

## 1.1 EXECUTIVE SUMMARY

A consultant was retained by Agriculture and Agri-Food Canada (AAFC) to conduct a Designated Substance Survey (DSS) in rooms 2044 and 2046 of the Neatby Building located at 960 Carling Avenue in Ottawa, Ontario (Site). It is understood that the DSS was commissioned as a matter of due diligence prior to proposed renovations at the site.

The DSS is prepared to satisfy Section 30 of the Occupational Health and Safety Act and Ontario Regulation 278/05 "Regulation Respecting Asbestos on Construction Projects and in Building and Repair Operations" (O.Reg. 278/05) in order to provide an inventory of designated and hazardous materials that may be present at the site.

Third party personnel completed the site reconnaissance on February 13<sup>th</sup>, 2017. Based on the findings of the visual inspection, suspect materials were documented, collected and subsequently submitted for analysis at a 3<sup>rd</sup> party analytical laboratory.

The following findings and recommendations are based on the DSS conducted by a qualified Consultant.

## 1.2 FINDINGS

### General

The Occupational Health and Safety Act requires building owners, managers and their agents to notify all employees, and contractors of the presence of designated substances at a project site.

#### 1.2.1 Asbestos

Confirmed Asbestos Containing Materials (ACMs) identified at the site include the following:

- 9" x 9" Vinyl Tiles (green) located in room 2044;
- Debris observed within the utility space below the lab benches;
- Aircell type pipe insulation; and
- Parging compound on the pipe fittings.

The following recommendations are based on the requirements of Ontario Regulation 278/05 – Regulation Respecting Asbestos on Construction Projects and in Buildings and Repair Operations:

1. Provide a copy of this report or applicable portions of this report to prospective bidders.
2. Remove all asbestos materials that may be disturbed during the renovations. The asbestos materials summary table in Appendix A lists the recommended/minimum abatement operation for each confirmed asbestos containing material identified.
3. The asbestos abatement must be conducted by an experienced competent asbestos abatement contractor. The contractor should be able to show proof of adequate experience, employee training, workers compensation documentation, and asbestos liability insurance.
4. All asbestos wastes generated by asbestos abatement operations must be packaged and disposed of in accordance with Waste Regulation 347/90 and O.Reg 278/05. Asbestos waste may be disposed of at any municipal landfill approved by the MOE to accept this type of waste pending notification to the landfill operator. Although a waste manifest is not required for the

transportation or disposal of asbestos waste, it is good management practice to keep a record of the amount removed and sent to landfill.

5. An asbestos waste management procedure should be prepared.

### **1.2.2 Benzene**

Excessive heat must not be used on wire coatings, plastic materials, or PVC as heat may release benzene. If these practices cannot be avoided, then implement control measures appropriate for the control of benzene prescribed in Ontario Regulation 490/09 – Designated Substances.

### **1.2.3 Lead**

Lead based paints and lead containing paints were observed at the site. Lead is likely present in the solder on copper fittings observed in the building. All painted surfaces are expected to contain some level of lead and such the following is recommended:

1. Measures must be implemented to control lead dust hazard during any construction or demolition activity that would result in the disturbance of any painted surface or solder. The measures implemented must be in accordance with the "Guideline – Lead on Construction Projects" (Ministry of Labour, September 2004).

### **1.2.4 Mercury**

Mercury vapour is present in fluorescent light tubes observed in the labs.

If the florescent light fixtures are to be replaced the mercury containing fluorescent light tubes must be carefully removed and containerized for disposal in accordance with Ontario Regulation 347/09 (as amended).

### **1.2.5 Ozone-Depleting Substances (ODS)**

If any ozone-depleting refrigerant containing equipment is to be disturbed the refrigerant must be removed by an individual, licensed to perform such work in accordance with the Federal Halocarbon Regulation, 2003 SOR/2003-289 under the Canadian Environmental Protection Act, prior to the removal and disposal of any ozone-depleting substance containing equipment.

### **1.2.6 Silica**

Based on the Consultants observations silica is present in the plaster, vinyl floor tiles, drywall, drywall joint compound, and acoustic ceiling tiles at the site.

Measures prescribed in the Ministry of Labour's Guideline titled "Silica on Construction Projects", should be followed during the disturbance of any silica containing material.

### **1.2.7 Vinyl Chloride**

Excessive heat must not be used on wire coatings, plastic materials, or PVC as heat may release vinyl chloride. If these practices cannot be avoided, then implement control measures appropriate for the control of vinyl chloride prescribed in Ontario Regulation 490/09 – Designated Substances.

### **1.2.8 Other Designated Substances and Hazardous Materials**

Arsenic, Acrylonitrile, Isocyanates, Coke Oven Emissions, Ethylene Oxide, PCBs, and, Urea Formaldehyde Foam Insulation (UFFI) were not observed at the site.

**END OF SECTION**

