January 21, 2025

CITY OF COQUITLAM
Parks, Recreation, Culture & Facilities
3000 Guildford Way
Coquitlam, BC V3B 7N2

Attention: Ms. Azadeh Safaie, M.Arch., B.Arch., LEED AP
Project Delivery Lead 1

Ref: CONTRACTOR VERSION - REVISED PRE-PROJECT HAZARDOUS BUILDING MATERIALS SURVEY FOR THE PLANNED DEMOLITION OF THE OCCUPIED AUSTIN WORKS YARD FLEET MAINTENANCE BUILDING LOCATED AT 500 MARINER WAY, COQUITLAM, BC

1.0 INTRODUCTION

Astech Consultants Ltd. (Astech) was retained by the City of Coquitlam to conduct a Pre-Project Hazardous Building Materials Survey and compile a detailed report on the presence and location of asbestos containing building materials, lead, polychlorinated biphenyls (PCBs), mercury, stored chemicals, and silica to be impacted by the planned demolition of the occupied Austin Works Yard Fleet Maintenance Building located at 500 Mariner Way, Coquitlam, BC. Buildings that are located on the property, but are not within the scope of work, include various administration, workshop, and storage buildings. This revised report includes additional wording regarding **asbestos** containing filling compound residue and debris located beneath flooring materials (see Section 4.1 General Note #1).

Astech's survey and report format is designed specifically to satisfy the current applicable regulation from the Workers' Compensation Board of British Columbia (WCB) Occupational Health and Safety Regulation 20.112 regarding hazardous building material assessments by a Qualified Person for buildings and structures.

This survey was conducted on June 19 and 23, and July 11, 2021 by Scott Price assisted by Jesse James and Brian Tang of Astech. It must be emphasized that this survey was concerned exclusively with the subject building. The site survey was only partially destructive due to building occupancy. Also, inaccessible areas which would require the actual dismantling of substantial portions of the building in order to gain access were not investigated. No attempt was made to investigate other buildings on the property, underground services, or the surrounding property. Therefore, if during work activities, other hazardous materials, asbestos containing materials, or potential asbestos containing materials not included in this report are discovered, work should immediately cease in the affected area. At that time, Astech should be contacted so that they can initiate immediate appropriate action so that there are no undue delays.

2.0 BUILDING DESCRIPTION

The subject building on site is described as a two-storey fleet maintenance building faced with concrete block and stucco. It is estimated that the building was originally constructed in the 1960's. The building has had several renovations over the years. The building is heated by rooftop air handling units, ceiling mounted heaters, and electric baseboards. At the time of survey, the interior and exterior of the building were in good condition.

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3.0 METHODOLOGY

3.1 ASBESTOS CONTAINING MATERIALS

A visual inspection was undertaken in order to determine the type, location, and homogeneous nature of asbestos and potential asbestos containing building materials located at the subject building. During this inspection, two hundred fifteen (215) bulk samples of potential asbestos containing materials were collected from specific locations of the building, however, seven (7) bulk samples did not require analysis. The number of samples collected during this survey are in accordance with the guidelines established by the WCB in their 2023 publication Safe Work Practices for Handling Asbestos, and as indicated by actual site conditions. The samples collected were submitted for analysis at our in-house laboratory in accordance with the WCB Occupational Health and Safety Regulation, utilizing polarized light microscopy, and dispersion staining techniques. Results of laboratory analysis of the samples collected during this survey are attached.

3.2 LEAD FINISHES

A visual inspection was undertaken in order to determine the type and location of paints, primers, coatings, and/or glazing finishes suspected of containing lead at the subject building. During this inspection, ninety-eight (98) potential lead finishes were analyzed from specific locations of the building. The finishes were analyzed in accordance with US EPA methods and the requirements of the WCB Occupational Health and Safety Regulation. Results of the finishes analyzed during this survey are attached.

3.3 LEAD CONSTRUCTION MATERIALS, SOLID PCBs, MERCURY, STORED CHEMICALS, AND SILICA

A visual inspection was undertaken at the subject building in order to determine the presence of:

- construction materials suspected of containing lead and other heavy metals,
- fluorescent and high intensity discharge (HID) light fixtures suspected of containing PCB ballasts or capacitors,
- thermostats, light tubes/bulbs, and associated equipment suspected of containing mercury,
- stored chemicals suspected of being toxic, flammable, or explosive, and
- building materials suspected of containing silica in crystalline and non-crystalline forms.

4.0 INSPECTION RESULTS

4.1 ASBESTOS CONTAINING MATERIALS

GENERAL NOTES

#1 Filling Compound on Gypsum Board: Although the analytical results for some of the filling compound on gypsum board samples indicate non-asbestos results because of renovations conducted in the 1980s or later, site investigation and laboratory analysis of other representative samples have determined that as listed below, there is **asbestos** containing filling compound on older gypsum board (installed between approximately 1964 and 1979), or there is newer gypsum board with non-asbestos filling compound fastened directly to or abutting the older gypsum board with **asbestos** containing filling compound (some multi-layered and some concealed behind and/or abutting wood, ceramic tiles, grout, laminate, cove base, adhesives, and other building materials that are contaminated with the **asbestos** containing filling compound).

With this in mind, a qualified Asbestos Abatement Contractor may, following "Moderate Risk" asbestos work procedures and prior to the actual disturbance of asbestos containing materials, have a "Qualified Person" conduct a formal risk assessment and set in place a method to expose the backside of newer gypsum board wall and ceiling systems (circa 1981 and newer) to determine date of manufacture which combined with gypsum board thickness and size, fastener type, and stud type, will clearly define which gypsum board is neither contaminated with **asbestos** containing filling compound nor finished with **asbestos** containing filling compound. It is important for the Qualified Person conducting this risk assessment to understand that although some of the newer walls/ceilings which are likely to be determined newer than 1981 may be fastened directly to gypsum board with **asbestos** containing filling compound and will therefore be contaminated with **asbestos**.

Once determined to be newer gypsum board with the non-asbestos filling compound, the affected gypsum board may be carefully and systematically removed, assuring that none of the **asbestos** containing filling compound and affected gypsum board is disturbed in any manner. The separated gypsum board with the non-asbestos filling compound can then be recycled in a manner applicable to non-asbestos gypsum board. In lieu of separating the newer gypsum board applications for recycling, the Abatement Contractor may remove and dispose of the gypsum board with non-asbestos filling compound as mixed gypsum board and **asbestos** waste.

Importantly, this method of systematically removing the non-asbestos gypsum board for recycling does not in itself elevate the cost of removal insomuch as abatement workers utilize the proper personal protective equipment (HEPA filtered respirators, impermeable coveralls, etc.) required to conduct the work safely whether the materials being handled are **asbestos** containing or not. These "Moderate Risk" work procedures are intended to satisfy the strict requirements of the Workers' Compensation Board of British Columbia Occupational Health and Safety Regulation and to specifically protect workers.

As well, the removal of carpets, cupboards, shelving, mouldings, millwork, and other items fastened to **asbestos** containing building materials on floors, walls, and ceilings must be removed by the qualified Abatement Contractor following "Moderate Risk" asbestos work procedures and once decontaminated, may either be disposed of, salvaged, or retained for future use.

Also, there is **asbestos** containing filling compound on and within electrical junction boxes and other building materials. Additionally, there is **asbestos** containing filling compound residue and debris located on floors (concealed beneath carpets, floor tiles, adhesives, and other flooring materials, wood, plumbing fixtures, millwork, and other building materials) where **asbestos** containing filling compound on gypsum board is located, resulting in **asbestos** contaminated wood, concrete, carpets, floor tiles, adhesives, and other building materials on all finished floors throughout the building.

#2 Potential Asbestos Containing Building Materials: The potential **asbestos** containing building materials listed below were inaccessible at time of survey and must be considered **asbestos** containing until laboratory results determine otherwise. In order to test the materials destructive testing may be required.

The visual inspection and/or analytical results determined that asbestos containing materials and/or potential asbestos containing materials are located at the following specific locations:

GROUND FLOOR

South Public Entrance
- **Asbestos** containing floor tiles (concealed beneath a layer of non-asbestos floor tiles, non-asbestos floor tile adhesive, and other building materials).
- **Asbestos** containing filling compound on gypsum board and residue (see General Note #1 above).
- Potential **asbestos** containing sealants/putties in windows of interior wood and metal doors (see General Note #2 above).
- Potential **asbestos** containing sealants/putties in interior wood-framed windows (see General Note #2 above).

South Meeting Room
- **Asbestos** containing floor tiles (concealed beneath a layer of carpet and other building materials).
- **Asbestos** containing filling compound on gypsum board and residue (see General Note #1 above).

Southwest Stairwell
- **Asbestos** containing filling compound on gypsum board and residue (see General Note #1 above).
- Potential **asbestos** containing flooring materials which may be concealed beneath a layer of non-asbestos floor tiles and non-asbestos stair tread (see General Note #2 above).
- Potential **asbestos** containing floor tread (see General Note #2 above).

Storage Room beneath Southwest Stairwell, and
Southwest Locker Room
- **Asbestos** containing floor tiles (some concealed).
- **Asbestos** containing filling compound on gypsum board and residue (see General Note #1 above).

Southwest Men's Washroom
- **Asbestos** containing filling compound on gypsum board and residue (see General Note #1 above).

West Heavy Duty Garage
- **Asbestos** containing filling compound on gypsum board (see General Note #1 above).
- **Asbestos** containing cement drain pipes (some concealed).
- **Asbestos** containing paper insulation lining interior of metal exhaust vents to rooftop.
- Potential **asbestos** containing insulation at roof drain ceiling penetrations (see General Note #2 above).
- Potential **asbestos** containing mastic at joints of ductwork (see General Note #2 above).

Southwest Tool Room
- **Asbestos** containing filling compound on gypsum board and debris (see General Note #1 above).

West Heavy Vehicles Stores
- **Asbestos** containing filling compound on gypsum board (see General Note #1 above).

Northwest Welding Room
- **Asbestos** containing filling compound on gypsum board (see General Note #1 above).
- **Asbestos** containing paper insulation lining interior of metal exhaust vents to wall and rooftop.
- Potential **asbestos** containing mastic at joints of ductwork (see General Note #2 above).

North Paint Booth
- Potential **asbestos** containing caulkings/firestop grouts at wall cable penetrations
- Potential **asbestos** containing pin adhesive within large rectangular ductwork (see General Note #2 above).
- Potential **asbestos** containing foil-faced insulation adhesive on ductwork (see General Note #2 above).
- Potential **asbestos** containing mastic at joints of ductwork (see General Note #2 above).

Small Engine Repair Bay
- **Asbestos** containing preformed insulating at fittings of mechanical piping (some concealed and some on adjoining building materials).
- **Asbestos** containing preformed corrugated paper insulation on straight runs of mechanical piping (some concealed and some on adjoining building materials).
- **Asbestos** containing cement drain pipes (some concealed).
- **Asbestos** containing paper insulation lining interior of metal exhaust vents to rooftop.
- **Asbestos** containing coating on underside of metal sink.
- Potential **asbestos** containing foil-faced insulation adhesive on ductwork (see General Note #2 above).
- Potential **asbestos** containing mastic at joints of ductwork (see General Note #2 above).

Paints Storage Room within Small Engine Repair Bay
- **Asbestos** containing filling compound on gypsum board (see General Note #1 above).
- Potential **asbestos** containing foil-faced insulation adhesive on ductwork (see General Note #2 above).
- Potential **asbestos** containing mastic at joints of ductwork (see General Note #2 above).

North Small Equipment Stores
- **Asbestos** containing preformed insulating at fittings of mechanical piping (some concealed and some on adjoining building materials).
- **Asbestos** containing preformed corrugated paper insulation on straight runs of mechanical piping (some concealed and some on adjoining building materials).
- **Asbestos** containing paper insulation lining interior of metal exhaust vents to rooftop.
- Potential **asbestos** containing foil-faced insulation adhesive on ductwork (see General Note #2 above).
- Potential **asbestos** containing mastic at joints of ductwork (see General Note #2 above).

East Heavy Duty Garage
- Potential **asbestos** containing foil-faced insulation adhesive on ductwork (see General Note #2 above).
- Potential **asbestos** containing mastic at joints of ductwork (see General Note #2 above).

East Hallway including Order Counter
- **Asbestos** containing filling compound on gypsum board and residue (see General Note #1 above).
- Potential **asbestos** containing flooring materials which may be concealed beneath a layer of non-asbestos floor tiles (see General Note #2 above).
- Potential **asbestos** containing sealant/putty in window of interior wood door (see General Note #2 above).
- Potential **asbestos** containing sealants/putties in interior wood-framed windows (see General Note #2 above).

Garage Office
- **Asbestos** containing filling compound on gypsum board and residue (see General Note #1 above).
- Potential **asbestos** containing flooring materials which may be concealed beneath a layer of non-asbestos floor tiles (see General Note #2 above).
- Potential **asbestos** containing sealant/putty in window of interior metal door (see General Note #2 above).

Furnace Room
- **Asbestos** containing filling compound on gypsum board (see General Note #1 above).
- **Asbestos** containing paper and/or paper tape on ductwork (some concealed).
- **Asbestos** containing preformed insulating at fittings of mechanical piping (some concealed and some on adjoining building materials).
- **Asbestos** containing preformed corrugated paper insulation on straight runs of mechanical piping (some concealed and some on adjoining building materials).
- Potential **asbestos** containing firestop grout at through hole penetration (see General Note #2 above).
- Potential **asbestos** containing caulking patch on concrete block wall (see General Note #2 above).
- Potential **asbestos** containing insulation within interior fire door (see General Note #2 above).

Sprinkler Room
- **Asbestos** containing filling compound on gypsum board and residue (see General Note #1 above).
- Potential **asbestos** containing flooring materials which may be concealed beneath a layer of non-asbestos floor tiles (see General Note #2 above).
- Potential **asbestos** containing firestop grout at through hole penetration (see General Note #2 above).

Purchasing Office,
South Storage Closet within Purchasing Office, and
Three South Offices
- **Asbestos** containing floor tiles (concealed beneath a layer of carpet and other building materials).
- **Asbestos** containing filling compound on gypsum board and residue (see General Note #1 above).

Southeast Ladies Washroom
- **Asbestos** containing filling compound on gypsum board and residue (see General Note #1 above).
- Potential **asbestos** containing flooring materials which may be concealed beneath a layer of non-asbestos floor tiles (see General Note #2 above).

Southeast Entrance including Southeast Stairwell
- **Asbestos** containing filling compound on gypsum board and residue (see General Note #1 above).
- Potential **asbestos** containing flooring materials which may be concealed beneath a layer of non-asbestos floor tiles and stair tread (see General Note #2 above).
- Potential **asbestos** containing floor tread (see General Note #2 above).

Wall Cavities
- **Asbestos** containing floor tiles (concealed beneath some newer partition walls).
- **Asbestos** loose fill vermiculite insulation (within cavities of mostly exterior concrete block walls).
- **Asbestos** containing paper and/or paper tape on ductwork, wood, registers, and debris.
- Potential **asbestos** containing mastic at joints of ductwork (see General Note #2 above).
- Potential **asbestos** containing packings in connection bells of cast iron drain pipes (see General Note #2 above).

Ceiling Spaces
- **Asbestos** containing filling compound on gypsum board and residue (see General Note #1 above).
- **Asbestos** containing paper and/or paper tape on ductwork, wood, registers, and debris.
- Potential **asbestos** containing mastic at joints of ductwork (see General Note #2 above).
- Potential **asbestos** containing packings in connection bells of cast iron drain pipes (see General Note #2 above).

UPPER FLOOR

West Stairwell Vestibule
- **Asbestos** containing filling compound on gypsum board and residue (see General Note #1 above).
- Potential **asbestos** containing flooring materials which may be concealed beneath a layer of non-asbestos floor tiles (see General Note #2 above).
- Potential **asbestos** containing foil-faced insulation adhesive on ductwork (see General Note #2 above).
- Potential **asbestos** containing mastic at joints of ductwork (see General Note #2 above).

Northwest Storage Room
- **Asbestos** containing filling compound on gypsum board and residue (see General Note #1 above).
- Potential **asbestos** containing flooring materials which may be concealed beneath a layer of carpet (see General Note #2 above).
- **Asbestos** containing preformed insulating at fittings of mechanical piping (some concealed and some on adjoining building materials).
- **Asbestos** containing preformed corrugated paper insulation on straight runs of mechanical piping (some concealed and some on adjoining building materials).
- **Asbestos** containing paper and/or paper tape on ductwork (some concealed).
- Potential **asbestos** containing foil-faced insulation adhesive on ductwork (see General Note #2 above).
- Potential **asbestos** containing mastic at joints of ductwork (see General Note #2 above).

Southwest EOC Radio Room
- **Asbestos** containing floor tiles (some concealed).
- **Asbestos** containing filling compound on gypsum board and residue (see General Note #1 above).
- Potential **asbestos** containing firestop putty at wall cable penetration (see General Note #2 above).
- Potential **asbestos** containing foil-faced insulation adhesive on ductwork (see General Note #2 above).
- Potential **asbestos** containing mastic at joints of ductwork (see General Note #2 above).
- Potential **asbestos** containing sealant/putty in window of interior wood door (see General Note #2 above).

South Break Room
- **Asbestos** containing filling compound on gypsum board and residue (see General Note #1 above).
- **Asbestos** containing coating on underside of metal sink.
- Potential **asbestos** containing flooring materials which may be concealed beneath a layer of non-asbestos floor tiles (see General Note #2 above).

North Men's Locker Room
- **Asbestos** containing filling compound on gypsum board and residue (see General Note #1 above).
- Potential **asbestos** containing flooring materials which may be concealed beneath a layer of non-asbestos floor tiles (see General Note #2 above).

North Backup EOC Storage Room
- **Asbestos** containing floor tiles (concealed beneath a layer of non-asbestos floor tiles, non-asbestos floor tile adhesive, and other building materials).
- **Asbestos** containing filling compound on gypsum board and residue (see General Note #1 above).

North Janitor Room
- **Asbestos** containing filling compound on gypsum board and residue (see General Note #1 above).
- Potential **asbestos** containing flooring materials which may be concealed beneath a layer of non-asbestos floor tiles (see General Note #2 above).

Northeast Men's Washroom
- **Asbestos** containing filling compound on gypsum board and residue (see General Note #1 above).
- Potential **asbestos** containing flooring materials which may be concealed beneath a layer of potential **asbestos** containing sheet flooring (see General Note #2 above).
- Potential **asbestos** containing ceramic wall tile grout and mortar (see General Note #2 above).

East Hallway
- **Asbestos** containing filling compound on gypsum board and residue (see General Note #1 above).
- Potential **asbestos** containing flooring materials which may be concealed beneath a layer of non-asbestos floor tiles (see General Note #2 above).
- Potential **asbestos** containing sealant/putty in window of interior wood door (see General Note #2 above).

Southeast Office including Telecom Closet
- **Asbestos** containing filling compound on gypsum board and residue (see General Note #1 above).
- **Asbestos** containing preformed insulating at fittings of mechanical piping (some concealed and some on adjoining building materials).
- **Asbestos** containing preformed corrugated paper insulation on straight runs of mechanical piping (some concealed and some on adjoining building materials).
- Potential **asbestos** containing flooring materials which may be concealed beneath a layer of carpet (see General Note #2 above).

Floor Cavities
- **Asbestos** containing paper and/or paper tape on ductwork, wood, registers, and debris.
- Potential **asbestos** containing mastic at joints of ductwork (see General Note #2 above).
- Potential **asbestos** containing packings in connection bells of cast iron drain pipes (see General Note #2 above).

Wall Cavities
- **Asbestos** containing floor tiles (concealed beneath some newer partition walls).
- **Asbestos** loose fill vermiculite insulation (within cavities of mostly exterior concrete block walls).
- Potential **asbestos** containing mastic at joints of ductwork (see General Note #2 above).
- Potential **asbestos** containing packings in connection bells of cast iron drain pipes (see General Note #2 above).

EXTERIOR

Underground

- Potential **asbestos** containing packings in connection bells of cast iron drain pipes which may be concealed below grade (see General Note #2 above).
- Potential **asbestos** containing damp-proofing on which may be present on foundation walls concealed below grade (see General Note #2 above).
- Potential **asbestos** containing cement piping which may be concealed below grade (see General Note #2 above).

Walls and Soffits

- **Asbestos** loose fill vermiculite insulation (concealed within cavities of concrete block walls).
- **Asbestos** containing cement drain pipes (some concealed).
- **Asbestos** containing caulking between upper wood window sills and concrete block walls (some concealed and some on adjoining building materials).
- Potential **asbestos** containing stucco (see General Note #2 above).
- Potential **asbestos** containing caulkings around door frames, window frames, at metal wall guards and south HID, and where metal canopies abut concrete block walls (see General Note #2 above).
- Potential **asbestos** containing firestop putty at north wall cable penetration of metal door frame (see General Note #2 above).
- Potential **asbestos** containing firestop grout at east wall through hole wall pipe penetrations (see General Note #2 above).
- Potential **asbestos** containing firestop caulking at east wall exhaust vent penetration (see General Note #2 above).
- Potential **asbestos** containing firestop putty at south wall electrical conduit penetrations (see General Note #2 above).
- Potential **asbestos** containing roofing shingles, adhesives, and papers of north compressor canopy (see General Note #2 above).
- Potential **asbestos** containing caulkings at metal wall flashing and joints of metal rain gutters of north compressor canopy (see General Note #2 above).
- Potential **asbestos** containing insulation at roof drain ceiling penetrations (see General Note #2 above).

Doors, Windows, and Skylights

- **Asbestos** containing sealant in windows of exterior wood doors (mostly concealed).
- **Asbestos** containing putty in exterior wood-framed windows (mostly concealed).
- **Asbestos** containing mastic beneath metal frames of skylights (some concealed and some on adjoining building materials).
- **Asbestos** containing caulking between wood window sills and concrete block walls (some concealed and some on adjoining building materials).
- Potential **asbestos** containing sealants/putties in windows of exterior wood and metal vehicle bay doors (see General Note #2 above).
- Potential **asbestos** containing sealants/putties in windows of exterior metal doors (see General Note #2 above).
- Potential **asbestos** containing sealant/putty in exterior brown metal-framed windows (see General Note #2 above).
- Potential **asbestos** containing sealants/putties in exterior metal-framed windows (see General Note #2 above).
- Potential **asbestos** containing caulkings around door and window frames (see General Note #2 above).

Mechanical
- Potential **asbestos** containing pipe thread compound at fittings of east wall engine oil piping (see General Note #2 above).

Main Upper Rooftop
- **Asbestos** containing mastic and **asbestos** containing caulking on centre circular and rectangular ductwork (some concealed and some on adjoining building materials).
- Potential **asbestos** containing vinyl expansion joint on centre circular ductwork (see General Note #2 above).

North Lower Rooftop
- **Asbestos** containing caulking between wood window sills and concrete block walls (some concealed and some on adjoining building materials).
- **Asbestos** containing mastic on north lead roof jack and north metal exhaust vent (some concealed and some on adjoining building materials).
- **Asbestos** containing mastic beneath metal frames of skylights (some concealed and some on adjoining building materials).
- Potential **asbestos** containing caulking a west wall electrical conduit penetration (see General Note #2 above).

4.2 LEAD

The visual inspection and/or laboratory analytical results determined the following at the subject building (some of which is in a deteriorated condition and flaking):

Interior
- yellow paint containing greater than 100,000 PPM of **lead** was used on metal hoists,
- white glazing finish containing 45,900 PPM of **lead** was used on ceramic wall tiles,
- green paint containing 12,100 PPM of **lead** was used on metal surfaces,
- black paint containing 6,057 PPM of **lead** was used on metal surfaces,
- brown paint containing 2,177 PPM of **lead** was used on metal surfaces,
- dark grey paint containing 1,615 PPM of **lead** was used on wood surfaces,
- red paint containing 796 PPM of **lead** was used on metal hoists,
- white paint containing 772 PPM of **lead** was used on concrete block walls,
- black paint containing 697 PPM of **lead** was used on wood doors of North Paint Booth,
- green paint containing 635 PPM of **lead** was used on gypsum board surfaces,
- light grey paint containing 585 PPM of **lead** was used on wood surfaces,
- blue paint containing 571 PPM of **lead** was used on metal hoists,
- green paint containing 559 PPM of **lead** was used on wood surfaces,
- brown paint containing 558 PPM of **lead** was used on structural steel of North Paint Booth,
- green paint containing 479 PPM of **lead** was used on chimney brick,
- light grey paint containing 419 PPM of **lead** was used on concrete block walls,
- brown paint containing 263 PPM of **lead** was used on wood columns,
- brown paint containing 254 PPM of **lead** was used on concrete floors,
- white paint containing 243 PPM of **lead** was used on wood surfaces,
- grey paint containing 238 PPM of **lead** was used on concrete surfaces,
- grey paint containing 204 PPM of **lead** was used on wood doors,
- light beige paint containing 151 PPM of **lead** was used on wood surfaces,
- dark grey paint containing 125 PPM of **lead** was used on metal door trim,
- white paint containing 76 PPM of **lead** was used on metal surfaces,
- brown paint containing 71 PPM of **lead** was used on structural steel,

- green paint containing 63 PPM of **lead** was used on wood walls,
- yellow paint containing 42 PPM of **lead** was used on concrete floors,
- white paint containing 44 PPM of **lead** was used on structural steel,
- light grey paint containing 23 PPM of **lead** was used on metal doors,
- off-white paint containing 16 PPM of **lead** was used on gypsum board surfaces,
- off-white paint containing 15 PPM of **lead** was used on concrete block walls,
- light grey paint containing 13 PPM of **lead** was used on gypsum board surfaces,
- white paint containing 13 PPM of **lead** was used on gypsum board surfaces,
- yellow paint containing less than (<) 6 PPM of **lead** was used on wood hoists,
- metal ductwork including vents within North Paint Booth have paint residue considered to be **lead** containing,
- light beige paint considered to be **lead** containing was used on concrete, wood, steel, metal, and gypsum board surfaces,
- dark green paint considered to be **lead** containing was used on wood surfaces,
- brown paint considered to be **lead** containing was used on wood ceilings, and
- there may be cast iron drain pipes with a **lead** packing material at the connection bells and there may be **lead** sleeves at the toilets.

Exterior

- yellow paint containing 16,500 PPM of **lead** was used on concrete curbs,
- grey paint containing 2,433 PPM of **lead** was used on metal surfaces,
- green paint containing 1,069 PPM of **lead** was used on metal surfaces,
- light grey paint containing 968 PPM of **lead** was used on wood doors,
- green paint containing 775 PPM of **lead** was used on wood surfaces,
- dark grey paint containing 591 PPM of **lead** was used on wood window frames,
- white paint containing 469 PPM of **lead** was used on wood vehicle bay door of North Paint Booth,
- green paint containing 360 PPM of **lead** was used on structural steel,
- grey paint containing 253 PPM of **lead** was used on wood walls,
- white paint containing 252 PPM of **lead** was used on metal surfaces,
- grey paint containing 236 PPM of **lead** was used on metal wall guards,
- white paint containing 187 PPM of **lead** was used on wood walls,
- yellow paint containing 169 PPM of **lead** was used on concrete bollards,
- light grey paint containing 109 PPM of **lead** was used on wood windows,
- white paint containing 86 PPM of **lead** was used on concrete surfaces,
- cream paint containing 50 PPM of **lead** was used on concrete block walls,
- grey paint containing 38 PPM of **lead** was used on concrete surfaces,
- white paint containing 28 PPM of **lead** was used on asphalt parking lines,
- grey paint containing 20 PPM of **lead** was used on stucco surfaces,
- white paint containing 19 PPM of **lead** was used on structural steel,
- grey paint containing 16 PPM of **lead** was used on structural steel,
- yellow paint containing 15 PPM of **lead** was used on asphalt parking lines,
- grey paint containing <6 PPM of **lead** was used on north compressor wood canopy,
- grey paint considered to be **lead** containing was used on wood soffits, beams, and trim,
- silver paint considered to be **lead** containing was used on metal and structural steel surfaces,
- black paint considered to be **lead** containing was used on metal surfaces, and
- there are **lead** roof vents and caps located on the rooftops.

4.3 PCBs

The visual inspection determined that there are two hundred forty (240) newer and older fluorescent and HID light fixtures at the subject building. The older fixtures are suspected of having one or more PCB containing ballasts/capacitors. PCB ballast/capacitor identification requires the disassembly of the light fixture in order to locate the manufacturer's identification code.

4.4 MERCURY

The visual inspection determined that there are no wall mounted thermostats at the subject building that contain mercury. However, there are numerous fluorescent light tubes/bulbs at the subject building that contain mercury.

4.5 STORED CHEMICALS AND OTHER HAZARDOUS MATERIALS

The following list of materials were present in and around the subject building at time of inspection:

- numerous containers of paint, cleaners, petroleum products, and rodent poison,
- hydraulic fluid in lift equipment,
- several small motors bearing petroleum products,
- numerous automobile tires and batteries,
- a few propane tanks,
- several cylinders of compressed gasses,
- numerous fire extinguishers,
- batteries in alarm and fire control systems,
- compressors and piping with suspect ozone depleting substances (CFC's) in two refrigerators, three air conditioners, and three rooftop air handling units,
- smoke detector(s) with a radioactive component within,
- a few areas with rodent droppings, and
- piping containing natural gas leading to heating equipment.

4.6 SILICA

All concrete, cement, brick, ceramic tile, gypsum board, stucco, grout, mortar, and any other cementitious building materials located at the subject building are suspected of containing silica in crystalline and non-crystalline forms.

4.7 GYPSUM BOARD

The visual inspection and/or laboratory analytical results determined that there is **asbestos** containing filling compound on gypsum board located throughout the subject building (see Section 4.1 including General Note #1 above), and therefore would be disposed of as mixed asbestos and gypsum waste.

5.0 RECOMMENDATIONS

5.1 ASBESTOS CONTAINING MATERIALS

Prior to demolition of a building, the asbestos containing materials (or potential asbestos containing materials) must first be removed and disposed of as asbestos waste by a qualified hazardous materials abatement contractor in accordance with the WCB Occupational Health and Safety Regulation. Disposal of asbestos containing materials must be performed in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

5.2 LEAD

Paints/Primers
Where lead (or potential lead) based paints and/or primers are affected by a project, the work must be performed by a qualified contractor in accordance with the WCB Occupational Health and Safety Regulation and their 2020 publication entitled Safe Work Practices For Handling Lead.

Where the base substrate material is to be removed in conjunction with lead paint removal, the base substrate and lead based paints and/or primers should be removed intact by the contractor, in accordance with the contractor's risk assessment and site specific work procedures. The workers conducting the work and workers in close proximity to the work being performed, should be protected with personal protective equipment as determined by the contractor's risk assessment and site specific work procedures.

Lead containing paints which remain attached to wood and/or other building materials must be labelled as lead based paints (LBP) for transporting to a licensed/approved disposal site or recycling facility. A licensed/approved facility receiving the waste must be informed of the lead content of these materials and be agreeable to receiving these materials. Prior to acceptance of waste with lead paints at a licensed/ approved disposal facility, the contractor generating the waste must ensure that all waste materials containing LBP's are sampled intact, fastened directly to the base substrate, and representative of the waste stream created by demolition. The contractor shall have any representative samples analyzed utilizing a Toxicity Characteristic Leachate Procedure for lead (TCLP lead) test to determine the potential for soil and/or groundwater contamination, if deemed necessary by the site receiving the waste.

If the lead paints are to be separated or removed from the building materials by means of sanding, scraping, abrading, blasting, etc., more stringent work procedures would apply. The removed lead paints, depending on lead concentrations and leachate results, may become a Hazardous Waste and therefore must be disposed of in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

Glazing Finishes
Where ceramic tiles with lead (or potential lead) glazing finishes are to be removed, the ceramic tile and glazing finish should be removed intact. The workers conducting the work and workers in close proximity to the work being performed, should be protected with personal protective equipment as determined by the removal contractor's risk assessment and site specific work procedures. Ceramic tiles and glazing finishes that are removed intact may be disposed of as normal construction waste.

If the lead glazing finishes are to be separated or removed from the ceramic tiles by means of sanding, scraping, abrading, blasting, etc., more stringent work procedures by a qualified abatement contractor would apply in order to satisfy the WCB Occupational Health and Safety Regulation and their 2020 publication entitled Safe Work Practices For Handling Lead.

5.3 PCB CONTAINING BALLASTS AND CAPACITORS

It is recommended that the identification of PCB ballasts/capacitors be performed by qualified personnel prior to or in conjunction with the demolition of a building, at a time when it becomes feasible to isolate electrical power and disassemble/disconnect the light fixtures. The ballasts/capacitors that are identified as PCB containing must be removed in accordance with the WCB Occupational Health and Safety Regulation and disposed of in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

5.4 MERCURY

Prior to demolition of a building, the mercury containing light tubes/bulbs must first be removed, and be salvaged, recycled or disposed of, in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

5.5 STORED CHEMICALS AND OTHER HAZARDOUS MATERIALS

Stored Chemicals
Prior to demolition of a building, stored chemicals, ozone depleting substances within refrigeration equipment, and radioactive equipment must first be removed, and be recycled or disposed of, in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

Rodent Droppings
Rodent droppings which can cause infectious disease and/or respiratory disease in humans should be removed as biohazardous waste by a qualified abatement contractor in accordance with the WCB Occupational Health and Safety Regulation, prior to unprotected trades performing work in or conducting selective demolition of a building. In lieu of removing droppings, workers shall wear respirators and protective clothing while in contaminated areas of a building, and while conducting selective demolition of a building.

Natural Gas
The natural gas must be shut off and purged by Fortis BC or a qualified trades person prior to work that would affect the gas, and prior to building demolition.

5.6 SILICA

Where cementitious building materials that are suspected of containing silica in crystalline form are directly impacted by the project (i.e. drilling, cutting, abrading, etc.), the work should be performed in a controlled manner to avoid the release of crystalline silica dust. Cutting, drilling, or otherwise disturbing these building materials must be performed by a qualified contractor's trained personnel in accordance with the WCB Occupational Health and Safety Regulation.

6.0 OWNER'S AND ABATEMENT CONTRACTOR'S RESPONSIBILITIES

Owner's Responsibilities
For the remediation of hazardous building materials, contract specifications, quality control, and final acceptance of the work remain the responsibility of the Owner. In order to ensure that the Owner has acted in a responsible manner, and to ensure regulatory board compliance, it is recommended that the work and project air monitoring be performed by a qualified and properly insured (with proof of necessary asbestos inclusion rider) Hazardous Materials Abatement Contractor.

Abatement Contractor's Responsibilities
The Abatement Contractor upon completing the work shall have their "Qualified Person" inspect the worksite in its entirety to confirm that asbestos and other hazardous building materials have been properly removed, then promptly provide the Owner with a signed Letter of Completion.

As well, prior to transport of hazardous waste, the Abatement Contractor shall assist the Owner by completing and submitting the BC Ministry of Environment and Climate Change Strategy Waste Generator Number Registration Form (Schedule 5 Form 1), once signed by the Owner, if no BC Generator number exists. If a BC Generator number exists and requires updating for this specific project, the Abatement Contractor shall assist with completing and submitting the update.

Project Documentation should also be provided to the Owner including, but not necessarily limited to, a Notice of Project for work involving Asbestos and/or Lead Paint, Risk Assessment, Exposure Control Plan, and Site Specific Work Procedures, Worker Respirator Fit Test Forms/Logs and Training Acknowledgement Forms, Certification of DOP Testing of HEPA Filtered Equipment used on site, Air Sample Results, Material Safety Data Sheets (MSDS) for products used on site, Transportation Waybills, and Waste Manifest Forms.

7.0 APPROXIMATE QUANTITIES FOR HAZARDOUS MATERIALS

The following approximate quantities for hazardous materials are provided as a means to satisfy the requirements of the WCB, and are provided for reference only. Contractors shall be responsible for verifying exact quantities for the purpose of bidding the work.

ASBESTOS CONTAINING MATERIALS	APPROXIMATE QUANTITIES
Confirmed Asbestos Containing Materials	
Asbestos Floor Tiles and Contaminated Building Materials	1,880 square feet
Asbestos Filling Compound, Residue, Contaminated Gypsum Board, Wood, Concrete, and Other Contaminated Building Materials, Asbestos and/or Asbestos Contaminated Flooring Materials and Debris, and Concealed Filling Compound Residue and Debris on Floors	17,985 square feet of walls and ceilings
Asbestos Vermiculite within Cavities of Concrete Block Walls and Contaminated Building Materials	9,680 square feet (exterior walls)
Asbestos Cement Drain Pipes (above ground) and Contaminated Building Materials	100 lineal feet
Asbestos Preformed Insulating Cement at Fittings of Mechanical Piping and Contaminated Building Materials	30 fittings
Asbestos Preformed Corrugated Paper Insulation on Straight Runs of Mechanical Piping and Contaminated Building Materials	220 lineal feet
Asbestos Paper and/or Paper Tape on Ductwork, Wood, Registers, and Debris	50 lineal feet
Asbestos Paper Insulation Lining Interior of Metal Exhaust Vents to Rooftop	8 vents
Asbestos Sealant in Windows of Exterior Wood Doors	4 doors
Asbestos Putty in Exterior Wood-Framed Windows	24 windows
Asbestos Caulking below Upper Wood Window Sills and Contaminated Building Materials	70 lineal feet
Main Upper Rooftop - Asbestos Mastic and Caulking on Centre Circular and Rectangular Ductwork and Contaminated Building Materials	20 lineal feet
North Lower Rooftop - Asbestos Mastic on North Lead Roof Jack, North Metal Exhaust, and Contaminated Building Materials	few locations
North Lower Rooftop - Asbestos Mastic beneath Metal Frames of Skylights and Contaminated Building Materials	4 skylights
Asbestos Coating on Underside of Metal Sinks	2 sinks
Potential Asbestos Containing Materials	
Potential Asbestos Flooring Materials (floor tiles, sheet flooring, and floor tread)	3,240 square feet
Potential Asbestos Stucco	2,030 square feet
Potential Asbestos Interior Caulking Patch on Concrete Block Walls	5 lineal feet
Potential Asbestos Interior Caulkings and Firestop Grouts/Putties at Through Hole Penetrations	25 locations
Potential Asbestos Exterior Caulkings around Door Frames, Window Frames, at Metal Wall Guards, HID's, and where Metal Canopies abut Concrete Block Walls	380 lineal feet
Potential Asbestos Exterior Firestop Grouts/Caulkings/Putties at Through Hole Penetrations	several locations
Potential Asbestos Pin Adhesive within Large Rectangular Ductwork	30 lineal feet
Potential Asbestos Foil-Faced Insulation Adhesive on Ductwork	160 lineal feet

ASBESTOS CONTAINING MATERIALS	APPROXIMATE QUANTITIES
Potential Asbestos Mastic at Joints of Interior Ductwork	470 lineal feet
Potential Asbestos Pipe Thread Compound at Fittings of Engine Oil Piping	20 fittings
Main Upper Rooftop - Potential Asbestos Vinyl Expansion Joint at Centre Circular Ductwork	1 location
Potential Asbestos Insulation at Roof Drain Ceiling/Soffit Penetrations	4 locations
Potential Asbestos Packings in Bells of Cast Iron Drain Pipes Above and Below Grade	Not Determined
Potential Asbestos Insulation within Fire Doors	1 door
Potential Asbestos Exterior Roofing Shingles, Adhesives, Papers, and Caulkings of Compressor Canopy	120 square feet
Potential Asbestos Sealants/Putties in Windows of Interior Wood and Metal Doors	11 doors
Potential Asbestos Sealants/Putties in Windows of Exterior Metal Doors	5 doors
Potential Asbestos Sealants/Putties in Windows of Exterior Wood and Metal Vehicle Bay Doors	9 doors
Potential Asbestos Sealants/Putties in Interior Wood-Framed Windows	5 windows
Potential Asbestos Sealants/Putties in Exterior Metal-Framed Windows	6 windows
Potential Asbestos Damp-Proofing on Concrete Foundation Walls Below Grade	Not Determined
Potential Asbestos Cement Drain Pipes Below Grade	Not Determined
OTHER HAZARDOUS MATERIALS	
Lead Paint Remaining Attached to Building Materials for Recycle/Disposal, Dependent on TCLP Lead Paint Testing (if deemed necessary by receiving site)	Not Determined
Potential PCB Containing Ballasts/Capacitors	240 fixtures
Mercury Containing Light Tubes/Bulbs	439 tubes / 52 bulbs

We hope you have found the above information useful. If you have any questions, or require clarification please contact this office.

Scott Price, Principal
Astech Consultants Ltd.
Ref: 24342HE01R1C.SP

ASBESTOS BULK SAMPLE REPORT

Date: January 21, 2025

Client: **CITY OF COQUITLAM**

Location: **Austin Works Yard - Fleet Maintenance Building**
500 Mariner Way
Coquitlam, BC

Comments:
1) Asbestos (bulk) by PLM analyzed as per NIOSH 9002 Issue 2.
2) Workers' Compensation Board of British Columbia (WCB) defines asbestos containing material as 0.5% or more asbestos, with the exception of Vermiculite Insulation which is defined as “any asbestos”.
3) Samples will be disposed of after 90 days, unless the Client requests otherwise.
4) Sample(s) collected and submitted by Client.

Sample(s) Collected on June 19, 2021

				Non-Asbestos	Asbestos
Sample	**Location**	**Description**	**Layer: Colour**	**% Type**	**% Type**
24342 BS01	Ground Floor - South Public Entrance	12" Floor Tile	1: Beige	100% Non-Fibrous	None Detected
24342 BS02	Ground Floor - South Public Entrance	12" Floor Tile Adhesive	2: Black	100% Non-Fibrous	None Detected
24342 BS03	Ground Floor - South Public Entrance	12" Floor Tile	3: Cream	97% Non-Fibrous	**3% Chrysotile**
24342 BS04	Ground Floor - South Public Entrance	12" Floor Tile Adhesive	4: Cream	100% Non-Fibrous	None Detected
24342 BS05	Ground Floor - South Public Entrance	Cove Base (East Wall)	1: Brown	100% Non-Fibrous	None Detected
24342 BS06	Ground Floor - South Public Entrance	Cove Base Adhesive (East Wall)	2: Beige	100% Non-Fibrous	None Detected
24342 BS07	Ground Floor - South Public Entrance	2' x 4' Ceiling Tile (Medium Fissures)	1: Grey	75% Cellulose 15% Glass 10% Non-Fibrous	None Detected
24342 BS08	Ground Floor - South Public Entrance	Ceiling Tile Adhesive (on Gypsum Board Ceiling)	1: Brown	100% Non-Fibrous	None Detected
24342 BS09	Ground Floor - South Public Entrance	Sealant (in Exterior Wood Door Window, South Door)	1: Black	97% Non-Fibrous	**3% Chrysotile**

#101-Bldg.C-17802-66th Avenue
Cloverdale, BC, Canada V3S 7X1
Tel:604-575-1122 Fax:604-575-1152

Sample	Location	Description	Layer: Colour	Non-Asbestos % Type	Asbestos % Type
24342 BS10	Ground Floor - South Meeting Room	12" Floor Tile	1: Cream	97% Non-Fibrous	**3% Chrysotile**
24342 BS11	Ground Floor - South Meeting Room	12" Floor Tile Adhesive	2: Black	100% Non-Fibrous	None Detected
24342 BS12	Ground Floor - South Meeting Room	Paint Filling Compound on Gypsum Board (South Wall)	1: Grey 2: White	100% Non-Fibrous	None Detected
24342 BS13	Ground Floor - South Meeting Room	Cove Base (West Wall)	1: Dark Grey	100% Non-Fibrous	None Detected
24342 BS14a	Ground Floor - South Meeting Room	Cove Base Adhesive (West Wall)	2: Beige	100% Non-Fibrous	None Detected
24342 BS14b	Ground Floor - South Meeting Room	Cove Base Adhesive (West Wall)	3: Brown	100% Non-Fibrous	None Detected
24342 BS15	Ground Floor - South Meeting Room	2' x 4' Ceiling Tile (Medium Fissures)	1: Grey	75% Cellulose 15% Glass 10% Non-Fibrous	None Detected
24342 BS16	Ground Floor - South Meeting Room	Putty (in Exterior Wood-Framed Window)	1: Beige	100% Non-Fibrous	None Detected
24342 BS17a	Ground Floor - Southwest Locker Room	12" Floor Tile	1: Beige	100% Non-Fibrous	None Detected
24342 BS17b	Ground Floor - Southwest Locker Room	12" Floor Tile Adhesive	2: Black	2% Cellulose 98% Non-Fibrous	None Detected
24342 BS18a	Ground Floor - Southwest Locker Room	Cove Base	1: Black	100% Non-Fibrous	None Detected
24342 BS18b	Ground Floor - Southwest Locker Room	Cove Base Adhesive	2: Beige	100% Non-Fibrous	None Detected
24342 BS19	Ground Floor - Southwest Locker Room	Paint Filling Compound on Gypsum Board	1: Light Grey 2: White	100% Non-Fibrous	None Detected
24342 BS20	Ground Floor - Southwest Locker Room	Pipe Thread Compound	1: Beige	1% Cellulose 99% Non-Fibrous	None Detected
24342 BS21	Ground Floor - Southwest Locker Room	Sealant (in Exterior Metal Window)	1: Black	100% Non-Fibrous	None Detected
24342 BS22	Ground Floor - Men's Washroom	Pipe Thread Compound (at Fitting of Sprinkler Piping)	1: Grey	100% Non-Fibrous	None Detected
24342 BS23	Ground Floor - West Heavy Duty Garage	Paint Filling Compound on Gypsum Board (East Wall)	1: White 2: White	100% Non-Fibrous	None Detected
24342 BS24	Ground Floor - North Paint Booth	Caulking (at Penetration, West Wall)	1: Off-White	100% Non-Fibrous	None Detected
24342 BS25	Ground Floor - North Paint Booth	Pipe Thread Compound (at Fitting of Compressed Air Piping)	1: Beige	100% Non-Fibrous	None Detected

Sample	Location	Description	Layer: Colour	Non-Asbestos % Type	Asbestos % Type
24342 BS26	Ground Floor - North Small Engine Repair Bay	Coating (on Underside on Metal Sink)	1: Gold	97% Non-Fibrous	**3% Chrysotile**
24342 BS27	Ground Floor - East Heavy Duty Garage	Firestop Grout (at Concrete Block Wall, West)	1: Grey	100% Non-Fibrous	None Detected
24342 BS28	Ground Floor - East Heavy Duty Garage	Caulking (on Wood Wall, Southeast)	1: Off-White	100% Non-Fibrous	None Detected
24342 BS29	Ground Floor - East Heavy Duty Garage	Caulking (where Wood Door Frame abuts East Concrete Block Wall)	1: Grey	100% Non-Fibrous	None Detected
24342 BS30	Ground Floor - East Heavy Duty Garage	Pipe Thread Compound (at Fitting of Compressed Air Piping)	1: Beige	100% Non-Fibrous	None Detected
24342 BS31	Ground Floor - East Heavy Duty Garage	Caulking (on Steel Vertical Post Screw Head, North Wall)	1: Grey	100% Non-Fibrous	None Detected
24342 BS32	Ground Floor - East Heavy Duty Garage	Putty (where Wood Door Frame abuts North Concrete Block Wall)	1: Beige	100% Non-Fibrous	None Detected
24342 BS33	Ground Floor - East Heavy Duty Garage	Putty (where Wood Door Frame abuts East Concrete Block Wall)	1: Beige	100% Non-Fibrous	None Detected
24342 BS34	Ground Floor - East Heavy Duty Garage	Putty (where Wood Door Frame abuts South Concrete Block Wall)	1: Beige	100% Non-Fibrous	None Detected
24342 BS35	Ground Floor - East Heavy Duty Garage	Sealant (in Window of North Interior Metal Door)	1: Black	2% Cellulose 98% Non-Fibrous	None Detected
24342 BS36	Ground Floor - West Heavy Vehicle Stores	12" Floor Tile	1: Beige	100% Non-Fibrous	None Detected
24342 BS37	Ground Floor - West Heavy Vehicle Stores	12" Floor Tile Adhesive	2: Black	100% Non-Fibrous	None Detected
24342 BS38	Ground Floor - West Heavy Vehicle Stores	Floor Levelling Compound	1: Grey	100% Non-Fibrous	None Detected
24342 BS39	Ground Floor - West Heavy Vehicle Stores	Floor Levelling Compound	1: Grey	100% Non-Fibrous	None Detected
24342 BS40	Ground Floor - West Heavy Vehicle Stores	Floor Levelling Compound	1: Grey	100% Non-Fibrous	None Detected
24342 BS41	Ground Floor - West Heavy Vehicle Stores	Paint Filling Compound on Gypsum Board (East Wall)	1: White 2: White	100% Non-Fibrous	None Detected
24342 BS42	Ground Floor - West Heavy Vehicle Stores	Pipe Thread Compound (at Fitting of Sprinkler Piping)	1: Grey	100% Non-Fibrous	None Detected

Analyst(s): Lillian Fan, Jessica Young

Sample(s) Collected on June 23, 2021

				Non-Asbestos	Asbestos
Sample	**Location**	**Description**	**Layer: Colour**	**% Type**	**% Type**
24342 BS43a	Exterior - Main Upper Rooftop (Northeast Section)	Torch on Roofing Membrane	1: Brown	65% Synthetic 35% Non-Fibrous	None Detected
24342 BS43b	Exterior - Main Upper Rooftop (Northeast Section)	Roofing Mastic	2: Black	100% Non-Fibrous	None Detected
24342 BS43c	Exterior - Main Upper Rooftop (Northeast Section)	Roofing Felt	3: Black	65% Glass 35% Non-Fibrous	None Detected
24342 BS43d	Exterior - Main Upper Rooftop (Northeast Section)	Roofing Mastic Donnacona	4: Black 5: Brown	100% Non-Fibrous	None Detected
24342 BS44	Exterior - Main Upper Rooftop	Caulking (Electrical Cable Penetration of Northeast Lead Roof Jack)	1: Grey	100% Non-Fibrous	None Detected
24342 BS45	Exterior - Main Upper Rooftop	Duct Mastic (at Northeast Fan Unit)	1: Grey	100% Non-Fibrous	None Detected
24342 BS46	Exterior - Main Upper Rooftop	Duct Mastic (at Northeast Fan Unit)	1: Grey	100% Non-Fibrous	None Detected
24342 BS47	Exterior - Main Upper Rooftop	Duct Mastic (at Northeast Fan Unit)	1: Grey	100% Non-Fibrous	None Detected
24342 BS48	Exterior - Main Upper Rooftop	Caulking (Electrical Cable Penetration of East Lead Roof Jack)	1: Grey	100% Non-Fibrous	None Detected
24342 BS49a	Exterior - Main Upper Rooftop (East Section)	Torch on Roofing Membrane	1: Grey	65% Synthetic 35% Non-Fibrous	None Detected
24342 BS49b	Exterior - Main Upper Rooftop (East Section)	Roofing Mastic	2: Black	100% Non-Fibrous	None Detected
24342 BS49c	Exterior - Main Upper Rooftop (East Section)	Roofing Felt	3: Black	65% Glass 35% Non-Fibrous	None Detected
24342 BS49d	Exterior - Main Upper Rooftop (East Section)	Roofing Mastic	4: Black	100% Non-Fibrous	None Detected
24342 BS49e	Exterior - Main Upper Rooftop (East Section)	Roofing Felt	5: Black	65% Glass 35% Non-Fibrous	None Detected
24342 BS49f	Exterior - Main Upper Rooftop (East Section)	Roofing Mastic Donnacona	6: Black 7: Brown	100% Non-Fibrous	None Detected
24342 BS50	Exterior - Main Upper Rooftop	Caulking (at East Metal Rooftop Flashing)	1: Brown	100% Non-Fibrous	None Detected
24342 BS51	Exterior - Main Upper Rooftop	Caulking (East Metal Perimeter Flashing)	1: Brown	100% Non-Fibrous	None Detected
24342 BS52a	Exterior - Main Upper Rooftop (Southeast Section)	Torch on Roofing Membrane	1: Brown	65% Synthetic 35% Non-Fibrous	None Detected
24342 BS52b	Exterior - Main Upper Rooftop (Southeast Section)	Roofing Mastic	2: Black	100% Non-Fibrous	None Detected

				Non-Asbestos	Asbestos
Sample	**Location**	**Description**	**Layer: Colour**	**% Type**	**% Type**
24342 BS52c	Exterior - Main Upper Rooftop (Southeast Section)	Roofing Felt	3: Black	65% Glass 35% Non-Fibrous	None Detected
24342 BS52d	Exterior - Main Upper Rooftop (Southeast Section)	Roofing Mastic Donnacona	4: Black 5: Brown	100% Non-Fibrous	None Detected
24342 BS52e	Exterior - Main Upper Rooftop (Southeast Section)	Roofing Mastic Donnacona	6: Black 7: Brown	2% Cellulose 98% Non-Fibrous	None Detected
24342 BS53	Exterior - Main Upper Rooftop	Caulking (Metal Duct Anchor of Northeast Fan Unit)	1: Brown	100% Non-Fibrous	None Detected
24342 BS54	Exterior - Main Upper Rooftop	Caulking (Metal Duct Anchor of Northeast Fan Unit)	1: Brown	100% Non-Fibrous	None Detected
24342 BS55	Exterior - Main Upper Rooftop	Caulking (at Circular Duct of Northeast Fan Unit)	1: Grey	100% Non-Fibrous	None Detected
24342 BS56	Exterior - Main Upper Rooftop	Pipe Thread Compound (at Fitting of Natural Gas Piping of East Air Handling Unit)	1: Beige	100% Non-Fibrous	None Detected
24342 BS57	Exterior - Main Upper Rooftop	Duct Expansion Joint (at Northeast Fan Unit)	1: Grey	100% Non-Fibrous	None Detected
24342 BS58a	Exterior - Main Upper Rooftop (Centre Southeast Section)	Torch on Roofing Membrane	1: Brown	65% Synthetic 35% Non-Fibrous	None Detected
24342 BS58b	Exterior - Main Upper Rooftop (Centre Southeast Section)	Roofing Mastic	2: Black	100% Non-Fibrous	None Detected
24342 BS58c	Exterior - Main Upper Rooftop (Centre Southeast Section)	Roofing Felt	3: Black	65% Glass 35% Non-Fibrous	None Detected
24342 BS58d	Exterior - Main Upper Rooftop (Centre Southeast Section)	Roofing Mastic Donnacona	4: Black 5: Brown	100% Non-Fibrous	None Detected
24342 BS58e	Exterior - Main Upper Rooftop (Centre Southeast Section)	Roofing Mastic	6: Black	2% Cellulose 98% Non-Fibrous	None Detected
24342 BS59a	Exterior - Main Upper Rooftop (Centre Southwest Section)	Torch on Roofing Membrane	1: Brown	65% Synthetic 35% Non-Fibrous	None Detected
24342 BS59b	Exterior - Main Upper Rooftop (Centre Southwest Section)	Roofing Mastic	2: Black	100% Non-Fibrous	None Detected
24342 BS59c	Exterior - Main Upper Rooftop (Centre Southwest Section)	Roofing Felt	3: Black	65% Glass 35% Non-Fibrous	None Detected

				Non-Asbestos	Asbestos
Sample	**Location**	**Description**	**Layer: Colour**	**% Type**	**% Type**
24342 BS59d	Exterior - Main Upper Rooftop (Centre Southwest Section)	Roofing Mastic	4: Black	100% Non-Fibrous	None Detected
24342 BS59e	Exterior - Main Upper Rooftop (Centre Southwest Section)	Roofing Felt	5: Black	65% Glass 35% Non-Fibrous	None Detected
24342 BS59f	Exterior - Main Upper Rooftop (Centre Southwest Section)	Roofing Mastic Donnacona	6: Black 7: Brown	100% Non-Fibrous	None Detected
24342 BS59g	Exterior - Main Upper Rooftop (Centre Southwest Section)	Roofing Mastic	8: Black	2% Cellulose 98% Non-Fibrous	None Detected
24342 BS60	Exterior - Main Upper Rooftop	Caulking (on Centre South Lead Roof Jack)	1: Grey	100% Non-Fibrous	None Detected
24342 BS61	Exterior - Main Upper Rooftop	Gasket (at Metal Shock Absorber of Centre Ductwork)	1: Black	100% Non-Fibrous	None Detected
24342 BS62	Exterior - Main Upper Rooftop	Caulking (on Centre Circular Exhaust Vent)	1: Grey	100% Non-Fibrous	None Detected
24342 BS63	Exterior - Main Upper Rooftop	Caulking (at Joint of Metal Flashing of Centre Exhaust Vent)	1: Brown	100% Non-Fibrous	None Detected
24342 BS64	Exterior - Main Upper Rooftop (Centre Section)	Mastic (on Vinyl Expansion Joint)	1: Silver & Off-White	100% Non-Fibrous	None Detected
24342 BS65	Exterior - Main Upper Rooftop (Centre Section)	Mastic (on Vinyl Expansion Joint)	1: Off-White	100% Non-Fibrous	None Detected
24342 BS66	Exterior - Main Upper Rooftop (Centre Section)	Mastic (on Vinyl Expansion Joint)	1: Off-White	100% Non-Fibrous	None Detected
24342 BS67	Exterior - Main Upper Rooftop (Centre Section)	Mastic (where Circular Duct abuts Rectangular Duct)	1: Silver & Brown	97% Non-Fibrous	**3% Chrysotile**
24342 BS68	Exterior - Main Upper Rooftop (Centre Section)	Mastic (where Circular Duct abuts Rectangular Duct)	1: Silver & Brown		Analysis Not Required - See Sample BS67
24342 BS69	Exterior - Main Upper Rooftop (Centre Section)	Mastic (where Circular Duct abuts Rectangular Duct)	1: Silver & Brown		Analysis Not Required - See Sample BS67
24342 BS70a	Exterior - Main Upper Rooftop (Southwest Section)	Torch on Roofing Membrane	1: Brown	65% Synthetic 35% Non-Fibrous	None Detected
24342 BS70b	Exterior - Main Upper Rooftop (Southwest Section)	Roofing Mastic	2: Black	100% Non-Fibrous	None Detected
24342 BS70c	Exterior - Main Upper Rooftop (Southwest Section)	Roofing Felt	3: Black	65% Glass 35% Non-Fibrous	None Detected
24342 BS70d	Exterior - Main Upper Rooftop (Southwest Section)	Roofing Mastic	4: Black	100% Non-Fibrous	None Detected

				Non-Asbestos	Asbestos
Sample	**Location**	**Description**	**Layer: Colour**	**% Type**	**% Type**
24342 BS70e	Exterior - Main Upper Rooftop (Southwest Section)	Roofing Mastic Donnacona	5: Black 6: Brown	2% Cellulose 98% Non-Fibrous	None Detected
24342 BS71a	Exterior - Main Upper Rooftop (West Section)	Torch on Roofing Membrane	1: Brown	65% Synthetic 35% Non-Fibrous	None Detected
24342 BS71b	Exterior - Main Upper Rooftop (West Section)	Roofing Mastic	2: Black	100% Non-Fibrous	None Detected
24342 BS71c	Exterior - Main Upper Rooftop (West Section)	Roofing Felt	3: Black	65% Glass 35% Non-Fibrous	None Detected
24342 BS71d	Exterior - Main Upper Rooftop (West Section)	Roofing Mastic	4: Black	100% Non-Fibrous	None Detected
24342 BS71e	Exterior - Main Upper Rooftop (West Section)	Roofing Mastic Donnacona	5: Black 6: Brown	2% Cellulose 98% Non-Fibrous	None Detected
24342 BS72a	Exterior - Main Upper Rooftop (Northwest Section)	Torch on Roofing Membrane	1: Brown	65% Synthetic 35% Non-Fibrous	None Detected
24342 BS72b	Exterior - Main Upper Rooftop (Northwest Section)	Roofing Mastic	2: Black	100% Non-Fibrous	None Detected
24342 BS72c	Exterior - Main Upper Rooftop (Northwest Section)	Roofing Felt	3: Black	65% Glass 35% Non-Fibrous	None Detected
24342 BS72d	Exterior - Main Upper Rooftop (Northwest Section)	Roofing Mastic	4: Black	100% Non-Fibrous	None Detected
24342 BS72e	Exterior - Main Upper Rooftop (Northwest Section)	Roofing Mastic Donnacona	5: Black 6: Brown	2% Cellulose 98% Non-Fibrous	None Detected
24342 BS73a	Exterior - Main Upper Rooftop (Centre Section)	Coating (on Rectangular Ductwork)	1: Silver	100% Non-Fibrous	None Detected
24342 BS73b	Exterior - Main Upper Rooftop (Centre Section)	Caulking (on Rectangular Ductwork)	2: Red	97% Non-Fibrous	**3% Chrysotile**
24342 BS74	Exterior - Main Upper Rooftop (Centre Section)	Coating (on Rectangular Ductwork)	1: Silver	100% Non-Fibrous	None Detected
24342 BS75	Exterior - Main Upper Rooftop (Centre Section)	Coating (on Rectangular Ductwork)	1: Silver	100% Non-Fibrous	None Detected
24342 BS76	Exterior - Main Upper Rooftop (Centre Section)	Caulking (at Joint of Rectangular Ductwork)	1: Silver & Brown	97% Non-Fibrous	**2% Chrysotile**
24342 BS77	Exterior - Main Upper Rooftop	Mastic (on Circular Duct of Northwest Fan Unit)	1: Green & Grey	100% Non-Fibrous	None Detected
24342 BS78	Exterior - Main Upper Rooftop	Mastic Residue (on Northwest Exhaust Vent)	1: Black	2% Glass 98% Non-Fibrous	None Detected
24342 BS79	Exterior - Main Upper Rooftop	Caulking (at Joint of West Metal Perimeter Flashing)	1: Brown	100% Non-Fibrous	None Detected
24342 BS80	Exterior - North Lower Rooftop	Mastic (at Joint of West Rectangular Ductwork)	1: Silver	5% Cellulose 95% Non-Fibrous	None Detected

Sample	Location	Description	Layer: Colour	Non-Asbestos % Type	Asbestos % Type
24342 BS81	Exterior - North Lower Rooftop	Mastic (at Joint of West Rectangular Ductwork)	1: Silver	5% Cellulose 95% Non-Fibrous	None Detected
24342 BS82	Exterior - North Lower Rooftop	Mastic (at Joint of West Rectangular Ductwork)	1: Silver	5% Cellulose 95% Non-Fibrous	None Detected
24342 BS83	Exterior - North Lower Rooftop	Pipe Thread Compound (at South Fitting of Natural Gas Piping)	1: Off-White	100% Non-Fibrous	None Detected
24342 BS84	Exterior - North Lower Rooftop	Pipe Thread Compound (at North Fitting of Natural Gas Piping)	1: Grey	100% Non-Fibrous	None Detected
24342 BS85	Exterior - North Lower Rooftop	Caulking (at Joint of North Metal Perimeter Flashing)	1: Brown	100% Non-Fibrous	None Detected
24342 BS86	Exterior - North Lower Rooftop	Caulking (at South Wall Electrical Junction Box)	1: Brown	100% Non-Fibrous	None Detected
24342 BS87	Exterior - North Lower Rooftop	Caulking (at Joint of South Metal Wall Panel)	1: Brown	100% Non-Fibrous	None Detected
24342 BS88	Exterior - North Lower Rooftop	Caulking (on Circular Duct of Northeast Fan Unit)	1: Grey	100% Non-Fibrous	None Detected
24342 BS89	Exterior - North Lower Rooftop	Caulking (on Circular Duct of Northeast Fan Unit)	1: Brown	100% Non-Fibrous	None Detected
24342 BS90	Exterior - North Lower Rooftop	Caulking (at North Wall Structural Steel Anchor)	1: Grey	100% Non-Fibrous	None Detected
24342 BS91	Exterior - North Lower Rooftop	Caulking (at North Wall Metal Ladder Anchor)	1: Grey	100% Non-Fibrous	None Detected
24342 BS92	Exterior - North Lower Rooftop	Caulking (at South Metal Wall Flashing)	1: Brown	100% Non-Fibrous	None Detected
24342 BS93	Exterior - North Lower Rooftop	Caulking Patch (on South Concrete Block Wall)	1: White	100% Non-Fibrous	None Detected
24342 BS94	Exterior - North Lower Rooftop	Caulking (at West Metal Wall Flashing)	1: Grey	100% Non-Fibrous	None Detected
24342 BS95	Exterior - North Lower Rooftop	Caulking (around West Skylight)	1: Off-White	100% Non-Fibrous	None Detected
24342 BS96	Exterior - North Lower Rooftop	Caulking (below Wood Window Sill of East Concrete Block Wall)	1: Grey	95% Non-Fibrous	**5% Chrysotile**
24342 BS97	Exterior - North Lower Rooftop	Caulking (at Metal Wall Anchor of Southeast Metal Exhaust Vent)	1: Grey	100% Non-Fibrous	None Detected
24342 BS98a	Exterior - North Lower Rooftop	Caulking (on North Lead Roof Jack)	1: Grey	100% Non-Fibrous	None Detected
24342 BS98b	Exterior - North Lower Rooftop	Mastic (on North Lead Roof Jack)	2: Black	95% Non-Fibrous	**5% Chrysotile**
24342 BS99	Exterior - North Lower Rooftop	Caulking (at South Metal Exhaust Vent Flashing)	1: Brown	100% Non-Fibrous	None Detected
24342 BS100	Exterior - North Lower Rooftop	Caulking (on Southeast Metal Exhaust Vent)	1: Grey	100% Non-Fibrous	None Detected

Sample	Location	Description	Layer: Colour	Non-Asbestos % Type	Asbestos % Type
24342 BS101	Exterior - North Lower Rooftop	Caulking (on Southeast Metal Exhaust Vent)	1: Brown	100% Non-Fibrous	None Detected
24342 BS102	Exterior - North Lower Rooftop	Mastic (on Southeast Metal Exhaust Vent)	1: Brown	100% Non-Fibrous	None Detected
24342 BS103	Exterior - North Lower Rooftop	Mastic (on Southeast Metal Exhaust Vent)	1: Brown	100% Non-Fibrous	None Detected
24342 BS104	Exterior - North Lower Rooftop	Mastic (on Southeast Metal Exhaust Vent)	1: Brown	100% Non-Fibrous	None Detected
24342 BS105	Exterior - North Lower Rooftop	Mastic (on North Exhaust Vent)	1: Black	90% Non-Fibrous	**10% Chrysotile**
24342 BS106	Exterior - North Lower Rooftop	Mastic (on North Exhaust Vent)	1: Black		Analysis Not Required - See Sample BS105
24342 BS107	Exterior - North Lower Rooftop	Mastic (on North Exhaust Vent)	1: Black		Analysis Not Required - See Sample BS105
24342 BS108a	Exterior - North Lower Rooftop	Caulking (on North Exhaust Vent)	1: Grey	100% Non-Fibrous	None Detected
24342 BS108b	Exterior - North Lower Rooftop	Mastic (on North Exhaust Vent)	2: Black		Analysis Not Required - See Sample BS105
24342 BS109	Exterior - North Lower Rooftop	Caulking (at Bolt of North Metal Flashing)	1: Brown	100% Non-Fibrous	None Detected
24342 BS110	Exterior - North Lower Rooftop	Mastic Residue (on South Metal Exhaust Vent)	1: Black	1% Glass 99% Non-Fibrous	None Detected
24342 BS111	Exterior - North Lower Rooftop	Rubberized Membrane (at West Structural Steel Anchor of Large AHU)	1: Black	100% Non-Fibrous	None Detected
24342 BS112	Exterior - North Lower Rooftop	Caulking (at Southwest Natural Gas Pipe Penetration)	1: Brown	100% Non-Fibrous	None Detected
24342 BS113	Exterior - North Lower Rooftop	Mastic (beneath Metal Frame of Skylight)	1: Black	90% Non-Fibrous	**10% Chrysotile**
24342 BS114	Exterior - North Lower Rooftop	Mastic (beneath Metal Frame of Skylight)	1: Black		Analysis Not Required - See Sample BS113
24342 BS115	Exterior - North Lower Rooftop	Mastic (beneath Metal Frame of Skylight)	1: Black		Analysis Not Required - See Sample BS113
24342 BS116a	Exterior - North Lower Rooftop (West Section)	Torch on Roofing Membrane	1: Brown	65% Synthetic 35% Non-Fibrous	None Detected
24342 BS116b	Exterior - North Lower Rooftop (West Section)	Roofing Mastic	2: Black	100% Non-Fibrous	None Detected
24342 BS116c	Exterior - North Lower Rooftop (West Section)	Roofing Felt	3: Black	65% Synthetic 35% Non-Fibrous	None Detected
24342 BS116d	Exterior - North Lower Rooftop (West Section)	Roofing Mastic	4: Black	1% Glass 99% Non-Fibrous	None Detected

Sample	Location	Description	Layer: Colour	Non-Asbestos % Type	Asbestos % Type
24342 BS117a	Exterior - North Lower Rooftop (East Section)	Torch on Roofing Membrane	1: Brown	65% Synthetic 35% Non-Fibrous	None Detected
24342 BS117b	Exterior - North Lower Rooftop (East Section)	Roofing Mastic	2: Black	100% Non-Fibrous	None Detected
24342 BS117c	Exterior - North Lower Rooftop (East Section)	Roofing Felt	3: Black	65% Synthetic 35% Non-Fibrous	None Detected
24342 BS117d	Exterior - North Lower Rooftop (East Section)	Roofing Mastic	4: Black	1% Glass 99% Non-Fibrous	None Detected
24342 BS118	Exterior - North Lower Rooftop (East Wall)	Coating (on Concrete Block Wall)	1: White	100% Non-Fibrous	None Detected
24342 BS119	Exterior - North Lower Rooftop (South Wall)	Coating (on Concrete Block Wall)	1: White	100% Non-Fibrous	None Detected
24342 BS120	Exterior - North Lower Rooftop (West Wall)	Coating (on Concrete Block Wall)	1: White	100% Non-Fibrous	None Detected

Analyst(s): Lillian Fan, Jessica Young

Sample(s) Collected on July 11, 2021

Sample	Location	Description	Layer: Colour	Non-Asbestos % Type	Asbestos % Type
24342 BS121	Ground Floor - North Small Equipment Stores	Concrete Block Mortar (West Wall)	1: Grey	100% Non-Fibrous	None Detected
24342 BS122	Ground Floor - East Hallway	2' x 4' Ceiling Tile (Medium Fissure)	1: Grey	60% Cellulose 30% Glass 10% Non-Fibrous	None Detected
24342 BS123	Ground Floor - East Hallway	Ceiling Tile Adhesive	1: Brown	100% Non-Fibrous	None Detected
24342 BS124	Ground Floor - East Hallway	2' x 4' Ceiling Tile (Small Fissure)	1: Grey	60% Cellulose 30% Glass 10% Non-Fibrous	None Detected
24342 BS125	Ground Floor - Furnace Room	Chimney Brick Mortar	1: Grey	2% Cellulose 98% Non-Fibrous	None Detected
24342 BS126	Ground Floor - Furnace Room	Chimney Brick Mortar	1: Grey	2% Cellulose 98% Non-Fibrous	None Detected
24342 BS127	Ground Floor - Furnace Room	Chimney Brick Mortar	1: Grey	2% Cellulose 98% Non-Fibrous	None Detected
24342 BS128	Ground Floor - Furnace Room	Cove Base	1: Brown	100% Non-Fibrous	None Detected
24342 BS129a	Ground Floor - Furnace Room	Cove Base Adhesive	2: Beige	100% Non-Fibrous	None Detected
24342 BS129b	Ground Floor - Furnace Room	Filling Compound Residue	3: Grey	97% Non-Fibrous	**3% Chrysotile**
24342 BS130	Ground Floor - East Hallway	Sealant (in Window of Metal Door)	1: Black	1% Cellulose 99% Non-Fibrous	None Detected

				Non-Asbestos	Asbestos
Sample	**Location**	**Description**	**Layer: Colour**	**% Type**	**% Type**
24342 BS131a	Ground Floor - Southeast Entrance	Paint Filling Compound (Ceiling)	1: Light Grey 2: White	100% Non-Fibrous	None Detected
24342 BS131b	Ground Floor - Southeast Entrance	Filling Compound on Gypsum Board (Ceiling)	3: Grey	97% Non-Fibrous	**3% Chrysotile**
24342 BS132	Ground Floor - Southeast Stairwell	Stair Tread	1: Grey	100% Non-Fibrous	None Detected
24342 BS133	Ground Floor - Southeast Ladies Washroom	Paint Filling Compound on Gypsum Board (South Wall)	1: Light Grey 2: White	100% Non-Fibrous	None Detected
24342 BS134	Ground Floor - Southeast Entrance	Sealant (in Exterior Wood-Framed Window)	1: Black	1% Cellulose 99% Non-Fibrous	None Detected
24342 BS135	Ground Floor - Southeast Ladies Washroom	Putty (in Exterior Wood-Framed Window)	1: Grey	98% Non-Fibrous	**2% Chrysotile**
24342 BS136	Ground Floor - 3 South Offices (Centre Office)	2' x 4' Ceiling Tile (Medium Fissure)	1: Grey	60% Cellulose 30% Glass 10% Non-Fibrous	None Detected
24342 BS137	Ground Floor - Purchasing Office	12" Floor Tile	1: Cream	99% Non-Fibrous	**1% Chrysotile**
24342 BS138	Ground Floor - South Storage Closet (within Purchasing Office)	Paint Filling Compound on Gypsum Board (East Wall)	1: Light Pink 2: White	100% Non-Fibrous	None Detected
24342 BS139	Ground Floor - South Storage Closet (within Purchasing Office)	2' x 4' Ceiling Tile (Medium Fissure)	1: Grey	60% Cellulose 30% Glass 10% Non-Fibrous	None Detected
24342 BS140	Ground Floor - East Heavy Duty Garage	Sealant (in Window of Exterior Wood Door)	1: Black	99% Non-Fibrous	**1% Chrysotile**
24342 BS141	Ground Floor - Storage Room beneath Southwest Stairwell	12" Floor Tile	1: Cream	99% Non-Fibrous	**1% Chrysotile**
24342 BS142	Ground Floor - Southwest Stairwell	Paint Filling Compound on Gypsum Board (West Wall)	1: Green 2: Grey	97% Non-Fibrous	**3% Chrysotile**
24342 BS143	Ground Floor - Storage Room beneath Southwest Stairwell	Cove Base	1: Black	100% Non-Fibrous	None Detected
24342 BS144a	Ground Floor - Storage Room beneath Southwest Stairwell	Cove Base Adhesive	2: Beige	100% Non-Fibrous	None Detected
24342 BS144b	Ground Floor - Storage Room beneath Southwest Stairwell	Filling Compound Residue	3: Grey	97% Non-Fibrous	**3% Chrysotile**
24342 BS145	Ground Floor - Garage Office	2' x 4' Ceiling Tile (Medium Fissure)	1: Grey	85% Cellulose 15% Non-Fibrous	None Detected
24342 BS146	Ground Floor - Garage Office	2' x 4' Ceiling Tile (Small Fissure)	1: Grey	80% Cellulose 10% Glass 10% Glass	None Detected

				Non-Asbestos	Asbestos
Sample	**Location**	**Description**	**Layer: Colour**	**% Type**	**% Type**
24342 BS147	Ground Floor - Garage Office	12" Floor Tile	1: Beige	100% Non-Fibrous	None Detected
24342 BS148	Ground Floor - Garage Office	Floor Tile Adhesive	2: Black	100% Non-Fibrous	None Detected
24342 BS149	Upper Floor - Northwest Storage Room	Cove Base	1: Grey	100% Non-Fibrous	None Detected
24342 BS150	Upper Floor - Northwest Storage Room	Cove Base Adhesive	2: Beige	100% Non-Fibrous	None Detected
24342 BS151	Upper Floor - South Break Room	Coating (on Underside of Metal Sink)	1: Black	98% Non-Fibrous	**2% Chrysotile**
24342 BS152	Upper Floor - North Backup EOC Storage Room	12" Floor Tile	1: Beige	100% Non-Fibrous	None Detected
24342 BS153	Upper Floor - North Backup EOC Storage Room	Floor Tile Adhesive	2: Black	100% Non-Fibrous	None Detected
24342 BS154	Upper Floor - North Backup EOC Storage Room	12" Floor Tile	3: Grey	99% Non-Fibrous	**1% Chrysotile**
24342 BS155	Upper Floor - North Backup EOC Storage Room	Floor Tile Adhesive	4: Black	100% Non-Fibrous	None Detected
24342 BS156	Upper Floor - North Backup EOC Storage Room	Cove Base	1: Grey	100% Non-Fibrous	None Detected
24342 BS157	Upper Floor - North Backup EOC Storage Room	Cove Base Adhesive	2: Beige	100% Non-Fibrous	None Detected
24342 BS158	Upper Floor - North Men's Locker Room	Paint Filling Compound on Gypsum Board (North Wall)	1: Green 2: Grey	97% Non-Fibrous	**3% Chrysotile**
24342 BS159	Upper Floor - South Break Room	Putty (in Exterior Wood-Framed Window)	1: Beige	98% Non-Fibrous	**2% Chrysotile**
24342 BS160	Upper Floor - Southeast Office	Paint Filling Compound on Gypsum Board (East Wall)	1: White 2: Grey	97% Non-Fibrous	**3% Chrysotile**
24342 BS161	Ground Floor - Southwest Tool Room	Paint Filling Compound on Gypsum Board (Ceiling)	1: Beige 2: Grey	97% Non-Fibrous	**3% Chrysotile**
24342 BS162	Ground Floor - Southwest Tool Room	Pipe Thread Compound (at Fitting of Sprinkler Piping)	1: Dark Brown	100% Non-Fibrous	None Detected
24342 BS163	Ground Floor - Northwest Welding Shop	Paint Filling Compound on Gypsum Board (South Wall)	1: Beige 2: Grey	97% Non-Fibrous	**3% Chrysotile**
24342 BS164	Ground Floor - North Small Equipment Stores	Mastic (on Rectangular Ductwork)	1: Grey	100% Non-Fibrous	None Detected

				Non-Asbestos	Asbestos
Sample	**Location**	**Description**	**Layer: Colour**	**% Type**	**% Type**
24342 BS165	Ground Floor - North Small Equipment Stores	Sealant (in Window of Exterior Wood Door)	1: Black	1% Cellulose 99% Non-Fibrous	None Detected
24342 BS166	Upper Floor - Northwest Storage Room	Paint Filling Compound on Gypsum Board (South Wall)	1: Pink 2: white	100% Non-Fibrous	None Detected

Analyst(s): Lillian Fan, Jessica Young

American Industrial Hygiene Association (AIHA) Bulk Asbestos Proficiency Analytical Testing (BAPAT)
Astech Consultants Ltd. Laboratory Participant ID# 200542

LEAD BULK SAMPLE REPORT

Date: January 21, 2025

Client: **CITY OF COQUITLAM**

Location: **Austin Works Yard - Fleet Maintenance Building**
500 Mariner Way
Coquitlam, BC

Comments:
1) The Workers' Compensation Board of British Columbia (WCB) no longer allows reference to Health Canada's definition of a lead-containing surface coating material.
2) WCB does not define a safe level for a lead-containing surface coating material.
3) Analyzed by X-Ray Fluorescence with direct read in parts per million (PPM).
4) Sample results report lead only.
5) < means less than, > means more than.

Sample(s) Analyzed on June 19, 2021

Sample	Location	Description	Colour	Lead PPM
24342 LS01	Ground Floor - West Heavy Duty Garage	Paint (on Concrete Floor)	Yellow	**42 PPM**
24342 LS02	Ground Floor - West Heavy Duty Garage	Paint (on Metal Hoist)	Yellow	**> 100,000 PPM**
24342 LS03	Ground Floor - West Heavy Duty Garage	Paint (on West Concrete Block Wall)	White	**30 PPM**
24342 LS04	Ground Floor - West Heavy Duty Garage	Paint (on West Wood Column)	White	**243 PPM**
24342 LS05	Ground Floor - West Heavy Duty Garage	Paint (on East Gypsum Board Wall)	White	**10 PPM**
24342 LS06	Ground Floor - West Heavy Duty Garage	Paint (on East Wood Door Trim)	Green	**112 PPM**
24342 LS07	Ground Floor - West Heavy Duty Garage	Paint (on North Wood Column)	Brown	**263 PPM**
24342 LS08	Ground Floor - West Heavy Duty Garage	Paint (on North Structural Steel Column)	White	**20 PPM**
24342 LS09	Ground Floor - West Heavy Duty Garage	Paint (on Interior Metal Door)	White	**76 PPM**
24342 LS10	Ground Floor - West Heavy Duty Garage	Paint (on Concrete Foundation at North Wood Column)	Grey	**111 PPM**

#101-Bldg.C-17802-66th Avenue
Cloverdale, BC, Canada V3S 7X1
Tel:604-575-1122 Fax:604-575-1152

Sample	Location	Description	Colour	Lead PPM
24342 LS11	Ground Floor - West Heavy Duty Garage	Paint (on Interior Wood Door)	Green	**559 PPM**
24342 LS12	Ground Floor - West Heavy Duty Garage	Paint (on Exterior Wood Vehicle Bay Door)	Green	**775 PPM**
24342 LS13	Ground Floor - West Heavy Duty Garage	Paint (on Interior Metal Door Frame)	Green	**644 PPM**
24342 LS14	Ground Floor - East Heavy Duty Garage	Paint (on Structural Steel Column)	Brown	**71 PPM**
24342 LS15	Ground Floor - East Heavy Duty Garage	Paint (on Interior Metal Door)	Brown	**2,177 PPM**
24342 LS16	Ground Floor - East Heavy Duty Garage	Paint (on West Concrete Block Wall)	Off-White	**10 PPM**
24342 LS17	Ground Floor - East Heavy Duty Garage	Paint (on Metal Hoist)	Red	**796 PPM**
24342 LS18	Ground Floor - East Heavy Duty Garage	Paint (on Metal Hoist)	Blue	**571 PPM**
24342 LS19	Ground Floor - East Heavy Duty Garage	Paint (on Wood Hoist)	Yellow	**< 6 PPM**
24342 LS20	Ground Floor - North Small Equipment Stores	Paint (on West Concrete Block Wall)	Off-White	**15 PPM**
24342 LS21	Ground Floor - North Small Equipment Stores	Paint (on West Wood Door)	Light Beige	**151 PPM**
24342 LS22	Ground Floor - North Small Equipment Stores	Paint (on South Wood Door)	Grey	**204 PPM**
24342 LS23	Ground Floor - Small Engine Repair Bay	Paint (on West Concrete Block Wall)	White	**11 PPM**
24342 LS24	Ground Floor - Small Engine Repair Bay	Paint (on Structural Steel Column)	White	**44 PPM**
24342 LS25	Ground Floor - North Paint Booth	Paint (on Concrete Floor)	Brown	**254 PPM**
24342 LS26	Ground Floor - North Paint Booth	Paint (on East Concrete Block Wall)	White	**772 PPM**
24342 LS27	Ground Floor - North Paint Booth	Paint (on East Wood Door)	Black	**697 PPM**
24342 LS28	Ground Floor - North Paint Booth	Paint (on East Metal Door Frame)	Black	**6,057 PPM**
24342 LS29	Ground Floor - North Paint Booth	Paint (on North Exterior Vehicle Bay Door)	White	**469 PPM**
24342 LS30	Ground Floor - North Paint Booth	Paint (on Structural Steel Column)	Brown	**558 PPM**
24342 LS31	Ground Floor - South Public Entrance	Paint (on West Gypsum Board Wall)	Light Grey	**13 PPM**
24342 LS32	Ground Floor - South Public Entrance	Paint (on West Concrete Block Wall)	Light Grey	**419 PPM**

Sample	Location	Description	Colour	Lead PPM
24342 LS33	Ground Floor - South Public Entrance	Paint (on West Metal Door Frame)	Dark Grey	**125 PPM**
24342 LS34	Ground Floor - South Public Entrance	Paint (on West Metal Door)	Light Grey	**23 PPM**
24342 LS35	Ground Floor - South Public Entrance	Paint (on South Exterior Wood Door)	Light Grey	**968 PPM**
24342 LS36	Ground Floor - South Public Entrance	Paint (on South Exterior Wood Window Frame)	Dark Grey	**591 PPM**
24342 LS37	Ground Floor - Southwest Locker Room	Paint (on East Interior Wood Door)	Dark Grey	**384 PPM**
24342 LS38	Ground Floor - South Public Entrance	Paint (on Northwest Interior Wood Door)	Dark Grey	**367 PPM**
24342 LS39	Ground Floor - South Storage Closet (within Purchasing Office)	Paint (on East Gypsum Board Wall)	Off-White	**16 PPM**
24342 LS40	Ground Floor - East Hallway	Paint (on East Concrete Block Wall)	Light Grey	**272 PPM**
24342 LS41	Ground Floor - Furnace Room	Paint (on Chimney Brick)	Green	**479 PPM**
24342 LS42	Ground Floor - Furnace Room	Paint (on South Metal Door Frame)	Green	**12,100 PPM**
24342 LS43	Ground Floor - Garage Office	Paint (on West Gypsum Board Wall)	White	**13 PPM**
24342 LS44	Ground Floor - Storage Room beneath Southwest Stairwell	Paint (on East Gypsum Board Wall)	Green	**635 PPM**
24342 LS45	Ground Floor - Storage Room beneath Southwest Stairwell	Paint (on East Wood Wall)	Green	**63 PPM**
24342 LS46	Ground Floor - Storage Room beneath Southwest Stairwell	Paint (on East Wood Door Trim)	White	**46 PPM**
24342 LS47	Ground Floor - South Public Entrance	Paint (on Northwest Interior Wood Door)	Light Grey	**585 PPM**
24342 LS48	Ground Floor - Southwest Stairwell	Paint (on Wood Stair)	Dark Grey	**1,615 PPM**
24342 LS49	Upper Floor - South Break Room	Paint (on Wood Ceiling Beam)	Light Grey	**515 PPM**
24342 LS50	Upper Floor - South Break Room	Paint (on South Exterior Wood Window)	Light Grey	**109 PPM**
24342 LS51	Upper Floor - South Break Room	Paint (on West Concrete Block Wall)	Grey	**238 PPM**
24342 LS52	Upper Floor - Northeast Men's Washroom	Paint (on South Ceramic Wall Tile)	White	**45,900 PPM**
24342 LS53	Upper Floor - Northeast Men's Washroom	Paint (on North Concrete Block Wall)	White	**530 PPM**
24342 LS54	Upper Floor - Northeast Men's Washroom	Paint (on Wood Ceiling)	Light Grey	**179 PPM**
24342 LS55	Exterior (North Wall)	Paint (on Concrete Block)	White	**19 PPM**
24342 LS56	Exterior (North Wall)	Paint (on Concrete Block)	Grey	**21 PPM**

Sample	Location	Description	Colour	Lead PPM
24342 LS57	Exterior (North Wall)	Paint (on Wood Vehicle Bay Door)	Green	**350 PPM**
24342 LS58	Exterior (North Wall)	Paint (on Metal Guard)	White	**252 PPM**
24342 LS59	Exterior (North Wall)	Paint (on Metal Guard)	Grey	**236 PPM**
24342 LS60	Exterior (North Section)	Paint (on Asphalt Parking Line)	Yellow	**< 7 PPM**
24342 LS61	Exterior (North Section)	Paint (on Concrete Bollard)	Yellow	**169 PPM**
24342 LS62	Exterior (North Wall)	Paint (on Metal Door)	Green	**< 6 PPM**
24342 LS63	Exterior (North Wall)	Paint (on Metal Awning)	Green	**252 PPM**
24342 LS64	Exterior (North Wall)	Paint (on Electrical Conduit)	White	**45 PPM**
24342 LS65	Exterior (North Wall)	Paint (on Electrical Conduit)	Grey	**45 PPM**
24342 LS66	Exterior (North Wall)	Paint (on Wood Canopy Trim)	Green	**< 6 PPM**
24342 LS67	Exterior (North Wall)	Paint (on Wood Canopy)	Grey	**< 6 PPM**
24342 LS68	Exterior (North Wall)	Paint (on Metal Structural Steel)	Green	**360 PPM**
24342 LS69	Exterior (North Section)	Paint (on Asphalt Parking Line)	White	**< 7 PPM**
24342 LS70	Exterior (North Wall)	Paint (on Metal Vehicle Bay Door)	Green	**37 PPM**
24342 LS71	Exterior (East Wall)	Paint (on Concrete Block)	White	**12 PPM**
24342 LS72	Exterior (East Wall)	Paint (on Wood Wall)	Green	**120 PPM**
24342 LS73	Exterior (East Section)	Paint (on Metal Tire Rack)	Green	**1,069 PPM**
24342 LS74	Exterior (East Wall)	Paint (on Wood Vehicle Bay Door)	Green	**109 PPM**
24342 LS75	Exterior (East Wall)	Paint (on Metal Door Frame)	Green	**277 PPM**
24342 LS76	Exterior (East Section)	Paint (on Concrete Curb)	Yellow	**16,500 PPM**
24342 LS77	Exterior (East Wall)	Paint (on Concrete Block)	White	**86 PPM**
24342 LS78	Exterior (East Wall)	Paint (on Concrete Foundation)	White	**23 PPM**
24342 LS79	Exterior (South Wall)	Paint (on Concrete Foundation)	Grey	**28 PPM**
24342 LS80	Exterior (South Wall)	Paint (on Concrete Block)	Grey	**38 PPM**
24342 LS81	Exterior (South Wall)	Paint (on Electrical Conduit)	Grey	**2,433 PPM**
24342 LS82	Exterior (South Wall)	Paint (on Concrete Block)	White	**13 PPM**
24342 LS83	Exterior (South Section)	Paint (on Asphalt Parking Line)	Yellow	**15 PPM**
24342 LS84	Exterior (South Wall)	Paint (on Metal Wall Anchor)	White	**179 PPM**
24342 LS85	Exterior (South Wall)	Paint (on Concrete Block)	Cream	**50 PPM**
24342 LS86	Exterior (South Wall)	Paint (on Metal Vehicle Bay Door)	White	**90 PPM**
24342 LS87	Exterior (South Section)	Paint (on Asphalt Parking Line)	White	**28 PPM**
24342 LS88	Exterior (South Wall)	Paint (on Wood Wall)	White	**187 PPM**
24342 LS89	Exterior (South Wall)	Paint (on Stucco)	Grey	**20 PPM**
24342 LS90	Exterior (South Wall)	Paint (on Wood Window)	Green	**177 PPM**
24342 LS91	Exterior (South Wall)	Paint (on Wood Wall)	Grey	**253 PPM**
24342 LS92	Exterior (South Wall)	Paint (on Metal Window Frame)	Green	**21 PPM**

Sample	Location	Description	Colour	Lead PPM
24342 LS93	Exterior (West Wall)	Paint (on Concrete Block)	White	**27 PPM**
24342 LS94	Exterior (West Wall)	Paint (on Concrete Block)	Grey	**28 PPM**
24342 LS95	Exterior (West Wall)	Paint (on Structural Steel Column)	White	**19 PPM**
24342 LS96	Exterior (West Wall)	Paint (on Structural Steel Column)	Grey	**16 PPM**
24342 LS97	Exterior (West Wall)	Paint (on Wood Wall)	White	**142 PPM**
24342 LS98	Exterior (West Wall)	Paint (on Wood Wall)	Grey	**46 PPM**

Analyst(s): Scott Price

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