FTG: Fitting PI-AC: Pipe Insulation - Aircell LF: Linear Feet PI-PC: Pipe Insulation-Parging Cement PI-CP: Pipe Insulation-Caposte				PL: Plaster TB: Transit Board VSF: Vinyl Sheet Flooring RM: Roofing Materials TP: Transit Pipe V/C: Visually Consistent w/ Other Sampled Material SFP: Sprayed Fireproofing VI: Vermiculite Insulation SF: Square Feet VFT: Vinyl Floor Tile WC: Window Caulking TF: Texture Finish		
	CONDITION G: Good F: Fair P: Poor											

ID	Facility	Floor #	Room #	Room name	Has ACM	Friable	Struct. Elem.	Application	Material	Type	Qty	Condition	Sample #	Action	Ref #	Comments 1	Comments 2	Comments 3	Notes
51678	Bobcaygeon Public School	1	131	Room-134	No	No	FL	VFT	3	N/D			25-BS-03A						
51679	Bobcaygeon Public School	1	131	Room-134	No	No	FL	VFT	2	N/D			25-BS-02C						
51680	Bobcaygeon Public School	1	131	Room-134	No	Yes	CL	CT	1	N/D			V/C 25-BS-04						
51676	Bobcaygeon Public School	1	132	Room-132	No	No	FL	VFT	2	N/D			25-BS-02A						
51677	Bobcaygeon Public School	1	132	Room-132	No	Yes	CL	CT	1	N/D			V/C 25-BS-04						
51665	Bobcaygeon Public School	1	133	Room-130	Yes	No	FL	VFT	1	5% CHRYSOTILE	400 SF	G	25-BS-01B & C		A				
51666	Bobcaygeon Public School	1	133	Room-130	No	Yes	CL	CT	1	N/D			V/C 25-BS-04						
51664	Bobcaygeon Public School	1	134	Hallway-131	No	Yes	CL	CT	1	N/D			25-BS-04A						
51662	Bobcaygeon Public School	1	135	Room-128	Yes	No	FL	VFT	1	5% CHRYSOTILE	399 SF	G	V/C 25-BS-01		A				
51663	Bobcaygeon Public School	1	135	Room-128	No	Yes	CL	CT	1	N/D			V/C 25-BS-04						
53461	Bobcaygeon Public School	1	135	Room-128	Yes	No	FL	VFT	1	5% Chrysotile	1 SF	P							
51660	Bobcaygeon Public School	1	136	Room-126	Yes	No	FL	VFT	1	5% CHRYSOTILE	400 SF	G	25-BS-01A		A				
51661	Bobcaygeon Public School	1	136	Room-126	No	Yes	CL	CT	1	N/D			V/C 25-BS-04						
51658	Bobcaygeon Public School	1	137	Mechanical Room-124	Yes	No	CL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07		C				
51659	Bobcaygeon Public School	1	137	Mechanical Room-124	No	No	PI	PI-SW		N/D			12578-29-01A-C						
51656	Bobcaygeon Public School	1	138	Boy's Washroom-122	Yes	No	CL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07		C				
51652	Bobcaygeon Public School	1	139	Janitor Room-121	Yes	No	CL	DJC		5% CHRYSOTILE	1	G	25-BS-07A & B		C				
51653	Bobcaygeon Public School	1	139	Janitor Room-121	Yes	No	DK	TB		40% CHRYSOTILE	1	G	25-BS-08A-C		C				
51651	Bobcaygeon Public School	1	140	Washroom-120	Yes	No	CL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07		C				
51650	Bobcaygeon Public School	1	141	Girl's Washroom-119	Yes	No	CL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07		C				
51649	Bobcaygeon Public School	1	142	Hallway-101	No	Yes	CL	CT	1	N/D			25-BS-04B						
51627	Bobcaygeon Public School	1	143	Girl's Washroom-108	No	No	CL	DJC		N/D	1								Removed Project No. 18021
51734	Bobcaygeon Public School	1	143	Girl's Washroom-108	Yes	Yes	PI	PI-PC		Suspect					D				Above new Drywall Ceiling
51630	Bobcaygeon Public School	1	144	Room-110	No	No	FL	VFT	3	N/D			V/C 25-BS-03						
51631	Bobcaygeon Public School	1	144	Room-110	No	Yes	CL	CT	1	N/D			V/C 25-BS-04						
51635	Bobcaygeon Public School	1	145	Room-112	No	No	FL	VFT	3	N/D			V/C 25-BS-03						
51636	Bobcaygeon Public School	1	145	Room-112	No	Yes	CL	CT	1	N/D			V/C 25-BS-04						
51648	Bobcaygeon Public School	1	147	Room-113	No	No	FL	VFT	2	N/D			V/C 25-BS-02						
51637	Bobcaygeon Public School	1	147A	Room-114	No	No	FL	VFT	3	N/D			V/C 25-BS-03						
51638	Bobcaygeon Public School	1	147A	Room-114	Yes	No	WL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07		C				
51639	Bobcaygeon Public School	1	147A	Room-114	No	Yes	CL	CT	1	N/D			V/C 25-BS-04						
51640	Bobcaygeon Public School	1	147B	Room-115	No	No	FL	VFT	3	N/D			V/C 25-BS-03						
51641	Bobcaygeon Public School	1	147B	Room-115	Yes	No	WL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07		C				
51642	Bobcaygeon Public School	1	147B	Room-115	No	Yes	CL	CT	1	N/D			V/C 25-BS-04						
51632	Bobcaygeon Public School	1	148	Room-111	No	No	FL	VFT	3	N/D			V/C 25-BS-03						
51633	Bobcaygeon Public School	1	148	Room-111	Yes	No	WL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07		C				
51634	Bobcaygeon Public School	1	148	Room-111	No	Yes	CL	CT	1	N/D			V/C 25-BS-04						
51628	Bobcaygeon Public School	1	149	Room-109	No	No	FL	VFT	3	N/D			25-BS-03B						
51629	Bobcaygeon Public School	1	149	Room-109	No	Yes	CL	CT	1	N/D			V/C 25-BS-04						
51625	Bobcaygeon Public School	1	150	Lunch Room-107	No	No	FL	VFT	3	N/D			V/C 25-BS-03						
51626	Bobcaygeon Public School	1	150	Lunch Room-107	No	Yes	CL	CT	1	N/D			V/C 25-BS-04						
51622	Bobcaygeon Public School	1	151	Staff Room-106	No	No	FL	VFT	3	N/D			V/C 25-BS-03						
51623	Bobcaygeon Public School	1	151	Staff Room-106	Yes	No	WL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07		C				
51624	Bobcaygeon Public School	1	151	Staff Room-106	No	Yes	CL	CT	1	N/D			V/C 25-BS-04						
51613	Bobcaygeon Public School	1	152	Office- 105	No	No	FL	VFT	3	N/D			V/C 25-BS-03						
51617	Bobcaygeon Public School	1	152	Office- 105	Yes	No	WL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07		C				
51621	Bobcaygeon Public School	1	152	Office- 105	No	Yes	CL	CT	1	N/D			V/C 25-BS-04						
51612	Bobcaygeon Public School	1	153	Office- 104	No	No	FL	VFT	3	N/D			V/C 25-BS-03						
51616	Bobcaygeon Public School	1	153	Office- 104	Yes	No	WL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07		C				
51620	Bobcaygeon Public School	1	153	Office- 104	No	Yes	CL	CT	1	N/D			V/C 25-BS-04						
51611	Bobcaygeon Public School	1	154	Office- 103	No	No	FL	VFT	3	N/D			V/C 25-BS-03						
51615	Bobcaygeon Public School	1	154	Office- 103	Yes	No	WL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07		C				
51619	Bobcaygeon Public School	1	154	Office- 103	No	Yes	CL	CT	1	N/D			V/C 25-BS-04						
51610	Bobcaygeon Public School	1	155	Office- 102	No	No	FL	VFT	3	N/D			V/C 25-BS-03						
51614	Bobcaygeon Public School	1	155	Office- 102	Yes	No	WL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07		C				
51618	Bobcaygeon Public School	1	155	Office- 102	No	Yes	CL	CT	1	N/D			V/C 25-BS-04						

APPENDIX I - ROOM BY ROOM ASBESTOS INVENTORY

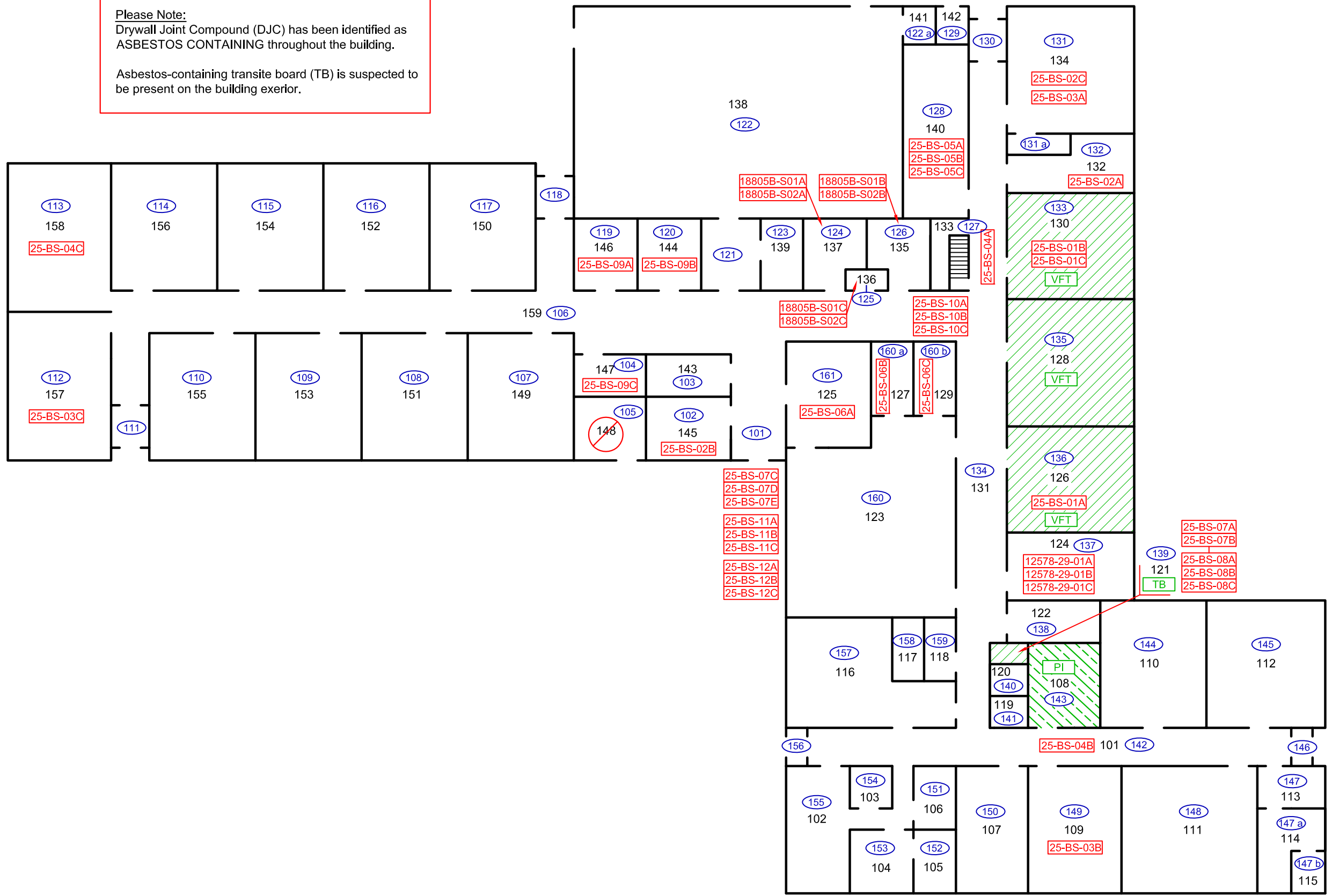
	STRUCTURAL ELEMENT RF: Roof B/J: Beams/Joists WN: Window CB: Chalkboard FL: Floor PI: Pipe CL: Ceiling DT: Duct WL: Wall BL: Boiler DK: Deck MC: Mechanical		ACCESSIBILITY A: All occupants of the facility B: Maintenance staff without a ladder C: Maintenance staff with a ladder, exposed to view without moving building components D: Maintenance staff with a ladder, concealed from view by building components E: No access without demolition or removal of fixed building components or systems		TERMINOLOGY ACM: Asbestos Containing Material N/A: Not Applicable CT: Ceiling Tile N/Anz: Not Analyzed DJC: Drywall Joint Compound N/D: None Detected FTG: Fitting PI-AC: Pipe Insulation - Aircell LF: Linear Feet PI-PC: Pipe Insulation-Parging Cement PI-CP: Pipe Insulation-Capostite			PL: Plaster TB: Transit Board VSF: Vinyl Sheet Flooring RM: Roofing Materials TP: Transit Pipe V/C: Visually Consistent w/ Other Sampled Material SFP: Sprayed Fireproofing VI: Vermiculite Insulation SF: Square Feet VFT: Vinyl Floor Tile WC: Window Caulking TF: Texture Finish	
	CONDITION G: Good F: Fair P: Poor								

ID	Facility	Floor #	Room #	Room name	Has ACM	Friable	Struct. Elem.	Application	Material	Type	Qty	Condition	Sample #	Action	Ref #	Comments 1	Comments 2	Comments 3	Notes	
51643	Bobcaygeon Public School	1	157	Room-116	No	No	FL	VFT	3	N/D			V/C 25-BS-03							
51644	Bobcaygeon Public School	1	157	Room-116	No	Yes	CL	CT	1	N/D			V/C 25-BS-04							
51645	Bobcaygeon Public School	1	158	Room-117	No	No	FL	VFT	3	N/D			V/C 25-BS-03							
51646	Bobcaygeon Public School	1	158	Room-117	Yes	No	WL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07			C				
51647	Bobcaygeon Public School	1	158	Room-117	No	Yes	CL	CT	1	N/D			V/C 25-BS-04							
51654	Bobcaygeon Public School	1	159	Room-118	No	No	FL	VFT	4	N/D			V/C 25-BS-05							
51655	Bobcaygeon Public School	1	159	Room-118	Yes	No	CL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07			C				
51657	Bobcaygeon Public School	1	160	Library-123	Yes	No	WL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07			C				
51667	Bobcaygeon Public School	1	160A	Room-127	No	No	FL	VFT	5	N/D			25-BS-06B							
51668	Bobcaygeon Public School	1	160A	Room-127	Yes	No	WL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07			C				
51669	Bobcaygeon Public School	1	160B	Room-129	No	No	FL	VFT	5	N/D			25-BS-06C							
51670	Bobcaygeon Public School	1	160B	Room-129	Yes	No	WL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07			C				
51688	Bobcaygeon Public School	1	161	Room-125	No	No	FL	VFT	5	N/D			25-BS-06A							
51689	Bobcaygeon Public School	1	161	Room-125	No	Yes	CL	CT	1	N/D			V/C 25-BS-04							

APPENDIX II
DRAWINGS

Please Note:
 Drywall Joint Compound (DJC) has been identified as ASBESTOS CONTAINING throughout the building.

Asbestos-containing transite board (TB) is suspected to be present on the building exterior.



LEGEND

- 12578-05-01A ECOH Sample Locations
- 01-BS-01A Jacques Whitford Sample Locations
- # Ebase Number
- No Access

CONFIRMED ACM

SYMBOL	DESCRIPTION
	Friable Asbestos-Containing Material
	Non-Friable Asbestos-Containing Material
VFT	Vinyl Floor Tile (Non-Friable Asbestos-Containing Material)
TB	Transite Board (Non-Friable Asbestos-Containing Material)
NOTE	Drywall Joint Compound
NOTE	Transite Board

For Detailed Information as to Location, Type, Quantity, Condition and Access to ACM, Please Refer to the Room-by-Room Sheets Provided in the Report.

Bobcaygeon Public School

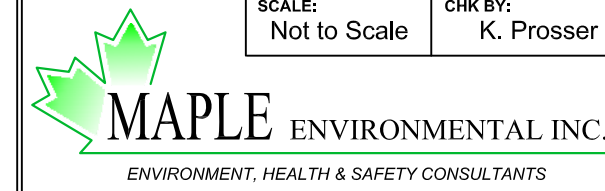
30 Balaclava Street
 Bobcaygeon, Ontario

First Floor Plan

Asbestos Materials Re-Assessment Survey

CLIENT: Trillium Lakelands District School Board

PROJECT NUMBER: 18736-29	DATE: September 2020	DRW BY: S. Prosser
SCALE: Not to Scale	CHK BY: K. Prosser	



APPENDIX III
POTENTIAL ASBESTOS-CONTAINING MATERIAL
IDENTIFICATION SHEET

APPENDIX III - POTENTIAL ASBESTOS-CONTAINING MATERIALS INFORMATION SHEET

<i>MIN</i>	<i>Material</i>	<i>Material Description</i>	<i>Size</i>	<i>Sample Number</i>	<i>Sample Location</i>	<i>Asbestos Containing</i>
VFT-1	Vinyl Floor Tiles	White with grey smears	12x 12	25-BS-01A-C	Room-126 & 130	5% Chrysotile
VFT-2	Vinyl Floor Tiles	White with dark grey smears	12x 12	25-BS-02A-C	Room-132, 145 & 134	None
VFT-3	Vinyl Floor Tiles	Peach and cream	12x 12	25-BS-03A-C	Room 134, 109 & 157	None
VFT-4	Vinyl Floor Tiles	Dark green	12x 12	25-BS-05A-C	Stage Room-140	None
VFT-5	Vinyl Floor Tiles	Deep Orange	12 x 12	25-BS-06A-C	Room-125, 127 & 129	None
VFT-6	Vinyl Floor Tiles	Jade green	12 x 12	25-BS-09A-C	Room 146, 144 & 147	None
CT-1	Ceiling Tiles	Small fissure pinhole pattern	2 x 4	25-BS-04A-C	Room 130, 109 & 158	None
PI-SW	Pipe Insulation	Sweatwrap and Tar paper		12578-29-01A-C	Mechanical room-124	None
PL	Plaster	Cement Plaster		25-BS-12A-C	Exterior	None
TB	Transite Board	Transite Board		25-BS-08A-C	Janitor Room-121	40% Chrysotile
DJC-1	Drywall Joint Compound	Drywall Joint Compound		25-BS-07A-E	Multiple Locations	5% Chrysotile
TF-1	Texture Finsh	Texture Coat		25-BS-10A-C	Hall-159	None
TF-2	Texture Finsh	Stucco		25-BS-11A-C	Exterior	None