



April 29, 2024

Hastings and Prince Edward District School Board
224 Palmer Road
Belleville, ON K8P 4E1

Re: Hazardous Building Materials Assessment (Preconstruction)

Eastside Secondary School, Auto Shop HVAC upgrades, 275 Farley Avenue, Belleville, ON
Pinchin File: 200584.087

Hastings and Prince Edward District School Board (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment of Eastside Secondary School located at 275 Farley Avenue, Belleville, ON.

Pinchin performed the assessment on April 9, 2024. The assessor was unaccompanied during the assessment. The assessed area was occupied at the time of the assessment.

The objective of the assessment was to identify specified hazardous building materials in preparation for building renovation activities. The proposed work as identified by the Client includes renovations to the HVAC system present in the Auto Shop.

The results of this assessment are intended for use with a properly developed scope of work or performance specification.

The **assessed area** is limited to the portion(s) of the building to be renovated, as described by the Client, and identified in the drawings in Appendix I.

The assessment was performed to establish the type of specified hazardous building materials, locations and approximate quantities incorporated in the structure(s) and its finishes.

For the purpose of the assessment and this report, hazardous building materials are defined as follows:

- Asbestos
- Lead
- Silica
- Mercury
- Polychlorinated Biphenyls (PCBs)
- Mould and Water Damage



Arsenic, acrylonitrile, benzene, coke oven emissions, ethylene oxide, isocyanates and vinyl chloride monomer are not typically found in building materials in a composition/state that is hazardous and were not included in this assessment.

1.0 RECOMMENDATIONS

1.1 General

Prepare scope of work or performance specifications for hazardous material removal required for the planned work. The specifications should include safe work practices, personal protective equipment, respiratory protection, and disposal of waste materials.

If suspected hazardous building materials are discovered during the planned work, which are not identified in this report, do not disturb, and arrange for further testing and evaluation.

Provide this report and the detailed plans and specifications to the contractor prior to bidding or commencing work.

Retain a qualified consultant to specify, observe and document the successful removal of hazardous materials.

Update the asbestos inventory upon completion of the abatement and removal of asbestos-containing materials and any other relevant findings.

1.2 Remedial Work

The following remedial work is recommended regardless of the planned construction work due to the condition and location of the material. The work must be completed in compliance with procedures defined in applicable regulations:

Hazard: System	Material Description	Quantities per Condition		Location Name, (Location No.)	Recommended Procedure
		Fair	Poor		
ASB: Piping	Elbow, Parging Cement	1 EA		Autoshop (Loc. 153)	Remove or repair in accordance with O.reg 278/05 Type 2 or Glove Bag Asbestos Abatement Procedures



1.3 Building Renovation Work

The following recommendations are made regarding renovation involving the hazardous materials identified.

1.3.1 Asbestos

Remove asbestos-containing materials (ACM) prior to renovation, alteration, or maintenance if ACM may be disturbed by the work.

If the identified ACM will not be removed prior to commencement of the work, any potential disturbance of ACM must follow asbestos precautions appropriate for the type of work being performed.

Asbestos-containing materials must be disposed of at a landfill approved to accept asbestos waste.

1.3.2 Lead

For lead-containing or lead-based paints (i.e., greater than the EACC guideline of 0.1% (1,000 mg/kg) for lead-containing paints, and 0.5% (5,000 mg/kg) for lead-based), construction disturbance may result in over-exposure to lead dust or fumes. The need for work procedures, engineering controls and personal protective equipment should be assessed on a site-specific basis to comply with Ministry of Labour, Training and Skills Development regulations and guidelines.

For paints identified as having low levels of lead (i.e., equal to or above 0.009% (90 mg/kg) but less than or equal to the EACC guideline of 0.1% (1,000 mg/kg) for lead-containing paints) special precautions are not recommended unless aggressive disturbance (grinding, blasting, torching) is planned. Exposure from construction disturbance of paints containing lead less than 0.009% (90 mg/kg) is assumed to be insignificant.

Items painted with paints containing elevated levels of lead may be a hazardous waste. Test lead-painted materials for leachable lead and other metals prior to disposal. Metallic components coated with lead paint do not require leachate testing and can be disposed of as non-hazardous construction and demolition (C&D) waste.

Lead-containing items should be recycled when taken out of service.

1.3.3 Silica

Construction disturbance of silica-containing products may result in excessive exposures to airborne silica, especially if performed indoors and dry. Cutting, grinding, drilling or demolition of materials containing silica should be completed only with proper respiratory protection and other worker safety precautions that comply with applicable regulations and guidelines.



1.3.4 Mercury

Do not break lamps. Recycle and reclaim mercury from fluorescent lamps when taken out of service. Mercury is classified as a hazardous waste and must be disposed of in accordance with applicable regulations.

2.0 BACKGROUND INFORMATION

2.1 Assessed Area Description Summary

Description Item	Details
Building Use	Institutional
Floors Above Grade	2
Floors Below Grade	1
Total Assessed Area (square feet)	6,000
Year of Construction	1959
Additions	1961 and 1975
Structure	Structural steel, Siporex and concrete
Exterior Cladding	Brick and pre-cast concrete
HVAC	Rooftop AC, boiler with hot water heating to radiators and suspended unit heaters
Roof	Flat (not assessed)
Flooring (Assessed Area)	Painted poured concrete and Terrazzo
Wall and Ceiling Finishes (Assessed Area)	Plaster, concrete block, Siporex and ceiling tiles

2.2 Existing Reports

2.2.1 Review of Previous Reports

Pinchin reviewed the following reports and included relevant results as appropriate:

- "Hazardous Building Materials Assessment (Pre-construction), Eastside Secondary School, 275 Farley Avenue, Belleville, Ontario" dated July 12, 2023, Pinchin Project Number 200584.061.
- "Asbestos Reassessment, Eastside Secondary School, 275 Farley Avenue, Belleville, Ontario" dated November 25, 2022, Pinchin Project Number 200584.074.



3.0 FINDINGS

Any quantities listed in this report or data tables are estimated based on visual approximations only and are subject to variation.

3.1 Asbestos

The following table summarizes the materials evaluated for asbestos in the assessed area. For details on approximate quantities, condition, friability, accessibility, and locations of hazardous building materials; refer to the Hazardous Material Summary / Sample Log and All Data Report in Appendices V and VI.

Sample Number	Material Description	Type of Asbestos	Confirmed Hazard	Total Quantity Present	Notes
V0001	Piping Aircell	Chrysotile	Yes	200 LF	
V0002	Piping Sweatwrap	Chrysotile	Yes	150 LF	
S0008 ABC	Piping Parging Cement	Chrysotile	Yes	30 EA	
S0016 ABCDE	Wall Plaster Above lockers	None Detected	No	2,000 SF	
V0041	Wall Window Caulking Soft grey	Chrysotile	Yes	27 EA	
S0044 C	Floor Terrazzo	None Detected	No	2,000 SF	
V0046	Duct Mastic Light grey	None Detected	No	50 SF	
V0062	Wall Paint On concrete block	Chrysotile	Yes	4,000 SF	Phase B - 1st Floor (in addition to sample S0042D)
S0063 D	Wall Paint On concrete block	Chrysotile	Yes	2,000 SF	Phase A - 1st Floor (in addition to sample S0042A)
S0070 ABC	Structure Cement Product Coating Material on Siporex	Chrysotile	Yes	8,000 SF	
S0071 ABC	Other Column Coating Material on Plaster	Chrysotile	Yes	200 SF	
V9500	Duct Textile Vibration damper	Presumed Asbestos	Yes	1 EA	



Sample Number	Material Description	Type of Asbestos	Confirmed Hazard	Total Quantity Present	Notes
V0000	Ceiling Ceiling Tiles (lay-in) 2x4 dense short widthwise fissures, 01/25/2008	None	No	2000 SF	

Site Specific Notes:

1. Destructive testing was conducted of masonry block walls. Loose fill vermiculite was not observed within the cavities. The locations of destructive testing have been indicated on the drawings in Appendix I.

General Notes:

1. Materials identified as Sample Number V9500 were either observed to be present or based on the construction of the building/equipment are likely present in concealed locations. These materials have not been sampled and are presumed to contain asbestos based on historical known use of asbestos. Sampling of these materials may be completed prior to disturbance.
2. Materials identified as Sample Number V0000 were determined to be non-asbestos based on the manufacture date and known end of use of asbestos in these products.

3.1.1 Excluded Asbestos Materials

The following is a list of materials which may contain asbestos and were excluded from the assessment. These materials are presumed to contain asbestos until otherwise proven to be non-asbestos by sampling and analysis:

- Roofing felts and tar, mastics
- Elevator and lift brakes
- Electrical components
- Fire resistant doors
- Ropes and gaskets in cast-iron bell and spigot joints
- Sealants on pipe threads
- Materials concealed or outside of the assessed area



3.2 Lead

Refer to the Hazardous Material Summary / Sample Log and All Data Report in Appendices V and VI for details on locations, condition and approximate quantities on paints sampled and their locations.

The following table summarizes the analytical results of paints sampled.

Sample Number	Material Description	Concentration	Confirmed Hazard	Total Quantity Present	Notes
V0001	Structure Metal Red	0.393%	Yes	2,000 SF	
V0004	Wall Plaster Off-white	0.0568%	Yes	2,000 SF	
V0007	Wall Concrete (precast) Yellow	0.0945%	Yes	6,000 SF	
V0011	Other Metal Off-white, radiator	0.0828%	Yes	100 SF	
L0012	Structure Cement Product Off-white, Siporex	0.0871%	Yes	8,000 SF	
L0013	Structure Steel Off-white/black	0.0321%	Yes	3,000 SF	
L0014	Column Plaster Off-white	0.142%	Yes	200 SF	

Site Specific Notes:

1. Results above 0.1% (1,000 mg/kg) are considered lead-containing, and over 0.5% (5,000 mg/kg) are considered lead-based.
2. Results less than or equal to 0.1% (1,000 mg/kg), but equal to or greater than 0.009% (90 mg/kg), are considered low-level lead paints or surface coatings in accordance with the EACC guideline.

3.2.1 Lead Products and Applications

Refer to the Hazardous Material Summary / Sample Log and All Data Report in Appendices V and VI for details on lead-products including their locations and quantities.

Sample Number	Material Description	Confirmed Hazard	Total Quantity Present	Notes
V9000	Batteries In Emer. Lights	Yes	100 %	



General Notes:

1. Items identified as Sample Number V9000 were observed to be present and were determined to contain lead based on visual observation (e.g., bell and spigot joints, lead shielding and flashing).

3.2.2 Excluded Lead Materials

Lead may be present in a number of materials which were not assessed and/or sampled. The following materials, where found, should be considered to contain lead:

- Electrical components, including wiring connectors, grounding conductors, and solder
- Solder on pipe connections

3.3 Silica

Crystalline silica is a presumed component of the following materials:

- Poured and pre-cast concrete
- Masonry and mortar
- Plaster
- Ceiling tiles
- Terrazzo

3.4 Mercury

Refer to the Hazardous Material Summary / Sample Log and All Data Report in Appendices V and VI for details on mercury-containing products including their locations and quantities.

Sample Number	Material Description	Confirmed Hazard	Total Quantity Present	Notes
V9000	Light Fixture	Yes	100 %	

General Notes:

1. Items identified as Sample Number V9000 were observed to be present and were determined to contain mercury based on visual observation (e.g., labelled lamps and ampules in thermostats).



3.5 Polychlorinated Biphenyls

Refer to the Hazardous Material Summary / Sample Log and All Data Report in Appendices V and VI for details on PCB-products including their locations and quantities.

Sample Number	Material Description	Concentration	Confirmed Hazard	Total Quantity Present	Notes
V0002	Caulking Various Colours, Window/door Frames	<5mg/kg	No	27 EA	Note 1
V0000	Light Ballasts	NA	No	100 %	

General Notes:

1. Caulking and sealants are considered non-PCB solids based on the threshold (50mg/kg).
2. Materials identified as Sample Number V0000 were determined to be non-PCB based on the manufacture date and regulated restrictions of PCBs. It can also include items that historically may have contained PCBs; however, have been visually identified as non-PCB types (e.g., LED light fixtures).

3.6 Mould and Water Damage

Visible mould growth and water damage was not found during the assessment.

4.0 METHODOLOGY

Pinchin conducted a room-by-room assessment to identify the hazardous building materials as defined in the scope.

The assessment included limited demolition of wall and ceiling finishes (drywall or plaster) to view concealed conditions at representative areas as permitted by the current building use. Limited destructive testing of flooring was conducted where possible (under ceramic tiles, carpets, or multiple layers of flooring). Demolition of exterior building finishes, masonry walls (chases, shafts etc.), and structural surrounds was not conducted.

Limited demolition of masonry block walls (core holes) was conducted to investigate for loose fill vermiculite insulation. Sampling of roofing materials was not conducted.

For further details on the methodology including test methods and evaluation criteria, refer to Appendix III.



5.0 REFERENCES

The following legislation and documents were referenced in completing the assessment and this report:

1. Asbestos on Construction Projects and in Buildings and Repair Operations, Ontario Regulation 278/05.
2. Designated Substances, Ontario Regulation 490/09.
3. Lead on Construction Projects, Ministry of Labour Guidance Document.
4. The Environmental Abatement Council of Canada (EACC) Lead Guideline for Construction, Renovation, Maintenance or Repair.
5. Ministry of the Environment Regulation, R.R.O. 1990 Reg. 347 as amended.
6. Ministry of the Environment Regulation, R.R.O. 1990 Reg. 362 as amended.
7. Silica on Construction Projects, Ministry of Labour Guidance Document.
8. Alert – Mould in Workplace Buildings, Ontario Ministry of Labour.
9. PCB Regulations, SOR/2008-273, Canadian Environmental Protection Act.
10. Surface Coating Materials Regulations, SOR/2016-193, Canada Consumer Product Safety Act.

6.0 LIMITATIONS

This work was performed subject to the Terms and Limitations presented or referenced in the proposal for this project.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

7.0 CLOSURE

The data presented in the appendices is prepared by Pinchin's Hazardous Materials Inventory System (HMIS). The information can be made available for your real-time access through our secure web-based platform. Please contact your Pinchin representative to discuss HMIS solutions for management of your asbestos (and other hazardous materials) inventory.



Hazardous Building Materials Assessment (Preconstruction)

Eastside Secondary School, 275 Farley Avenue, Belleville, ON
Hastings and Prince Edward District School Board

April 29, 2024
Pinchin File: 200584.061

Contact the undersigned should you have any questions.

Sincerely,

Pinchin Ltd.

Prepared by:

Reviewed by:

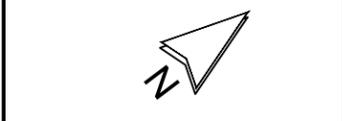
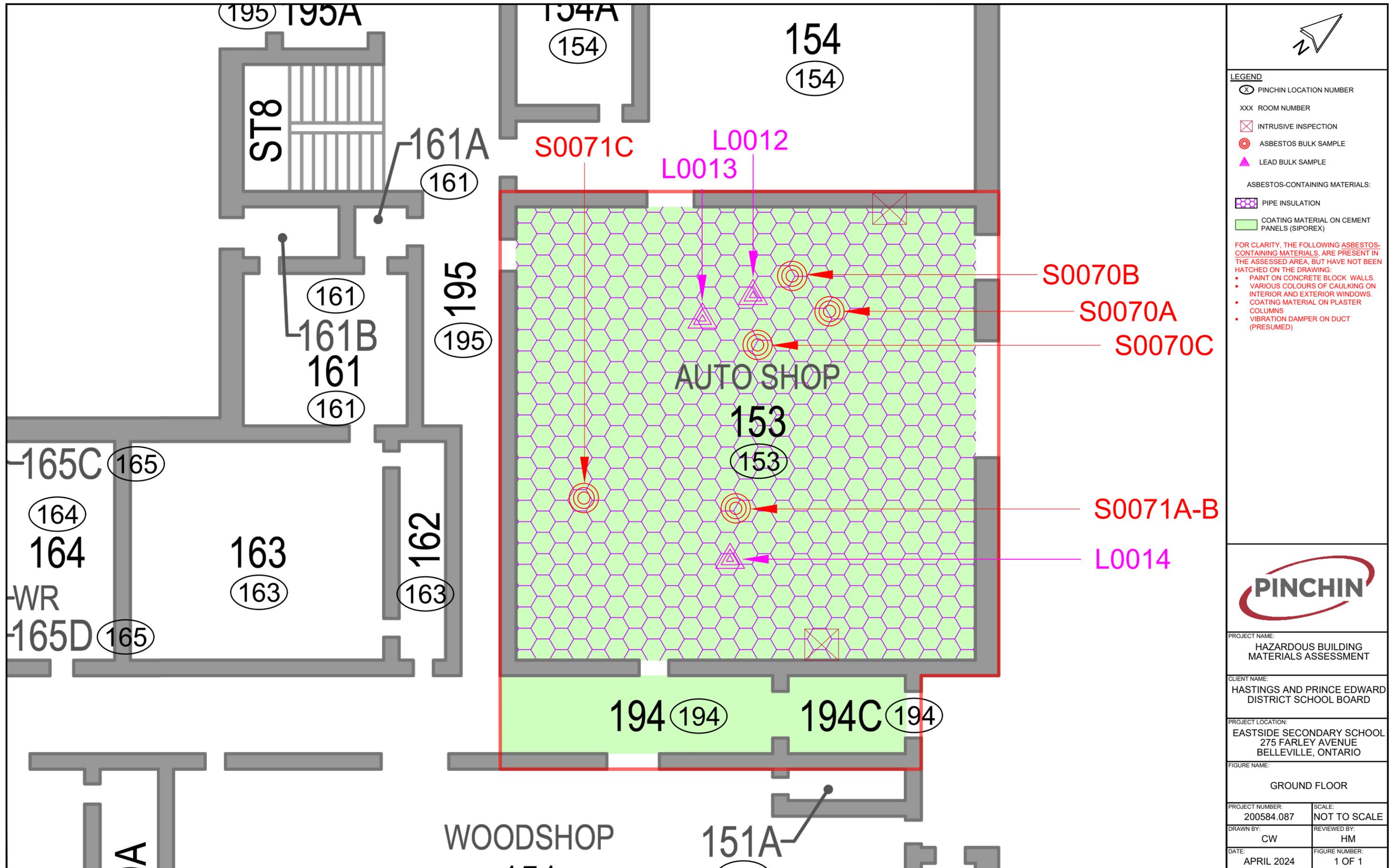
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Encl:	APPENDIX I	Drawings
	APPENDIX II-A	Asbestos Analytical Certificates
	APPENDIX II-B	Lead Analytical Certificates
	APPENDIX III	Methodology
	APPENDIX IV	Location Summary Report
	APPENDIX V	Hazardous Materials Summary Report / Sample Log
	APPENDIX VI	All Data Report
	APPENDIX VII	Photographs

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HBMA Eastside SS 275FarleyAveBelleville HPEDSB.docx
Template: Master Template HBMA PreConstruction, HMIS, HAZ, April 18, 2023

APPENDIX I
Drawings



LEGEND

- (X) PINCHIN LOCATION NUMBER
- XXX ROOM NUMBER
- ⊗ INTRUSIVE INSPECTION
- ⊙ ASBESTOS BULK SAMPLE
- ▲ LEAD BULK SAMPLE

ASBESTOS-CONTAINING MATERIALS:

- ⬢ PIPE INSULATION
- COATING MATERIAL ON CEMENT PANELS (SIPOREX)

FOR CLARITY, THE FOLLOWING ASBESTOS-CONTAINING MATERIALS, ARE PRESENT IN THE ASSESSED AREA, BUT HAVE NOT BEEN HATCHED ON THE DRAWING:

- PAINT ON CONCRETE BLOCK WALLS
- VARIOUS COLOURS OF CAULKING ON INTERIOR AND EXTERIOR WINDOWS
- COATING MATERIAL ON PLASTER COLUMNS
- VIBRATION DAMPER ON DUCT (PRESUMED)



PROJECT NAME:
HAZARDOUS BUILDING MATERIALS ASSESSMENT

CLIENT NAME:
HASTINGS AND PRINCE EDWARD DISTRICT SCHOOL BOARD

PROJECT LOCATION:
EASTSIDE SECONDARY SCHOOL
275 FARLEY AVENUE
BELLEVILLE, ONTARIO

FIGURE NAME:
GROUND FLOOR

PROJECT NUMBER: 200584.087	SCALE: NOT TO SCALE
DRAWN BY: CW	REVIEWED BY: HM
DATE: APRIL 2024	FIGURE NUMBER: 1 OF 1

APPENDIX II-A
Asbestos Analytical Certificates



Pinchin Ltd. Asbestos Laboratory *Certificate of Analysis*

Project No.: 0200584.087
Prepared For: C. Wright / L. Skoblenick

Lab Reference No.: b311687
Analyst(s): E. Cianni / K. Cockburn

Date Received: April 11, 2024 **Samples Submitted:** 6
Date Analyzed: April 18, 2024 **Phases Analyzed:** 8

The Pinchin Ltd. Mississauga asbestos laboratory is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 101270-0) for the 'EPA – 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples,' and the 'EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials'; and meets all requirements of ISO/IEC 17025:2017. The Pinchin asbestos laboratory uses the aforementioned methods of analysis.

Bulk samples are checked visually and scanned under a stereomicroscope. Slides are prepared and observed under a Polarized Light Microscope (PLM) at magnifications of 40X, 100X or 400X as appropriate. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours. A visual estimate is made of the percentage of asbestos present. A reported concentration of less than (<) the regulatory threshold indicates the presence of confirmed asbestos in trace quantities, limited to only a few fibres or fibre bundles in an entire sample. This method complies with provincial regulatory requirements where applicable. Multiple phases within a sample are analyzed and reported separately.

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of three months. Samples may be retrieved, upon request, for re-examination at any time during that period.

This report relates only to the items tested.

This report relates only to the items tested and is valid only when signed with a protected, authorized, electronic signature. This report may not be reproduced, except in full, without the written approval of Pinchin Ltd. The client may not use this report to claim product endorsement by NVLAP or any agency of the U.S. Government. Internal verification studies, quality assurance / control data and laboratory documentation on measurement uncertainty are available upon request.



Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

Project No.: 0200584.087
Prepared For: C. Wright / L. Skoblenick

Lab Reference No.: b311687
Date Analyzed: April 18, 2024

BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0070A Ceiling, Cement Product, Siporex, Loc: 153, Autoshop	2 Phases: a) Homogeneous, off-white, porous, cementitious material.	None Detected	
	b) Homogeneous, green, coating material under white paint.	Chrysotile	0.5-5% Non-Fibrous Material > 75%
S0070B Ceiling, Cement Product, Siporex, Loc: 153, Autoshop	2 Phases: a) Homogeneous, off-white, porous, cementitious material.	None Detected	
	b) Homogeneous, green, coating material under white paint.	Not Analyzed	
Comments:	Analysis of phase b) was stopped due to a previous positive result.		
S0070C Ceiling, Cement Product, Siporex, Loc: 153, Autoshop	2 Phases: a) Homogeneous, off-white, porous, cementitious material.	None Detected	
	b) Homogeneous, green, coating material under white paint.	Not Analyzed	
Comments:	Analysis of phase b) was stopped due to a previous positive result.		
S0071A Column, Plaster, Loc: 153, Autoshop	2 Phases: a) Homogeneous, beige, plaster material.	None Detected	
	b) Homogeneous, green, yellow, black, and white, coating material.	Chrysotile	0.5-5% Vermiculite 10-25% Other Non-Fibrous > 75%
			Non-Fibrous Material > 75%



**Pinchin Ltd. Asbestos Laboratory
Certificate of Analysis**

Project No.: 0200584.087
Prepared For: C. Wright / L. Skoblenick

Lab Reference No.: b311687
Date Analyzed: April 18, 2024

BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0071B Column,Plaster,Loc:153, Autoshop	2 Phases: a) Homogeneous, beige, plaster material. b) Homogeneous, green, yellow, black, and white, coating material.	None Detected	Vermiculite 10-25% Other Non-Fibrous > 75% Not Analyzed
Comments:	Analysis of phase b) was stopped due to a previous positive result.		
S0071C Column,Plaster,Loc:153, Autoshop	2 Phases: a) Homogeneous, beige, plaster material. b) Homogeneous, green, yellow, black, and white, coating material.	None Detected	Vermiculite 10-25% Other Non-Fibrous > 75% Not Analyzed
Comments:	Analysis of phase b) was stopped due to a previous positive result.		

Reviewed by:

Digitally signed by
Elizabeth DeCurtis
Date: 2024.04.18
12:04:33-04'00'

Reporting Analyst:

Digitally signed by
Elizabeth DeCurtis
Date: 2024.04.18
12:04:12-04'00'

Analyzed by: EC
 Reviewed by: [Signature]
 Report Sent by: [Signature]

**Pinchin Ltd. - Asbestos Laboratory
Internal Asbestos Bulk Sample Chain of Custody**

Client Name:		Project Address:	ON
Portfolio/Building No:		Pinchin File:	200584.087
Submitted by:	Chris Wright	Email:	cwright@pinchin.com
CC Results to:	Laura Skoblenick	CC Email:	lskoblenick@pinchin.com
Date Submitted:	April 10 2024	Required by:	April 17 2024
# of Samples:	6	Priority:	5 Day Turnaround
Year of Building Construction (Mandatory, Years ONLY):	1961		
Do NOT Stop on Positive (Sample Numbers):			
Pinchin Group Company (Mandatory Field):	Pinchin		
HMIS2 Building Reference #:	125643/20231003031841580022		

To be Completed by Lab Personnel Only:

Lab Reference #:	<u>6311687 CA</u>	Time:	24 hour clock
Received by:	<u>EC/K.C</u>	Date:	<u>Apr 18, 2024</u> Month Day Year
Name(s) of Analyst(s):	<u>EC/K.C</u>		

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0070	A	Ceiling, Cement Product, Siporex, Loc: 153, Autoshop <u>a) ND b) CH 0.5-5%</u>
S	0070	B	Ceiling, Cement Product, Siporex, Loc: 153, Autoshop <u>a) ND b) NA</u>
S	0070	C	Ceiling, Cement Product, Siporex, Loc: 153, Autoshop <u>a) ND b) NA</u>
S	0071	A	Column, Plaster, Loc: 153, Autoshop <u>a) ND b) CH 0.5-5%</u>
S	0071	B	Column, Plaster, Loc: 153, Autoshop <u>a) ND b) NA</u>
S	0071	C	Column, Plaster, Loc: 153, Autoshop <u>a) ND b) NA</u>

APPENDIX II-B
Lead Analytical Certificates

Certificate of Analysis

Pinchin Ltd. (Kingston)

1456 Centennial Drive, Suite 2
Kingston, ON K7P 0K4
Attn: Christopher Wright

Client PO:
Project: 200584.087
Custody:

Report Date: 16-Apr-2024
Order Date: 11-Apr-2024

Order #: 2415326

This Certificate of Analysis contains analytical data applicable to the following samples as submitted:

Parcel ID	Client ID
2415326-01	L0012 - Off-white, Siporex Ceiling, Loc. 153
2415326-02	L0013 - Off-white/Black, Steel beams, Loc. 153
2415326-03	L0014 - Off-white, Plaster columns, Loc. 153

Approved By:



Mark Foto, M.Sc.
Lab Supervisor

Any use of these results implies your agreement that our total liability in connection with this work, however arising shall be limited to the amount paid by you for this work, and that our employees or agents shall not under circumstances be liable to you in connection with this work

Certificate of Analysis
Client: **Pinchin Ltd. (Kingston)**
Client PO:

Report Date: 16-Apr-2024
Order Date: 11-Apr-2024
Project Description: **200584.087**

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
Metals, ICP-MS	EPA 6020 - Digestion - ICP-MS	16-Apr-24	16-Apr-24

Qualifier Notes:

Sample Qualifiers :

- 1 : Complete separation of paint from substrate not possible for this sample and a small amount of substrate has been included in the paint digestion.

Sample Data Revisions

None

Work Order Revisions/Comments:

None

Other Report Notes:

- n/a: not applicable
- ND: Not Detected
- MDL: Method Detection Limit
- Source Result: Data used as source for matrix and duplicate samples
- %REC: Percent recovery.
- RPD: Relative percent difference.

Certificate of Analysis
 Client: Pinchin Ltd. (Kingston)
 Client PO:

Report Date: 16-Apr-2024
 Order Date: 11-Apr-2024
 Project Description: 200584.087

Sample Results

Lead					Matrix: Paint
Parcel ID	Client ID	Sample Date	Units	MDL	Result
2415326-01	L0012 - Off-white, Siporex Ceiling, Loc. 153	9-Apr-24	% by Wt.	0.0005	0.0871 [1]
2415326-02	L0013 - Off-white/Black, Steel beams, Loc. 153	9-Apr-24	% by Wt.	0.0005	0.0321 [1]
2415326-03	L0014 - Off-white, Plaster columns, Loc. 153	9-Apr-24	% by Wt.	0.0005	0.142 [1]

Laboratory Internal QA/QC

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Matrix Blank									
Lead	ND	0.0005	% by Wt.						
Matrix Duplicate									
Lead	0.0819	0.0005	% by Wt.	0.0827			0.97	50	
Matrix Spike									
Lead	80.3	5.00	% by Wt.	33.1	94.4	70-130			

APPENDIX III
Methodology



1.0 GENERAL

An investigation was conducted to identify the type of Hazardous Building Materials incorporated in the structure and its finishes.

Information regarding the location and condition of hazardous building materials encountered and visually estimated quantities were recorded. The locations of any samples collected were recorded on small-scale plans. As-built drawings and previous reports were referenced where provided.

Sample collection was conducted in accordance with our Standard Operating Procedures.

1.1 Asbestos

The investigation for asbestos included friable and non-friable asbestos-containing materials (ACM). A friable material is a material that when dry can be crumbled, pulverized or powdered by hand pressure, or a material that has already become crushed, pulverized, or powdered.

A separate set of samples was collected of each type of homogenous material suspected to contain asbestos. A homogenous material is defined by the US EPA as material that is uniform in texture and appearance, was installed at one time, and is unlikely to consist of more than one type or formulation of material. The homogeneous materials were determined by visual examination and available information on the phases of construction and prior renovations.

Samples were collected at a rate that is in compliance with the requirements of local regulations and guidelines. The sampling strategy was also based on known ban dates and phase out dates of the use of asbestos; sampling of certain building materials is not conducted after specific construction dates. In addition, to be conservative, several years past these dates are added to account for some uncertainty in the exact start / finish date of construction and associated usage of ACM. In some cases, manufactured products such as asbestos cement pipe were visually identified without sample confirmation.

The asbestos analysis of select materials was completed using a stop-positive approach. Only one result meeting the regulated criteria was required to determine that a material is asbestos-containing, but all samples must be analyzed to conclusively determine that a material is non-asbestos. The laboratory stopped analyzing samples from a homogeneous material once a result equal to or greater than the regulated criteria is detected in any of the samples of that material. All samples of a homogeneous material were analyzed if no asbestos is detected. In some cases, all samples were analyzed in the sample set regardless of result.

The analysis was performed in accordance with Test Method EPA/600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, July 1993.

Analytical results were compared to the following criteria:

Jurisdiction	Friable	Non-Friable
Ontario	0.5%	0.5%

Where building materials are described in the report as “non-asbestos” or “does not contain asbestos”, this means that either no asbestos was detected by the analytical method utilized in any of the multiple samples or, if detected, it is below the lower limit of an asbestos-containing material in the applicable regulation. Additionally, these terms are used for materials which historically are known to not include asbestos in their manufacturing.

Asbestos materials were evaluated in order to make recommendations regarding any remedial work. The priority for remedial action was based on several factors:

- Friability (friable or non-friable)
- Condition (good, fair, poor, debris)
- Accessibility (ranking from accessible to all building users to inaccessible)
- Visibility (whether the material is obscured by other building components)
- Efficiency of the work (for example, if damaged ACM is being removed in an area, it may be most practical to remove all ACM in the area even if it is in good condition)

1.2 Lead

Samples of distinctive paint finishes, and surface coatings present in more than a limited application, where removal of the paint is possible were collected. The samples were collected by scraping the painted finish to include base and covering applications.

Analysis for lead in paints or surface coatings was performed in accordance with EPA Method No. 3050B/EPA SW-846-6020B0B, inductively coupled plasma – mass spectrometry.

Analytical results were compared to the following criteria.

Jurisdiction	Units (%)	Units (ppm) / (mg/kg)
Ontario	0.1	1,000

Other lead building products (e.g. batteries, lead sheeting, flashing) were identified by visual observation only.



1.3 Silica

Building materials known to contain crystalline silica (e.g. concrete, cement, tile, brick, masonry, mortar) were identified by visual inspection only. Pinchin did not perform sampling of these materials for laboratory analysis of crystalline silica content.

1.4 Mercury

Building materials, products or equipment (e.g. thermostats, barometers, pressure gauges, lamp tubes), suspected to contain mercury were identified by visual inspection only. Dismantling of equipment suspected of containing mercury was not performed. Sampling of these materials for laboratory analysis of mercury content was not performed.

1.5 Polychlorinated Biphenyls

The potential for light ballast and oil filled transformers to contain PCBs was based on the age of the building, a review of maintenance records, and examination of labels or nameplates on equipment, where present and accessible. The information was compared to known ban dates of PCBs and Environment Canada publications.

Dry type transformers were presumed to be free of dielectric fluids and hence non-PCB.

Fluids (mineral oil, hydraulic, Aroclor or Askarel) in transformers or other equipment were not sampled for PCB content.

Template: Methodology for Hazardous Building Materials Assessment, HAZ, January 16, 2024

APPENDIX IV
Location Summary Report

Client:Hastings and Prince Edward District School Board

Site: 275 Farley Avenue, Belleville, ON

Building Name: Eastside Secondary School

Survey Date:

Last Re-Assessment:

Building Phases: A:

Location No.	Name or Description	Area ft ²	Floor No.	Bldg. Phase	Notes
153	Autoshop, room no. 153	4000	1	B	
194	Corridor, room no. 194	2000	1	A	Includes Rooms 194A and 194C

APPENDIX V
Hazardous Materials Summary Report / Sample Log

Client: Hastings and Prince Edward District School Board

Site: 275 Farley Avenue, Belleville, ON

Building Name: Eastside Secondary School

Survey Date:

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Asbestos	V0001	Piping Aircell	153,194	A,B	200	0	0	0	Chrysotile	Yes	F
Asbestos	V0002	Piping Sweatwrap	153	B	150	0	0	0	Chrysotile	Yes	F
Asbestos	S0008 ABC	Piping All Parging Cement	153	B	0	0	30	0	Chrysotile	Yes	F
Asbestos	S0016 ABCDE	Wall Plaster Above Lockers	194	A	0	2000	0	0	None Detected	No	
Asbestos	V0041	Wall Window Caulking Soft Grey	153	B	0	0	27	0	Chrysotile	Yes	NF
Asbestos	S0044 C	Floor All Terrazzo	194	A	0	2000	0	0	None Detected	No	
Asbestos	V0046	Duct Mastic Light Grey	153,194	A,B	0	50	0	0	None Detected	No	
Asbestos	V0062	Wall Paint On Concrete Block, Phase B - 1st Floor (in Addition To Sample S0042d)	153	B	0	4000	0	0	Chrysotile	Yes	NF
Asbestos	S0063 D	Wall Paint On Concrete Block, Phase A - 1st Floor (in Addition To Sample S0042a)	194	A	0	2000	0	0	Chrysotile	Yes	NF
Asbestos	S0070 ABC	Structure Cement Product Coating Material On Siporex	153,194	A,B	0	8000	0	0	Chrysotile	Yes	NF
Asbestos	S0071 ABC	Other Column Plaster Coating Material	153	B	0	200	0	0	Chrysotile	Yes	[NF]*
Asbestos	V9500	Duct Textile Vibration Damper	153	B	0	0	1	0	Presumed Asbestos	Yes	NF
Asbestos	V0000	Ceiling All Ceiling Tiles (lay-in) 2x4 Dense Short Widthwise Fissures, 01/25/2008	194	A	0	2000	0	0	Non Asbestos	No	
Paint	V0001	Structure Metal Red	194	A	0	2000	0	0	Lead (High)	Yes	-
Paint	V0004	Wall Plaster Off-white	194	A	0	2000	0	0	Lead (Low)	Yes	-
Paint	V0007	Wall Concrete (precast) Yellow	153,194	A,B	0	6000	0	0	Lead (Low)	Yes	-
Paint	V0011	Other Metal Off-white, Radiator	153	B	0	100	0	0	Lead (Low)	Yes	-
Paint	L0012	Structure Cement Product Off-white, Siporex	153,194	A,B	0	8000	0	0	Lead (Low)	Yes	-
Paint	L0013	Structure Steel Off-white/black	153	B	0	3000	0	0	Lead (Low)	Yes	-
Paint	L0014	Other Plaster Off-white	153	B	0	200	0	0	Lead (High)	Yes	-
Lead Product	V9000	Batteries In Emer. Lights	194	A	0	0	0	100	Lead Product	Yes	-
PCB	V0002	Caulking Various Colours, Window/door Frames	153	B	0	0	27	0	-	No	-
PCB	V0000	Light Ballasts	153,194	A,B	0	0	0	100	-	No	-
Hg	V9000	Light Fixture	153,194	A,B	0	0	0	100	Hg	Yes	-

Legend:

Sample number		Units		
S####	Asbestos sample collected	SF	Square feet	NF Non Friable material.
L####	Paint sample collected	LF	Linear feet	F Friable material
P####	PCB sample collected	EA	Each	PF Potentially Friable material
M####	Mould sample collected	%	Percentage	
V####	Material visually similar to numbered sample collected			
V0000	Known non Hazardous Material			
V9000	Material is visually identified as Hazardous Material			
V9500	Material is presumed to be Hazardous Material			
[Loc. No.]	Abated Material			

APPENDIX VI
All Data Report

Client: Hastings and Prince Edward District School Board
Location: #153 : Autoshop
Survey Date: 2023-05-03

Site: ESS School Group
Floor: 1

Building Name: Eastside Secondary School
Room #: 153
Last Re-Assessment:

Area (sqft): 4000

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		None Found														
Duct		Textile, Vibration damper			D	Y		1			EA	V9500	Presumed Asbestos		Presumed Asbestos	NF
Duct		Mastic, Light grey			D	Y		30			SF	V0046	None Detected	N.D.	None	
Duct	All	None Found														
Floor	All	Concrete (poured)			A	Y		4000			SF					
Mechanical Equipment	Fan Unit	Not Insulated			D	Y										
Other	Column	Plaster, Coating material		Paint	A	Y		200			SF	S0071ABC	Chrysotile	0.5-5%	Confirmed Asbestos	[NF]*
Piping		Aircell			C	Y		150			LF	V0001	Chrysotile	50-75%	Confirmed Asbestos	F
Piping		Sweatwrap			C	Y		150			LF	V0002	Chrysotile	0.5-5%	Confirmed Asbestos	F
Piping	All	Parging Cement			C	Y		29	1		EA	S0008ABC	Chrysotile	25-50%	Confirmed Asbestos	F
Structure		Cement Product, Coating material on Siporex		Paint	D	Y		4000			SF	S0070ABC	Chrysotile	0.5-5%	Confirmed Asbestos	NF
Structure	All	Concrete (precast)		Paint	C	N		4000			SF					
Wall		Paint, On concrete block			A	Y		4000			SF	V0062	Chrysotile	0.5-5%	Confirmed Asbestos	NF
Wall	All	Concrete (precast)		Paint	A	Y										
Wall	Window	Caulking, Soft grey			A	Y		27			EA	V0041	Chrysotile	0.5-5%	Confirmed Asbestos	NF

Client: Hastings and Prince Edward District School Board
Location: #153 : Autoshop
Survey Date: 2023-05-03

Site: ESS School Group
Floor: 1

Building Name: Eastside Secondary School
Room #: 153
Last Re-Assessment:

Area (sqft): 4000

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall	Concrete (precast)	4000		SF	V0007	Yellow	Pb: .0945 %	Lead (Low)	
Other	Metal	100		SF	V0011	Off-white, radiator	Pb: .0828 %	Lead (Low)	
Structure	Cement Product	4000		SF	L0012	Off-white, Siporex	Pb: 0.0871 %	Lead (Low)	
Structure ¹	Steel	3000		SF	L0013	Off-white/black	Pb: 0.0321 %	Lead (Low)	
Other ²	Plaster	200		SF	L0014	Off-white	Pb: 0.142 %	Lead (High)	

1 - Beams
2 - Column

Location: #153 : Autoshop
Survey Date: 2023-05-03

Floor: 1

Room #: 153
Last Re-Assessment:

Area (sqft): 4000

MERCURY				
Component	Quantity	Unit	Sample	Hazard
Light Fixture	100	%	V9000	Yes

Client: Hastings and Prince Edward District
School Board

Site: ESS School Group

Building Name: Eastside Secondary School

Location: #153 : Autoshop
Survey Date: 2023-05-03

Floor: 1

Room #: 153
Last Re-Assessment:

Area (sqft): 4000

PCB						
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB
Light Ballasts	100	%	V0000	T8		No
Caulking	27	EA	V0002	Various colours, window/door frames	<5 mg/kg	No

Client: Hastings and Prince Edward District School Board
Location: #194 : Corridor
Survey Date: 2023-05-03

Site: ESS School Group
Floor: 1

Building Name: Eastside Secondary School
Room #: 194
Last Re-Assessment:

Area (sqft): 2000

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	All	Ceiling Tiles (lay-in), 2x4 dense short widthwise fissures, 01/25/2008			C	Y		2000			SF	V0000	Non-Asbestos		None	
Duct		Mastic, Light grey			C	N		20			SF	V0046	None Detected	N.D.	None	
Duct	All	Not Insulated														
Floor	All	Terrazzo			A	Y		2000			SF	S0044C	None Detected	N.D.	None	
Mechanical Equipment	All	None Found														
Piping ¹		Aircell			C	N		50			LF	V0001	Chrysotile	50-75%	Confirmed Asbestos	F
Structure		Cement Product, Coating material on Siporex		Paint	D	Y		4000			SF	V0070	Chrysotile	0.5-5%	Confirmed Asbestos	NF
Structure	All	Metal			C	N		2000			SF					
Wall		Plaster, Above lockers			A	Y		2000			SF	S0016ABC DE	None Detected	N.D.	None	
Wall		Paint, On concrete block			A	Y		2000			SF	S0063D	Chrysotile	0.5-5%	Confirmed Asbestos	NF
Wall	All	Concrete (precast)			A	Y										

Includes Rooms 194A and 194C
1 - Outside of assessed area

Client: Hastings and Prince Edward District School Board
Location: #194 : Corridor
Survey Date: 2023-05-03

Site: ESS School Group
Floor: 1

Building Name: Eastside Secondary School
Room #: 194
Last Re-Assessment:

Area (sqft): 2000

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Structure	Metal	2000		SF	V0001	Red	Pb: .393 %	Lead (High)	
Wall	Plaster	2000		SF	V0004	Off-white	Pb: .0568 %	Lead (Low)	
Wall	Concrete (precast)	2000		SF	V0007	Yellow	Pb: .0945 %	Lead (Low)	
Structure	Cement Product	4000		SF	V0012	Off-white, Siporex	Pb: 0.0871 %	Lead (Low)	

Includes Rooms 194A and 194C

Client: Hastings and Prince Edward District School Board
Location: #194 : Corridor
Survey Date: 2023-05-03

Site: ESS School Group
Floor: 1

Building Name: Eastside Secondary School
Room #: 194
Last Re-Assessment:

Area (sqft): 2000

PB PRODUCTS				
Component	Quantity	Unit	Sample	Hazard
Batteries In Emer. Lights	100	%	V9000	Yes

Includes Rooms 194A and 194C

Client: Hastings and Prince Edward District School Board
Location: #194 : Corridor
Survey Date: 2023-05-03

Site: ESS School Group
Floor: 1

Building Name: Eastside Secondary School
Room #: 194
Last Re-Assessment:

Area (sqft): 2000

MERCURY				
Component	Quantity	Unit	Sample	Hazard
Light Fixture	100	%	V9000	Yes

Includes Rooms 194A and 194C

Client: Hastings and Prince Edward District School Board
Location: #194 : Corridor
Survey Date: 2023-05-03

Site: ESS School Group
Floor: 1

Building Name: Eastside Secondary School
Room #: 194
Last Re-Assessment:

Area (sqft): 2000

PCB						
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB
Light Ballasts	100	%	V0000	T8		No

Includes Rooms 194A and 194C

Legend:

Sample number		Units		Other	
S####	Asbestos sample collected	SF	Square feet	A	Access
L####	Paint sample collected	LF	Linear feet	V	Visible
P####	PCB sample collected	EA	Each	AP	Air Plenum
M####	Mould sample collected	%	Percentage	F	Friable material
V####	Material is visually identified to be identical to S####	LF	Linear feet	NF	Non Friable material
V0000	Known non hazardous material			PF	Potentially Friable material
V9000	Material visually identified as a Hazardous Material			Pb	Lead
V9500	Material is presumed to be a hazardous material			Hg	Mercury
				As	Arsenic
				Cr	Chromium

Access	
A	Accessible to all building occupants
B	Accessible to maintenance and operations staff without a ladder
C	Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas
D	Not normally accessible

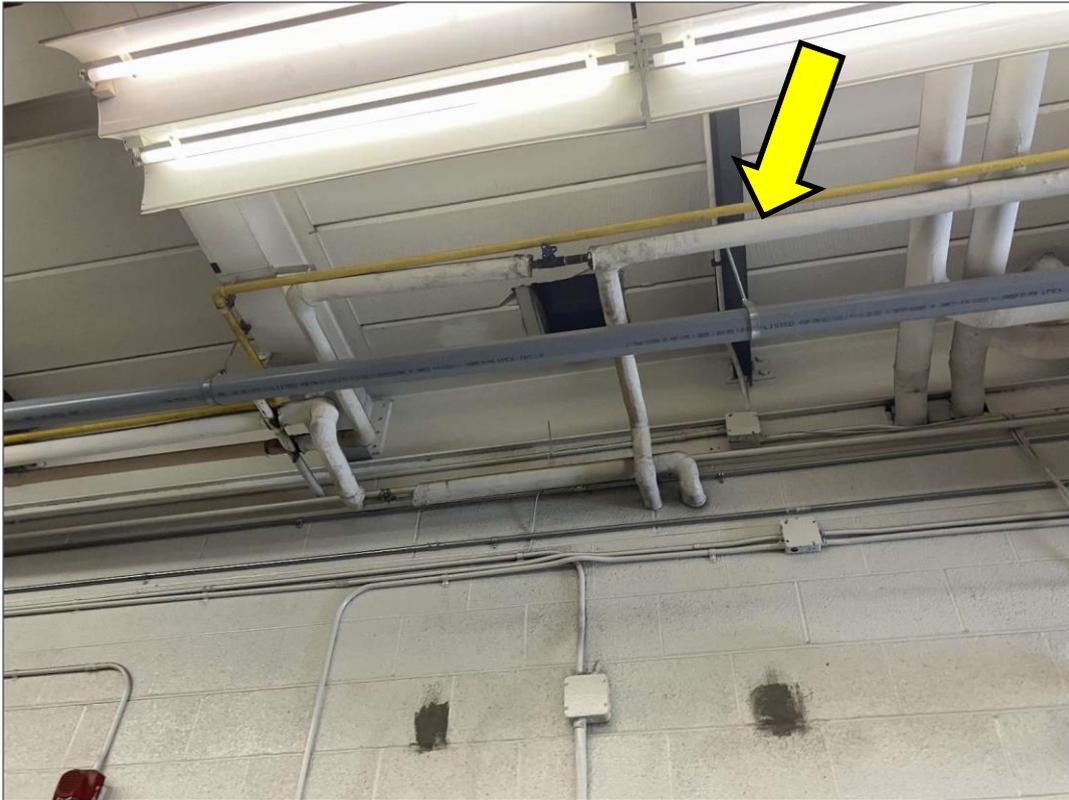
Condition	
Good	No visible damage or deterioration
Fair	Minor, repairable damage, cracking, delamination or deterioration
Poor	Irreparable damage or deterioration with exposed and missing material

Visible	
Y	The material is visible when standing on the floor of the room, without the removal or opening of other building components (e.g. ceiling tiles or access panels).
N	The material is not visible to view when standing on the floor of the room and requires the removal of a building component (e.g. ceilings tiles or access panels) to view and access. Includes rarely entered crawlspaces, attic spaces, etc. Observations will be limited to the extent visible from the access points.
L	The material is partially visible to view when standing on the floor of the room and requires the removal of a building component (e.g. ceiling system or access panels) to view completely and access. Includes partially viewed access points to crawlspaces, attic spaces, etc. without entering. Observations are limited to the extent visible from the access points.

Air Plenum	
Yes or No	The material is in a return air plenum or in a direct airstream or there is evidence of air erosion (e.g. duct for heating or cooling blowing directly on or across an ACM). This field is only completed where Air Plenum consideration is required by regulation.

Colour Coding	
	The material is a hazardous material, either by analytical results or by visible identification.
	The material is presumed to be a hazardous material, based on visual appearance, and was not sampled due to limited access or the non-destructive nature of sampling.

APPENDIX VII
Photographs



V0001 (Confirmed Asbestos), Piping, Aircell, Autoshop (Location #: 153).



V0002 (Confirmed Asbestos), Piping, Sweatwrap, Autoshop (Location #: 153).



S0008A (Confirmed Asbestos), 1 Elbow, Poor condition, Piping, All, Parging Cement, Autoshop (Location #: 153).



S0008A (Confirmed Asbestos), Piping, All, Parging Cement, Autoshop (Location #: 153).



S0016A (None), Wall, Plaster, Above lockers, Corridor (Location #: 194).



V0041 (Confirmed Asbestos), Wall, Window, Caulking, Soft grey, Autoshop (Location #: 153).



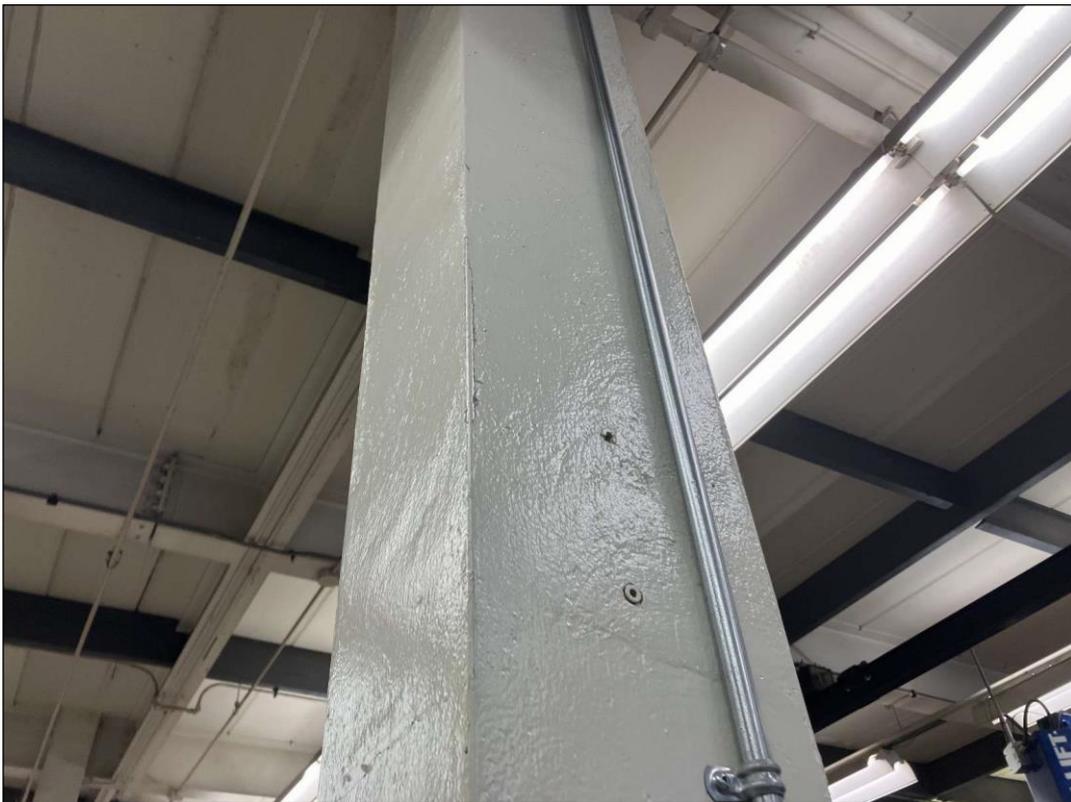
V0062 (Confirmed Asbestos), Wall, Paint On concrete block, Autoshop (Location #: 153).



S0063D (Confirmed Asbestos), Wall, Paint, On concrete block, Corridor (Location #: 194).



S0070A (Confirmed Asbestos), , Cement Product, Coating Material on Siporex Structure, Autoshop (Location #: 153).



S0071A (Confirmed Asbestos), Other, Column, Coating Material on Plaster, Autoshop (Location #: 153).



V9500 (Presumed Asbestos), Duct, Textile, Vibration damper, Autosshop (Location #: 153).



V0000 (None), Ceiling, All, Ceiling Tiles (lay-in), 2x4 dense short widthwise fissures, 01/25/2008, Corridor (Location #: 194).



V0001(Lead, High), Red, Steel Structure, Corridor (Location #: 194).



V0004(Lead, Low), Off-white, Wall, Plaster, Corridor (Location #: 194).



V0007(Lead, Low), Yellow, Wall, Concrete (Precast), Autoshop (Location #: 153).



L0012(Lead, Low), Off-white, Siporex Structure, Autoshop (Location #: 153).



L0013(Lead, Low), Off-white/black, Steel Structure, Autoshop (Location #: 153).