

December 17, 2021

Project No. 21498087(1000)

**Scott Tyner, Facilities Coordinator**

Durham Regional Police Services  
605 Rossland Road East  
Whitby, Ontario  
L1N 0B8

**2021 ASBESTOS-CONTAINING MATERIALS CONDITION ASSESSMENT – 77 CENTRE STREET NORTH,  
OSHAWA, ONTARIO**

Dear Mr. Tyner,

Durham Regional Police Services (DRPS) retained Golder Associates Ltd. (Golder) to assess the condition of previously identified asbestos-containing materials (ACM) at 77 Centre Street North, Oshawa, Ontario (the Site). The condition assessment was performed by Mr. James Kassabian on November 24, 2021. Escort during the condition assessment was provided by Mr. Scott Tyner of the Durham Regional Police Service.

The 2021 ACM condition assessment serves as an update to the Site's asbestos inventory record to meet the requirements of O. Reg. 278/05 for the ongoing management of ACM. This document is intended to be read in conjunction with the previous Golder Reports, as well subsequent ACM condition assessments, and forms a portion of the ongoing asbestos management plan for the Site.

## **SCOPE OF WORK**

The scope of work for the 2021 condition assessment was as follows:

- Review existing reports prior to the fieldwork portion of the assessment;
- Inspect the condition of previously identified ACM;
- Document changes in the asbestos inventory necessitated by asbestos removals performed by the Client since the previous condition assessment;
- Completion of the Asbestos-Containing Materials Re-inspection Form (Form 1) to indicate the condition of ACM reviewed on an area-by-area basis; and
- Preparation of a summary letter detailing the findings of the condition assessment.

## **REGULATORY REQUIREMENTS**

O. Reg. 278/05 prescribes specific procedures for the identification of ACM, protocols for their ongoing management and procedures for repair, clean-up, and removal. Section 8(3) of O. Reg. 278/05 states that if ACM are suspected

to be present or ought reasonably to be suspected, locations of the materials must be documented, and if confirmed to be present, an ongoing management plan should be implemented. Section 8(3)(f) states that the identified materials should be inspected at reasonable intervals to determine their condition. Section 8(5) states that the record must be updated at least once in a 12-month period or whenever the Building Owner becomes aware of new information.

## METHODOLOGY

The objective of the 2021 ACM assessment was to inspect the condition and confirm quantities of previously identified visible and accessible ACM, as detailed within historical reports prepared for the Site. A list of the historical reports reviewed as part of this work program is provided in Attachment 1.

For this condition assessment, the following risk factors were used to assess the condition of known materials, and to provide subsequent recommendations to maintain compliance with Ontario Regulation 278/05 – Asbestos on Construction Projects and in Buildings and Repair Operations (O. Reg. 278/05), made under the Ontario *Occupational Health and Safety Act*, R.S.O. 1990 (the *Act*).

**Friability:** Friability is the ease at which a material will crumble under hand pressure. Materials that are tightly bound are considered non-friable. Friability is directly proportional to the exposure potential; as friability increases so does the exposure potential. The following scale (low to high) was used to assess the friability.

**Low:** requires mechanical abrasion to release fibres;

**Medium:** requires fair contact to release fibres; and,

**High:** readily releases fibres with minimal contact.

**Condition:** The condition of the ACM indicates how easily fibres can be released into the air. The assessment of materials considers the quality of installation, deterioration, vandalism and/or damage. The following scale was used to assess the condition of ACM:

**Good:** no damage, deterioration or insulation exposed;

**Fair:** minor penetrating damage and/or un-jacketing insulation (exposed but no signs of deterioration); and,

**Poor:** material is exposed, and significant areas dislodged.

**Accessibility:** If the ACM can be reached, it is subject to accidental or intentional contact and damage. ACM in high traffic areas or those close to heating, ventilation, lighting, and plumbing systems which require maintenance are examples of high accessibility. The following scale was used to assess the accessibility of the material.

**High:** areas within reach from ground level of all Site users;

**Medium:** frequently entered maintenance areas within the reach of maintenance workers without ladders, or from fixed ladders, catwalks or frequently-entered pipe chases; and,

**Low:** above 6 feet and visible from floor or ladder; or require removal of hatch or ceiling tile, includes rarely entered crawlspaces.

For each ACM identified within the historical reports, a Form 1 was completed documenting the location, accessibility, condition and friability. Copies of each Form 1 is provided in Attachment 2.

## FINDINGS AND RECOMMENDATIONS

Site plans indicating the location of ACM reviewed while onsite are presented in Attachment 3.

The following materials were identified in good condition during the 2021 condition assessment:

- Asbestos-cement drainage pipe (commonly referred to by the trade name Transite™) at various locations throughout the Site; and
- The packing material within the bell & spigot style cast-iron pipe connections throughout the Site.

The ACMs identified above were assessed and found to be in good condition and no remedial action is required.

## LIMITATIONS

This report was prepared for the exclusive use of the Durham Regional Police Services and is based on data and information collected during the Site visit conducted by Golder on November 24, 2021. This report is based solely on the conditions encountered at the time of the Site visit, supplemented by historical information and data obtained by Golder as described in this report.

Due to the non-intrusive nature of the original investigation, ACM may be present beneath existing flooring, behind wall cavities, crawl spaces and above ceilings that were inaccessible and not inspected as part of this work program. Any materials found in these spaces not previously identified or sampled should be considered asbestos-containing until proven otherwise. If work is scheduled whereby these areas may be disturbed, a Project Specific Pre-Construction/Pre-Demolition Survey is required. Should these building materials be found to contain asbestos, it is recommended that these materials be managed in accordance with O. Reg. 278/05.

The findings, observations and conclusions expressed by Golder in this report are not, and should not be considered, an opinion concerning compliance of any past or present owner or operator of the Site with any federal, provincial, or local laws or regulations.

The conclusions and recommendations contained in this report are based upon professional opinions with regard to the subject matter. These opinions are in accordance with currently accepted environmental assessment standards and practices applicable to this location.

The data and findings presented in this report are valid as of the date of the Inspection but additional materials that are not currently known to contain ACM may arise in the future. The passage of time, manifestation of latent conditions or occurrence of future events or changes to currently accepted environmental assessment standards and practice may warrant further exploration at the properties, analysis of the data, and re-evaluation of the findings, observations, and conclusions expressed in this report.

## CLOSURE

If you have any questions or require any further information, please feel free to contact the undersigned at (905) 723-2727. Thank you for the opportunity to be of service. We look forward to working with you again.

### **Golder Associates Ltd.**



James Kassabian  
*EHS Specialist*



Michael Wilson  
*Senior EHS Specialist*

JK/MW/kc

Attachments: List of Historical Reports  
Form 1 – Asbestos-Containing Materials Inspection Forms  
Floor Plans Showing Location of ACM

[https://golderassociates.sharepoint.com/sites/154212/project files/6 deliverables/77 centre/21498087\(1000\) drps 2021 acm re-asmt 77 centre 07dec21.docx](https://golderassociates.sharepoint.com/sites/154212/project%20files/6%20deliverables/77%20centre/21498087(1000)%20drps%202021%20acm%20re-asmt%2077%20centre%2007dec21.docx)

## Attachment 1 List of Historical Reports

- Designated Substances Survey, 77 Centre Street North, Oshawa, Ontario, dated October 26, 2009 (the 2009 Golder Report);
- Asbestos-Containing Materials Inspection of the Skylight Located (in the Main Stairwell) at 77 Centre Street North, Oshawa, Ontario, dated June 11, 2010 (the 2010A Golder Report);
- Asbestos-Containing Materials Re-Inspection and Condition Assessment at 77 Centre Street North, Oshawa, Ontario, dated January 13, 2011 (2010B Golder Report);
- Asbestos-Containing Materials and Condition Inspection at 77 Centre Street North, Oshawa, Ontario, dated January 11, 2012 (the 2011 Golder Report);
- Asbestos-Containing Materials Condition Inspection, 77 Centre Street North, Oshawa, Ontario, dated January 11, 2013 (the 2012 Golder Report);
- Letter of Completion Associated with the Asbestos Cleanup Completed within the Second Floor North Mechanical Room at 77 Centre Street North, Oshawa, dated February 5, 2014;
- Asbestos-Containing Materials Condition Inspection, 77 Centre Street North, Oshawa, Ontario, dated February 5, 2014;
- Asbestos-Containing Materials Condition Inspection, 77 Centre Street North, Oshawa, Ontario, dated December 18, 2014;
- Asbestos-Containing Materials Condition Inspection, 77 Centre Street North, Oshawa, Ontario, dated September 25, 2015;
- 2016 Asbestos-Containing Materials Condition Inspection, 77 Centre Street North, Oshawa, Ontario, dated January 26, 2017;
- 2017 Asbestos-Containing Materials Condition Inspection, 77 Centre Street North, Oshawa, Ontario, dated October 18, 2017;
- 2018 Asbestos-Containing Materials Condition Inspection, 77 Centre Street North, Oshawa, Ontario, dated February 6, 2018;
- 2019 Asbestos-Containing Materials Condition Inspection, 77 Centre Street North, Oshawa, Ontario, dated November 6, 2019; and
- 2020 Asbestos-Containing Materials Condition Inspection, 77 Centre Streer North, Oshawa, Ontario, dated February 4, 2021.

## Attachment 2 Form 1 – Asbestos-Containing Materials Inspection Forms

**Asbestos-Containing Materials Re-inspection Form**

**Site:** 77 Centre St N, Oshawa, ON      **Date:** November 24, 2021      **Inspected by:** James Kassabian

**Area Inspected:**    **Location:** Ground Floor, South Office      **Use:** \_\_\_\_\_

**Material(s) Inspected**

**Type of Material(s):** Transite asbestos cement pipes

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If there is no change in condition, quantity or accessibility then check box. If changes are noted, then complete table below.

Material	Location	Friability	Accessibility	Condition	Quantity	Recommendations
Transite asbestos cement pipes	Ceiling space	NF – Non-Friable	D – Concealed	A – Good	~30 ln. ft.	5 - Annual surveillance

**Comments:** Two locations: north-centre and southeast corner of South Office.

Friability	Accessibility	Condition	Quantity	Recommended Actions
<b>(F)</b> Friable – easily crumble with hand strength  <b>(NF)</b> Non-friable – material tightly bound	<b>(A)</b> Accessible to all building occupants.  <b>(B)</b> Accessible to maintenance staff and lower than 6'.  <b>(C)</b> Accessible to maintenance staff, above 6' and exposed to view.  <b>(D)</b> Accessible to maintenance staff, above 6' and hidden from view.	<b>(A)</b> Good  <b>(B)</b> Fair  <b>(C)</b> Poor	<b>Sq. Ft.</b> = square feet  <b>Ln. Ft.</b> = linear feet  <b>Ftg.</b> = fittings	<b>(1)</b> Immediate clean-up of debris.  <b>(2)</b> Entry to area under Type 2 precautions.  <b>(3)</b> Removal.  <b>(4)</b> Repair.  <b>(5)</b> Annual surveillance.

\*Use additional pages to document details, if required.



**Asbestos-Containing Materials Re-inspection Form**

**Site:** 77 Centre St N, Oshawa, ON      **Date:** November 24, 2021      **Inspected by:** James Kassabian

**Area Inspected:**    **Location:** Ground Floor, Northwest office    **Use:** \_\_\_\_\_

**Material(s) Inspected**

**Type of Material(s):** Transite asbestos-cement pipes

☒ X

If there is no change in condition, quantity or accessibility then check box. If changes are noted, then complete table below.

Material	Location	Friability	Accessibility	Condition	Quantity	Recommendations
Transite asbestos cement pipes	Ceiling space – W of stairs	NF – Non-Friable	D – Concealed E – Inaccessible	A – Good	~16"	5 - Annual surveillance

**Comments:** Transite pipe is present behind drywall and difficult to visually assess.

Friability	Accessibility	Condition	Quantity	Recommended Actions
<b>(F)</b> Friable – easily crumble with hand strength  <b>(NF)</b> Non-friable – material tightly bound	<b>(E)</b> Accessible to all building occupants.  <b>(F)</b> Accessible to maintenance staff and lower than 6'.  <b>(G)</b> Accessible to maintenance staff, above 6' and exposed to view.  <b>(H)</b> Accessible to maintenance staff, above 6' and hidden from view.	<b>(A)</b> Good  <b>(B)</b> Fair  <b>(C)</b> Poor	<b>Sq. Ft.</b> = square feet  <b>Ln. Ft.</b> = linear feet  <b>Ftg.</b> = fittings	<b>(6)</b> Immediate clean-up of debris.  <b>(7)</b> Entry to area under Type 2 precautions.  <b>(8)</b> Removal.  <b>(9)</b> Repair.  <b>(10)</b> Annual surveillance.

**\*Use additional pages to document details, if required.**

**Asbestos-Containing Materials Re-inspection Form**

**Site:** 77 Centre St N, Oshawa, ON      **Date:** November 24, 2021      **Inspected by:** James Kassabian

**Area Inspected:**    **Location:** Parking Garage      **Use:** \_\_\_\_\_

**Material(s) Inspected**

**Type of Material(s):** Transite asbestos-cement pipe

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If there is no change in condition, quantity or accessibility then check box. If changes are noted, then complete table below.

Material	Location	Friability	Accessibility	Condition	Quantity	Recommendations
Transite asbestos cement pipes	Ceiling space	NF – Non-Friable	C – Exposed, above 6'	A – Good	~30 ln. ft.	5 - Annual surveillance

**Comments:** Transite pipe has been cut out and replaced with a non-asbestos piping and all that remains are sections of Transite pipe below the underside and in the concrete deck.

**\*Use additional pages to document details, if required.**

Friability	Accessibility	Condition	Quantity	Recommended Actions
<b>(F)</b> Friable – easily crumble with hand strength  <b>(NF)</b> Non-friable – material tightly bound	<b>(I)</b> Accessible to all building occupants.  <b>(J)</b> Accessible to maintenance staff and lower than 6'.  <b>(K)</b> Accessible to maintenance staff, above 6' and exposed to view.  <b>(L)</b> Accessible to maintenance staff, above 6' and hidden from view.	<b>(A)</b> Good  <b>(B)</b> Fair  <b>(C)</b> Poor	<b>Sq. Ft.</b> = square feet  <b>Ln. Ft.</b> = linear feet  <b>Ftg.</b> = fittings	<b>(11)</b> Immediate clean-up of debris.  <b>(12)</b> Entry to area under Type 2 precautions.  <b>(13)</b> Removal.  <b>(14)</b> Repair.  <b>(15)</b> Annual surveillance.

**Asbestos-Containing Materials Re-inspection Form**

**Site:** 77 Centre St N, Oshawa, ON      **Date:** November 24, 2021      **Inspected by:** James Kassabian

**Area Inspected:**    **Location:** Mechanical Pipe System - Throughout      **Use:** Cast-iron drainage pipes

**Material(s) Inspected**

**Type of Material(s):** Bell and spigot pipe connections

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If there is no change in condition, quantity or accessibility then check box. If changes are noted, then complete table below.

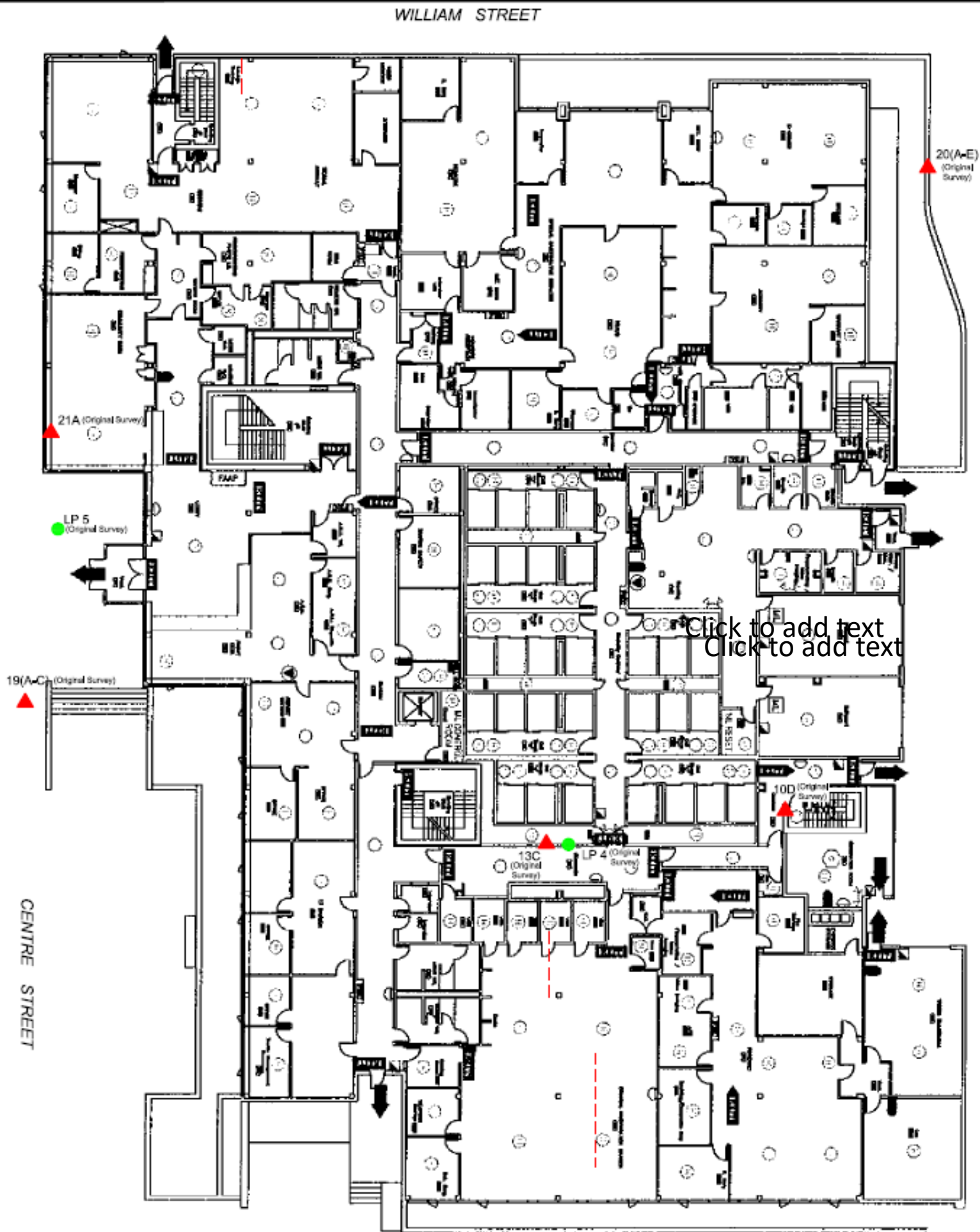
Material	Location	Friability	Accessibility	Condition	Quantity	Recommendations
Bell and spigot pipe connections	Throughout	NF – Non-Friable	D – Concealed E – Inaccessible	A – Good	Throughout	5 - Annual surveillance

**Comments:** \_\_\_\_\_

Friability	Accessibility	Condition	Quantity	Recommended Actions
<b>(F)</b> Friable – easily crumble with hand strength  <b>(NF)</b> Non-friable – material tightly bound	<b>(M)</b> Accessible to all building occupants.  <b>(N)</b> Accessible to maintenance staff and lower than 6'.  <b>(O)</b> Accessible to maintenance staff, above 6' and exposed to view.  <b>(P)</b> Accessible to maintenance staff, above 6' and hidden from view.	<b>(A)</b> Good  <b>(B)</b> Fair  <b>(C)</b> Poor	<b>Sq. Ft.</b> = square feet  <b>Ln. Ft.</b> = linear feet  <b>Ftg.</b> = fittings	<b>(16)</b> Immediate clean-up of debris.  <b>(17)</b> Entry to area under Type 2 precautions.  <b>(18)</b> Removal.  <b>(19)</b> Repair.  <b>(20)</b> Annual surveillance.

**\*Use additional pages to document details, if required.**

## Attachment 3 Floor Plans Showing Location of ACM



## LEGEND

### COLLECTED DURING THE ORIGINAL SURVEY

- ▲ ASBESTOS BULK SAMPLE LOCATION
- PAINT BULK SAMPLE LOCATION

### LOCATION OF ASBESTOS CEMENT PIPING

- TRANSITE PIPE (HORIZONTAL)

### NOTES:

- NOT TO SCALE.
- DRAWING PROVIDED BY THE CLIENT

## 2021 ASBESTOS CONTAINING MATERIALS ASSESSMENT 77 CENTRE STREET, OSHAWA, ONTARIO

### TITLE

### LOCATION PLAN – MAIN FLOOR

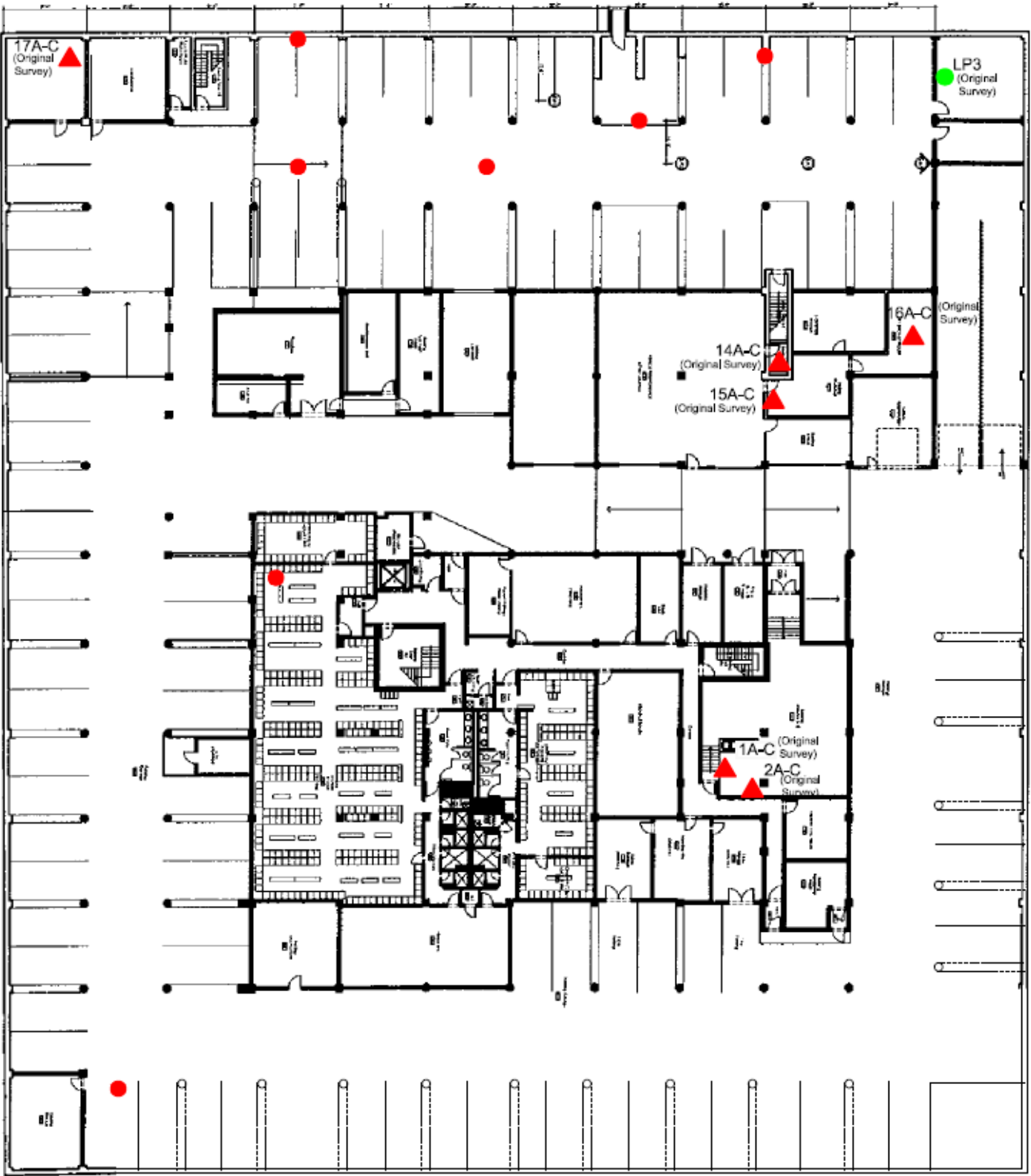
PROJECT NO.	PHASE	REV.	FIGURE
21498087	1000	-	1

CLIENT:  
DURHAM REGIONAL POLICE SERVICES

### CONSULTANT



YYYY-MM-DD	2021-12-07
PREPARED	JK
DESIGNED	JK
REVIEWED	MW
APPROVED	MW



**LEGEND**

**COLLECTED DURING THE ORIGINAL SURVEY**

- ▲ ASBESTOS BULK SAMPLE LOCATION
- PAINT BULK SAMPLE LOCATION

**LOCATION OF ASBESTOS CEMENT PIPING**

- TRANSITE PIPE (VERTICAL)


- NOTES:**
1. NOT TO SCALE.
  2. DRAWING PROVIDED BY THE CLIENT

**2021 ASBESTOS CONTAINING MATERIALS ASSESSMENT  
77 CENTRE STREET, OSHAWA, ONTARIO**

**TITLE  
LOCATION PLAN – BASEMENT**

PROJECT NO.	PHASE	REV.	FIGURE
21498087	1000	-	2

**CLIENT:  
DURHAM REGIONAL POLICE SERVICES**

<b>CONSULTANT</b>  <b>GOLDER</b> MEMBER OF WSP	YYYY-MM-DD	2021-12-07
	PREPARED	JK
	DESIGNED	JK
	REVIEWED	MW
	APPROVED	MW