



**ST. PIUS SCHOOL  
3301 GARNET STREET  
REGINA, SK.**

**ASBESTOS SURVEY REPORT  
OCTOBER 2012**

**Prepared For: Regina Catholic School Division  
Prepared by: Bersch & Associates Ltd.  
Project No.: R01.12**

## 1.0 EXECUTIVE SUMMARY

The asbestos audit of St. Pius School located at 3301 Garnet Street in Regina, SK. entailed the inspection of all accessible suspect asbestos-containing materials (ACM) located within the facility. Materials inspected included mechanical equipment insulating material, suspended ceiling tile, vinyl floor coverings, duct expansion canvass and transite rainwater leader. As a result, asbestos was detected in the various areas of the facility. Accessible ACM within the facility has been clearly identified to eliminate uncertainty of asbestos content. The identification of this material is as follows:

- All accessible asbestos-containing pipefitting compound has been identified with a red dot of spray paint. Such material may be found at, but may not be limited to, elbows, tees, hangers, expansions and valves.
- Asbestos-containing textured ceiling was identified in a number of locations within the facility.
- Asbestos transite rainwater leader was identified in various areas of the facility. Where accessible, this material has been clearly labelled “ASBESTOS” in red stencil. All transite rainwater leader located within the facility shall be considered to be asbestos-containing until testing can prove otherwise.
- Vinyl asbestos floor tile was identified in various locations throughout the facility.
- **Please note that asbestos-containing vermiculite may be present within the facility. Vermiculite insulation has the potential to contain trace amounts of asbestos. Therefore, any renovation activity that will require demolition of any portion of a block wall shall only be conducted after it has been determined that asbestos-containing vermiculite insulation is not present within the affected wall cavity.**
- **Any material located within ceilings, wall cavities, pipe chases or other inaccessible areas or areas of limited access shall be considered asbestos-containing until testing of the material can determine the presence or absence of asbestos.**

Please refer to Appendix I for Bulk Sample Analysis results.

Throughout the survey of St. Pius School, the asbestos-containing materials were assessed and given a Priority Rating of One, Two or Three, with Priority One being the items requiring the most attention.

## 2.0 INTRODUCTION

Bersch & Associates Ltd. was retained by Regina Catholic School Division to conduct an asbestos audit of St. Pius School located at 3301 Garnet Street in Regina, SK. The purpose of the survey was to identify all accessible Asbestos-Containing Materials (ACM) located within the facility and note any concerns relating to the ACM identified. This report gives an account of the inspection and our firm's recommendations on control options to be implemented to bring the facility in compliance with the Province of Saskatchewan Occupational Health and Safety Act and Regulations. Bersch & Associates Ltd. completed the survey in October 2012.

A review of this report shall be conducted with all trades that are entering the facility to perform maintenance or renovation activity. This will ensure they are familiar with the types and locations of asbestos-containing materials present within the facility. This will prevent any uncontrolled disturbance of the asbestos materials and possible exposure to asbestos.

### **3.0 METHODOLOGY**

Bersch & Associates Ltd. began conducting the survey of St. Pius School located at 3301 Garnet Street in Regina, SK. in July 2012. The primary documents for guidance and criteria in this survey were the Province of Saskatchewan "Occupational Health and Safety Act and Regulations, 1996", Province of Saskatchewan "Managing Asbestos", and the U.S. Environmental Protection Agency "Guidance for Controlling Asbestos Containing Materials in Buildings". The USEPA document identifies factors associated with the "condition" and the "potential for disturbance or erosion" of asbestos containing materials (ACM). These factors help to determine potential for exposure to ACM and were used to make a qualitative evaluation of the material. It should be noted that the recommendation of "Management" Asbestos Abatement Action is based upon the premise that renovations are not scheduled in that area that will require disturbing or violating the asbestos containing material. In the event that renovations are scheduled that impact upon the areas of asbestos containing material then pre-removal of the asbestos containing materials may be necessary.

In total, ten (10) bulk samples of suspect asbestos-containing materials were collected within St. Pius School. Refer to Appendix I for a copy of the Bulk Sample Analysis Report. All bulk samples collected were analyzed by Bersch & Associates Ltd. laboratory in accordance with the current U.S. 40 CFR Part 763, Vol. 52, No.210 for the analysis of asbestos in building materials using polarized light microscopy and dispersion staining techniques. The detection limit of this method is listed as greater than 1%.

### **4.0 RECOMMENDATIONS**

The following information is a list of observations and recommendations with regards to the asbestos-containing materials identified within St. Pius School located at 3301 Garnet Street in Regina, SK.

### Priority One

**LRP Room – Entire area was HEPA Vac'd and damaged areas were encapsulated to limit deterioration. August 2018 – Procedure in Appendix II must be followed when accessing the ceiling space.**

1. **Textured Ceiling** – Asbestos was detected in the textured ceiling located within the LRP Room. Minor damage to the ceiling was noted in this room. It is recommended that the damaged sections of the ceiling be repaired and any loose debris in the area be cleaned up with the aid of a HEPA vacuum. Once all required repair / clean up has been completed, the remaining material may be managed in place.

<b>PRIORITY:</b>	<b>ONE</b>
<b>CONDITION:</b>	<b>MODERATE / POOR</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>MODERATE / HIGH</b>
<b>ACTION:</b>	<b>CLEAN UP / MANAGE</b>

**Classroom 12 - Entire area was HEPA Vac'd and damaged areas were encapsulated to limit deterioration. August 2018 – Procedure in Appendix II must be followed when accessing the ceiling space.**

1. **Textured Ceiling** – Asbestos was detected in the textured ceiling located within Classroom 12. Minor damage to the ceiling was noted in this room. It is recommended that the damaged sections of the ceiling be repaired and any loose debris in the area be cleaned up with the aid of a HEPA vacuum. Once all required repair / clean up has been completed, the remaining material may be managed in place.

<b>PRIORITY:</b>	<b>ONE</b>
<b>CONDITION:</b>	<b>MODERATE / POOR</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>MODERATE / HIGH</b>
<b>ACTION:</b>	<b>CLEAN UP / MANAGE</b>

**Classroom 17- Entire area was HEPA Vac'd and damaged areas were encapsulated to limit deterioration. August 2018 – Procedure in Appendix II must be followed when accessing the ceiling space.**

1. **Textured Ceiling** – Asbestos was detected in the textured ceiling located within Classroom 17. Minor damage to the ceiling was noted in this room. It is recommended that the damaged sections of the ceiling be repaired and any loose debris in the area be cleaned up with the aid of a HEPA vacuum. Once all required repair / clean up has been completed, the remaining material may be managed in place.

<b>PRIORITY:</b>	<b>ONE</b>
<b>CONDITION:</b>	<b>MODERATE / POOR</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>MODERATE / HIGH</b>
<b>ACTION:</b>	<b>CLEAN UP / MANAGE</b>

**Classroom 18 - Entire area was HEPA Vac'd and damaged areas were encapsulated to limit deterioration. August 2018 – Procedure in Appendix II must be followed when accessing the ceiling space.**

1. **Textured Ceiling** – Asbestos was detected in the textured ceiling located within Classroom 18. Minor damage to the ceiling was noted in this room. It is recommended that the damaged sections of the ceiling be repaired and any loose debris in the area be cleaned up with the aid of a HEPA vacuum. Once all required repair / clean up has been completed, the remaining material may be managed in place.

<b>PRIORITY:</b>	<b>ONE</b>
<b>CONDITION:</b>	<b>MODERATE / POOR</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>MODERATE / HIGH</b>
<b>ACTION:</b>	<b>CLEAN UP / MANAGE</b>

**Classroom 19 – Entire area was HEPA Vac'd and damaged areas were encapsulated to limit deterioration. August 2018 – Procedure in Appendix II must be followed when accessing the ceiling space.**

1. **Textured Ceiling** – Asbestos was detected in the textured ceiling located within Classroom 19. Minor damage to the ceiling was noted in this room. It is recommended that the damaged sections of the ceiling be repaired and any loose debris in the area be cleaned up with the aid of a HEPA vacuum. Once all required repair / clean up has been completed, the remaining material may be managed in place.

<b>PRIORITY:</b>	<b>ONE</b>
<b>CONDITION:</b>	<b>MODERATE / POOR</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>MODERATE / HIGH</b>
<b>ACTION:</b>	<b>CLEAN UP / MANAGE</b>

### **Priority Three**

**~~Classroom 15~~ - Entire area was HEPA Vac'd to clean any debris above ceiling tile in August 2018 – Procedure in Appendix II must be followed when accessing the ceiling space.**

1. **Textured Ceiling** – Asbestos was detected in the textured ceiling located within Classroom 15. In general, this material was observed in moderate condition. It is recommended that this material be managed in place until condition deteriorates or renovations warrant removal.

<b>PRIORITY:</b>	<b>THREE</b>
<b>CONDITION:</b>	<b>MODERATE</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>MODERATE</b>
<b>ACTION:</b>	<b>MANAGE</b>

**~~Classroom 16~~ - Entire area was HEPA Vac'd to clean any debris above ceiling tile in August 2018 – Procedure in Appendix II must be followed when accessing the ceiling space.**

1. **Textured Ceiling** – Asbestos was detected in the textured ceiling located within Classroom 16. In general, this material was observed in moderate condition. It is recommended that this material be managed in place until condition deteriorates or renovations warrant removal.

<b>PRIORITY:</b>	<b>THREE</b>
<b>CONDITION:</b>	<b>MODERATE</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>MODERATE</b>
<b>ACTION:</b>	<b>MANAGE</b>

**~~NE Stairwell~~ - Entire area was HEPA Vac'd to clean any debris above ceiling tile in August 2018 – Procedure in Appendix II must be followed when accessing the ceiling space.**

1. **Textured Ceiling** – Asbestos was detected in the textured ceiling located within the NE Stairwell. In general, this material was observed in moderate condition. It is recommended that this material be managed in place until condition deteriorates or renovations warrant removal.

<b>PRIORITY:</b>	<b>THREE</b>
<b>CONDITION:</b>	<b>MODERATE</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>MODERATE</b>
<b>ACTION:</b>	<b>MANAGE</b>

**~~NW Stairwell~~ - Entire area was HEPA Vac'd to clean any debris above ceiling tile in August 2018 – Procedure in Appendix II must be followed when accessing the ceiling space.**

1. **Textured Ceiling** – Asbestos was detected in the textured ceiling located within the NW Stairwell. In general, this material was observed in moderate condition. It is recommended that this material be managed in place until condition deteriorates or renovations warrant removal.

<b>PRIORITY:</b>	<b>THREE</b>
<b>CONDITION:</b>	<b>MODERATE</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>MODERATE</b>
<b>ACTION:</b>	<b>MANAGE</b>

~~Resource Centre~~ - **Entire area was HEPA Vac'd to clean any debris above ceiling tile in August 2018 – Procedure in Appendix II must be followed when accessing the ceiling space.**

1. **Textured Ceiling** – Asbestos was detected in the textured ceiling located within the Resource Centre. In general, this material was observed in moderate condition. It is recommended that this material be managed in place until condition deteriorates or renovations warrant removal.

<b>PRIORITY:</b>	<b>THREE</b>
<b>CONDITION:</b>	<b>MODERATE</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>MODERATE</b>
<b>ACTION:</b>	<b>MANAGE</b>

~~Prep Room~~ - **Entire area was HEPA Vac'd to clean any debris above ceiling tile in August 2018 – Procedure in Appendix II must be followed when accessing the ceiling space.**

1. **Textured Ceiling** – Asbestos was detected in the textured ceiling located within the Prep Room. In general, this material was observed in moderate condition. It is recommended that this material be managed in place until condition deteriorates or renovations warrant removal.

<b>PRIORITY:</b>	<b>THREE</b>
<b>CONDITION:</b>	<b>MODERATE</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>MODERATE</b>
<b>ACTION:</b>	<b>MANAGE</b>

~~Staff Washroom~~ - **Entire area was HEPA Vac'd to clean any debris above ceiling tile in August 2018 – Procedure in Appendix II must be followed when accessing the ceiling space.**

1. **Textured Ceiling** – Asbestos was detected in the textured ceiling located within Staff Washroom. In general, this material was observed in moderate condition. It is recommended that this material be managed in place until condition deteriorates or renovations warrant removal.

<b>PRIORITY:</b>	<b>THREE</b>
<b>CONDITION:</b>	<b>MODERATE</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>MODERATE</b>
<b>ACTION:</b>	<b>MANAGE</b>

**~~Classroom 7~~ - Entire area was HEPA Vac'd to clean any debris above ceiling tile in August 2018 – Procedure in Appendix II must be followed when accessing the ceiling space.**

1. **Textured Ceiling** – Asbestos was detected in the textured ceiling located within Classroom 7. In general, this material was observed in moderate condition. It is recommended that this material be managed in place until condition deteriorates or renovations warrant removal.

<b>PRIORITY:</b>	<b>THREE</b>
<b>CONDITION:</b>	<b>MODERATE</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>MODERATE</b>
<b>ACTION:</b>	<b>MANAGE</b>

**~~Classroom 8~~ - Entire area was HEPA Vac'd to clean any debris above ceiling tile in August 2018 – Procedure in Appendix II must be followed when accessing the ceiling space.**

1. **Textured Ceiling** – Asbestos was detected in the textured ceiling located within Classroom 8. In general, this material was observed in moderate condition. It is recommended that this material be managed in place until condition deteriorates or renovations warrant removal.

<b>PRIORITY:</b>	<b>THREE</b>
<b>CONDITION:</b>	<b>MODERATE</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>MODERATE</b>
<b>ACTION:</b>	<b>MANAGE</b>

**~~Classroom 9~~ - Entire area was HEPA Vac'd to clean any debris above ceiling tile in August 2018 – Procedure in Appendix II must be followed when accessing the ceiling space.**



1. **Textured Ceiling** – Asbestos was detected in the textured ceiling located within Classroom 9. In general, this material was observed in moderate condition. It is recommended that this material be managed in place until condition deteriorates or renovations warrant removal.

<b>PRIORITY:</b>	<b>THREE</b>
<b>CONDITION:</b>	<b>MODERATE</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>MODERATE</b>
<b>ACTION:</b>	<b>MANAGE</b>

**~~Nurse's Room~~ - Entire area was HEPA Vac'd to clean any debris above ceiling tile in August 2018 – Procedure in Appendix II must be followed when accessing the ceiling space.**

1. **Textured Ceiling** – Asbestos was detected in the textured ceiling located within Nurse's Room. In general, this material was observed in moderate condition. It is recommended that this material be managed in place until condition deteriorates or renovations warrant removal.

<b>PRIORITY:</b>	<b>THREE</b>
<b>CONDITION:</b>	<b>MODERATE</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>MODERATE</b>
<b>ACTION:</b>	<b>MANAGE</b>

**~~Main Office~~ - Entire area was HEPA Vac'd to clean any debris above ceiling tile in August 2018 – Procedure in Appendix II must be followed when accessing the ceiling space.**

1. **Textured Ceiling** – Asbestos was detected in the textured ceiling located within the Main Office. In general, this material was observed in moderate condition. It is recommended that this material be managed in place until condition deteriorates or renovations warrant removal.

<b>PRIORITY:</b>	<b>THREE</b>
<b>CONDITION:</b>	<b>MODERATE</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>MODERATE</b>
<b>ACTION:</b>	<b>MANAGE</b>

**~~Staff Room~~ - Entire area was HEPA Vac'd to clean any debris above ceiling tile in August 2018 – Procedure in Appendix II must be followed when accessing the ceiling space.**

1. **Textured Ceiling** – Asbestos was detected in the textured ceiling located within the Staff Room. In general, this material was observed in moderate condition. It is recommended that this material be managed in place until condition deteriorates or renovations warrant removal.

<b>PRIORITY:</b>	<b>THREE</b>
<b>CONDITION:</b>	<b>MODERATE</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>MODERATE</b>
<b>ACTION:</b>	<b>MANAGE</b>

**Classroom 5 - Entire area was HEPA Vac'd to clean any debris above ceiling tile in August 2018 – Procedure in Appendix II must be followed when accessing the ceiling space.**

1. **Textured Ceiling** – Asbestos was detected in the textured ceiling located within Classroom 5. In general, this material was observed in moderate condition. It is recommended that this material be managed in place until condition deteriorates or renovations warrant removal.

<b>PRIORITY:</b>	<b>THREE</b>
<b>CONDITION:</b>	<b>MODERATE</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>MODERATE</b>
<b>ACTION:</b>	<b>MANAGE</b>

### **Upper Level Corridor**

1. **Transite Rainwater Leader** – Asbestos-containing transite rainwater leader was identified within the Upper Level Corridor. All transite rainwater leader located within the facility shall be considered to be asbestos-containing. This material is considered non-friable and will not produce an elevated fibre release unless rigorously disturbed (i.e. cutting, grinding, smashing, etc.). It is recommended that this material remain in place until renovations warrant removal.

<b>PRIORITY:</b>	<b>THREE</b>
<b>CONDITION:</b>	<b>GOOD</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>LOW</b>
<b>ACTION:</b>	<b>MANAGE</b>

### **Boy's Washroom**

1. **Pipefitting Compound** – Asbestos was detected in the pipefitting compound located within the Boy’s Washroom. It is recommended that these fittings be managed in place until renovations warrant removal.

<b>PRIORITY:</b>	<b>THREE</b>
<b>CONDITION:</b>	<b>MODERATE</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>MODERATE</b>
<b>ACTION:</b>	<b>MANAGE</b>

#### **Girl’s Washroom**

1. **Pipefitting Compound** – Asbestos was detected in the pipefitting compound located within the Girl’s Washroom. It is recommended that these fittings be managed in place until renovations warrant removal.

<b>PRIORITY:</b>	<b>THREE</b>
<b>CONDITION:</b>	<b>MODERATE</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>MODERATE</b>
<b>ACTION:</b>	<b>MANAGE</b>

#### **Lower Level Corridor**

1. **Transite Rainwater Leader** – Asbestos-containing transite rainwater leader was identified within the Lower Level Corridor. All transite rainwater leader located within the facility shall be considered to be asbestos-containing. This material is considered non-friable and will not produce an elevated fibre release unless rigorously disturbed (i.e. cutting, grinding, smashing, etc.). It is recommended that this material remain in place until renovations warrant removal.

<b>PRIORITY:</b>	<b>THREE</b>
<b>CONDITION:</b>	<b>GOOD</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>LOW</b>
<b>ACTION:</b>	<b>MANAGE</b>

#### **South Stairwell**

1. **Vinyl Floor Tile** - Asbestos was detected in the vinyl floor tile located in the South Stairwell. The flooring in this area was observed in moderate condition. This material may be managed in place until renovations warrant removal.

<b>PRIORITY:</b>	<b>THREE</b>
<b>CONDITION:</b>	<b>MODERATE</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>MODERATE</b>
<b>ACTION:</b>	<b>MANAGE</b>

2. **Transite Rainwater Leader** – Asbestos-containing transite rainwater leader was identified within the South Stairwell. All transite rainwater leader located within the facility shall be considered to be asbestos-containing. This material is considered non-friable and will not produce an elevated fibre release unless rigorously disturbed (i.e. cutting, grinding, smashing, etc.). It is recommended that this material remain in place until renovations warrant removal.

<b>PRIORITY:</b>	<b>THREE</b>
<b>CONDITION:</b>	<b>GOOD</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>LOW</b>
<b>ACTION:</b>	<b>MANAGE</b>

#### **Gymnasium – Boy’s Washroom / Change Room**

1. **Vinyl Floor Tile** - Asbestos was detected in the vinyl floor tile located in the Boy’s Washroom / Change Room area of the Gymnasium. The flooring in this area was observed in moderate condition. This material may be managed in place until renovations warrant removal.

<b>PRIORITY:</b>	<b>THREE</b>
<b>CONDITION:</b>	<b>MODERATE</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>MODERATE</b>
<b>ACTION:</b>	<b>MANAGE</b>

2. **Transite Rainwater Leader** – Asbestos-containing transite rainwater leader was identified within the Boy’s Washroom / Change Room area of the Gymnasium. All transite rainwater leader located within the facility shall be considered to be

asbestos-containing. This material is considered non-friable and will not produce an elevated fibre release unless rigorously disturbed (i.e. cutting, grinding, smashing, etc.). It is recommended that this material remain in place until renovations warrant removal.

<b>PRIORITY:</b>	<b>THREE</b>
<b>CONDITION:</b>	<b>GOOD</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>LOW</b>
<b>ACTION:</b>	<b>MANAGE</b>

### **Gymnasium – Girl’s Washroom / Change Room**

- 1. Vinyl Floor Tile** - Asbestos was detected in the vinyl floor tile located in the Girl’s Washroom / Change Room area of the Gymnasium. The flooring in this area was observed in moderate condition. This material may be managed in place until renovations warrant removal.

<b>PRIORITY:</b>	<b>THREE</b>
<b>CONDITION:</b>	<b>MODERATE</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>MODERATE</b>
<b>ACTION:</b>	<b>MANAGE</b>

- 2. Transite Rainwater Leader** – Asbestos-containing transite rainwater leader was identified within the Girl’s Washroom / Change Room area of the Gymnasium. All transite rainwater leader located within the facility shall be considered to be asbestos-containing. This material is considered non-friable and will not produce an elevated fibre release unless rigorously disturbed (i.e. cutting, grinding, smashing, etc.). It is recommended that this material remain in place until renovations warrant removal.

<b>PRIORITY:</b>	<b>THREE</b>
<b>CONDITION:</b>	<b>GOOD</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>LOW</b>
<b>ACTION:</b>	<b>MANAGE</b>

### **Gymnasium**

1. **Vinyl Floor Tile** - Asbestos was detected in the vinyl floor tile located in the Gymnasium. The flooring in this area was observed in moderate condition. This material may be managed in place until renovations warrant removal.

**PRIORITY:** THREE  
**CONDITION:** MODERATE  
**POTENTIAL FOR DISTURBANCE:** MODERATE  
**ACTION:** MANAGE

- 2 **Transite Rainwater Leader** – Asbestos-containing transite rainwater leader was identified within the Gymnasium. All transite rainwater leader located within the facility shall be considered to be asbestos-containing. This material is considered non-friable and will not produce an elevated fibre release unless rigorously disturbed (i.e. cutting, grinding, smashing, etc.). It is recommended that this material remain in place until renovations warrant removal. Please note that due to the location of this material, it was not accessible for labeling at the time of our inspection.

**PRIORITY:** THREE  
**CONDITION:** GOOD  
**POTENTIAL FOR DISTURBANCE:** LOW  
**ACTION:** MANAGE

### **Gymnasium Storage Room**

1. **Vinyl Floor Tile** - Asbestos was detected in the vinyl floor tile located in the Gymnasium Storage Room. The flooring in this area was observed in moderate condition. This material may be managed in place until renovations warrant removal.

**PRIORITY:** THREE  
**CONDITION:** MODERATE  
**POTENTIAL FOR DISTURBANCE:** MODERATE  
**ACTION:** MANAGE

- 2 **Transite Rainwater Leader** – Asbestos-containing transite rainwater leader was identified within the Gymnasium Storage Room. All transite rainwater leader located within the facility shall be considered to be asbestos-containing. This material is considered non-friable and will not produce an elevated fibre release unless rigorously disturbed (i.e. cutting, grinding, smashing, etc.). It is recommended that this material remain in place until renovations warrant removal.

**PRIORITY:** THREE  
**CONDITION:** GOOD  
**POTENTIAL FOR DISTURBANCE:** LOW  
**ACTION:** MANAGE

### **Gymnasium Storage Room – Crawlspace**

1. **Transite Rainwater Leader** – Asbestos-containing transite rainwater leader was identified within the Gymnasium Storage Room Crawlspace. All transite rainwater leader located within the facility shall be considered to be asbestos-containing. This material is considered non-friable and will not produce an elevated fibre release unless rigorously disturbed (i.e. cutting, grinding, smashing, etc.). It is recommended that this material remain in place until renovations warrant removal.

<b>PRIORITY:</b>	<b>THREE</b>
<b>CONDITION:</b>	<b>GOOD</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>LOW</b>
<b>ACTION:</b>	<b>MANAGE</b>

### **Mechanical Room**

1. **Transite Rainwater Leader** – Asbestos-containing transite rainwater leader was identified within the Mechanical Room. All transite rainwater leader located within the facility shall be considered to be asbestos-containing. This material is considered non-friable and will not produce an elevated fibre release unless rigorously disturbed (i.e. cutting, grinding, smashing, etc.). It is recommended that this material remain in place until renovations warrant removal.

<b>PRIORITY:</b>	<b>THREE</b>
<b>CONDITION:</b>	<b>GOOD</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>LOW</b>
<b>ACTION:</b>	<b>MANAGE</b>

### **Caretaker Room**

1. **Vinyl Floor Tile** - Asbestos was detected in the vinyl floor tile located in the Caretaker Room. The flooring in this area was observed in moderate condition. This material may be managed in place until renovations warrant removal.

<b>PRIORITY:</b>	<b>THREE</b>
<b>CONDITION:</b>	<b>MODERATE</b>
<b>POTENTIAL FOR DISTURBANCE:</b>	<b>MODERATE</b>
<b>ACTION:</b>	<b>MANAGE</b>

**The remaining asbestos-containing materials identified within the facility may be managed in place until renovations warrant removal.**

## **5.0 ASBESTOS ABATEMENT DISCUSSION**

Asbestos is a known carcinogen and is listed in the Province of Saskatchewan under the Occupational Health and Safety Appendix, Part V as a Hazardous Chemical Substance and any release of asbestos fibres into the atmosphere creates a potential health hazard. Although the mechanism and epidemiology of asbestos carcinogenesis is not yet well defined, accumulating evidence suggests the significance of exposure at even very low fibre concentrations and hence human exposure should be kept to a minimum. It should be noted however that asbestos is a natural mineral and a measurable background concentration can be detected in any location sampled (inside buildings, outside buildings, urban, rural, etc.). The recommendations of the report are therefore intended to keep the potential exposure to an absolute minimum with the knowledge that a zero exposure is not possible.

Asbestos containing materials have been used in a wide variety of applications. Of particular concern, is the group of so called friable products. A friable product is one which can be crumbled or reduced to powder or smaller fragments by hand pressure. Publications from the U.S.E.P.A. as early as 1977 have indicated the potential hazard of asbestos exposure in buildings containing these friable products. The two main uses of friable asbestos products are as spray insulation (thermal, acoustic or fireproofing) on deck and/or beams or as thermal insulation on piping or mechanical equipment. A large amount of non-friable asbestos-containing materials have also been used in building construction such as asbestos cement board and asbestos containing vinyl flooring.

The mere presence of a friable asbestos containing material does not imply that there is an actual presence of elevated airborne fibre. As numerous studies have indicated, elevated asbestos fibre levels are generally found when settled dust or the actual asbestos containing material itself is disturbed by maintenance, renovation, inadvertent contact or vibration. The factors considered in the Environmental Protection Agency (USEPA) exposure assessment (condition of material, water damage, activity, movement, exposed surface area, accessibility, friability and presence in an air stream) often give some indication of the likelihood of fibre release but are not in any way definitive in determining whether a hazard exists or not. That is, even if the most friable product exists in a building, elevated fibre levels will not likely occur unless there is some disturbance by physical contact, vibration or an air stream.

There are four possible approaches to control exposure to airborne asbestos once a friable material is identified in a building. These methods briefly are as follows:

- A) **Removal** - Asbestos material is removed and disposed of by burial and replaced by non-asbestos materials.
- B) **Encapsulation** - Asbestos material is coated with a bridging or penetrating sealant.
- C) **Enclosure** - Asbestos containing materials are separated from the building environment by barriers such as suspended ceilings or cladding materials.
- D) **Deferred Action or Management and Custodial Control** - The Province of Saskatchewan Human Resources, Labor and Employment Branch under the Occupational health and Safety Regulations publish a document outlining “The



Management of Asbestos". In the guide for compliance, an action plan is outlined for management of the asbestos materials identified and in summary is:

1. Identification, which has been accomplished by this report.
2. Development of Written Handling Procedures for maintenance personnel or often arrangements are made for a qualified contractor to conduct the necessary removal or spot maintenance prior to the regular staff conducting maintenance.
3. Asbestos Abatement Awareness and Process Training if the regular maintenance personnel are required to conduct asbestos related activities.
4. Inspection on regular basis is conducted to determine the ongoing condition of the material.

For the specifics of this report Removal, Repair and Management of the asbestos containing materials are the recommended planned activities. Removal of the asbestos containing material observed in poor condition is the only solution to provide permanent elimination of any potential for airborne fibre release. In the event of renovations or maintenance to areas containing asbestos materials, written procedures must be developed to conduct the activity or prior removal if the situation warrants.

## 6.0 REFERENCES

- .1 Province of Saskatchewan "The Occupational Health and Safety Act and The Occupational Health and Safety Regulations" Office Consolidation, December 1996.
- .2 Province of Saskatchewan Human Resources, Labor, and Employment "The Management of Asbestos" January, 1991.
- .3 USEPA, U.S. Environmental Protection Agency, "Guidance for Controlling Asbestos-Containing Materials in Buildings". Washington, DC: Office of Toxic Substances, USEPA.