
Decommissioning, Demolition and Site Restoration SSB HQ
Southside Road, St. John's, NL
Project No. R.111146.001

2020/12/01

Section 02 83 12 – Lead Based Paint Abatement Maximum Precautions

Page 1 of 8

PART 1 - GENERAL

1.1 DESCRIPTION

- .1 Comply with requirements of this Section when performing following Work:
 - .1 Removal of lead based paint using power tools with an effective dust collection system equipped with a HEPA filter or by using abrasive blasting method to remove lead-based paint on equipment only in cases where removal from site by leaving on substrate and removing painted materials is deemed unfeasible. Abrasive blasting will occur on these materials and other materials to the discretion and feasibility according to the Departmental Representative and Contractor.

1.2 RELATED SECTIONS

- .1 Section 02 83 10 – Lead-Based Paint Abatement – Minimum Precautions
- .2 Section 02 83 11 – Lead-Based Paint Abatement – Intermediate Precautions

1.3 DEFINITIONS

- .1 HEPA vacuum: High Efficiency Particulate Air filtered vacuum equipment with a filter system capable of collecting and retaining fibres greater than 0.3 microns in any direction at 99.97% efficiency.
- .2 Authorized Visitors: Departmental Representative or designated representatives of regulatory agencies.
- .3 Occupied Area: area of building or work site outside Work Area where non-protected workers are present.
- .4 Dioctyl Phthalate (DOP) Test: testing method used to evaluate particle penetration and airflow resistance properties of filtration materials - HEPA filter leak test.
- .5 Sprayer: garden reservoir type sprayer or airless spray equipment capable of producing mist or fine spray. Appropriate capacity for scope of work.
- .6 Airlock: ingress or egress system without permitting air movement between contaminated area and uncontaminated area. Consisting of two (2) curtained doorways at least 2 m apart.
- .7 Curtained doorway: arrangement of closures to allow ingress and egress from one room to another while permitting minimal air movement between rooms, typically constructed as follows:
 - .1 Place two (2) overlapping sheets of polyethylene over existing or temporarily framed doorway, secure each along top of doorway, secure vertical edge of one sheet along one vertical side of doorway, and secure vertical edge of other sheet along opposite vertical side of doorway.
 - .2 Reinforce free edges of polyethylene with duct tape and add weight to bottom edge to ensure proper closing.
 - .3 Overlap each polyethylene sheet at openings 1.5 m on each side.
- .8 Action level: employee exposure, without regard to usage of respirators, to an airborne concentration

Decommissioning, Demolition and Site Restoration SSB HQ
Southside Road, St. John's, NL
Project No. R.111146.001

2020/12/01

Section 02 83 12 – Lead Based Paint Abatement Maximum Precautions

Page 2 of 8

- of lead of 50 micrograms per cubic metre of air calculated as an 8-hour time-weighted average (TWA). Maximum precautions for lead abatement are based on airborne lead concentrations greater than 1.25 60
- .9 milligrams per cubic meter of air within Work Area.
- .10 Competent person: Departmental Representative capable of identifying existing lead hazards in workplace and taking corrective measures to eliminate them.
- .11 Lead in Dust: wipe sampling on the vertical and/or horizontal surfaces, dust and debris is considered to be lead contaminated if it contains more than 40 micrograms of lead in dust per square foot.
- .12 Lead based paint: lead in paint exceeding 90mg/kg. Leachable lead is concentration exceeding 5mg/L.
- .13 Negative Air Pressure Machine: extracts air directly from work area and filters extracted air through a HEPA filter, discharge air to exterior of building.
- .1 Maintain pressure differential of 5 to 7 Pa relative to adjacent areas outside of work areas. Machine to be equipped with alarm to warn of system breakdown, and equipped with instrument to continuously monitor and automatically record pressure differences.

1.4 SUBMITTALS

- .1 Provide submittals in accordance with Section 01 33 00 - Submittal Procedures.
- .2 Submit written proof satisfactory to Departmental Representative that suitable arrangements have been made to dispose of lead based paint waste in accordance with requirements of authority having jurisdiction.
- .3 Submit Federal/Provincial and/or local requirements for Notice of Project Form.
- .4 Submit proof of Contractor's General and Environmental Liability Insurance.
- .5 Quality Control:
- .1 Provide Departmental Representative necessary permits for transportation and disposal of lead based paint waste and proof it has been received and properly disposed.
- .2 Provide proof satisfactory to Departmental Representative that employees had instruction on hazards of lead exposure, respirator use, dress, entry and exit from Work Area, and aspects of work procedures and protective measures.
- .3 Provide proof that supervisory personnel have attended lead abatement course, of not less than two (2) days duration, approved by Departmental Representative. Minimum of one (1) supervisor for every ten (10) workers.
- .6 Product data:
- .1 Provide documentation including test results, fire and flammability data, and Material Safety Data Sheets (MSDS) for chemicals or materials including:
- .1 Encapsulants.
- .2 Amended water.
- .3 Slow drying sealer.

1.5 QUALITY ASSURANCE

Decommissioning, Demolition and Site Restoration SSB HQ
Southside Road, St. John's, NL
Project No. R.111146.001

2020/12/01

Section 02 83 12 – Lead Based Paint Abatement Maximum Precautions

Page 3 of 8

- .1 Regulatory Requirements: comply with Federal, Provincial and local requirements pertaining to lead, in case of conflict among those requirements or with these specifications the more stringent requirement applies. Comply with regulations in effect at time work is performed.
- .2 Health and Safety:
 - .1 Require construction work to be in compliance with Provincial OHS.
 - .2 Safety Requirements: worker and visitor protection.
 - .1 Protective equipment and clothing to be worn by workers while in Lead Work Area includes:
 - .1 Abrasive blasting of lead paint: NIOSH approved and equipped with filter cartridges with assigned protection factor of 1000, acceptable to Authority Having Jurisdiction. Suitable for type of lead and level of lead dust exposure in Lead Work Area. Respirator to be equivalent Type CE abrasive blast supplied air respirator operated in a pressure demand or positive pressure mode with a tight-fitting full-face-piece. Compressed air used to supply supplied air respirators to meet breathing air purity requirements of CAN/CSA-Z180.1.
Where an oil-lubricated compressor is used to supply breathing air, a continuous carbon monoxide monitor/alarm to be provided.
 - .2 Disposable protective clothing that does not readily retain or permit skin contamination, consisting of full body covering including head covering with snug fitting cuffs at wrists, ankles, and neck.
 - .2 Requirements for workers:
 - .1 Remove street clothes in clean change room and put on respirator with new filters or reusable filters, clean coveralls and head covers before entering Equipment and Access Rooms or Work Area. Store street clothes, uncontaminated footwear, towels, and similar uncontaminated articles in clean change room.
 - .2 Remove gross contamination from clothing before leaving work area. Place contaminated work suits in receptacles for disposal with other lead contaminated materials. Leave reusable items except respirator in Equipment and Access Room. When not in use in work area, store work footwear in Equipment and Access Room. Upon completion of lead abatement, dispose of footwear as contaminated waste or clean thoroughly inside and out using soap and water before removing from work area or from Equipment and Access Room.
 - .3 Enter unloading room from outside dressed in clean coveralls to remove waste containers and equipment from Holding Room of Container and Equipment Decontamination Enclosure system. Workers not use this system as means to leave or enter Work Area.
 - .3 Eating, drinking, chewing, and smoking are not permitted in Work Area.
 - .4 Ensure workers are fully protected with respirators and protective clothing during preparation of system of enclosures prior to commencing actual lead abatement.
 - .5 Facilities for washing hands and face shall be provided adjacent to work areas. Workers must wash hands, face and respirators when leaving Lead Work Area.
 - .6 Provide and post in Clean Change Room and in Equipment and Access Room the procedures described in this Section, in both official languages (English and French).
 - .7 No person required to enter Work Area may have facial hair that affects seal between

Decommissioning, Demolition and Site Restoration SSB HQ
Southside Road, St. John's, NL
Project No. R.111146.001

2020/12/01

Section 02 83 12 – Lead Based Paint Abatement Maximum Precautions

Page 4 of 8

- .8 respirator and face.
Visitor Protection:
 - .1 Provide protective clothing and approved respirators to Authorized Visitors to Work Areas.
 - .2 Instruct Authorized Visitors in use of protective clothing, respirators and procedures.
 - .3 Instruct Authorized Visitors in proper procedures to be followed in entering into and exiting from Work Area.

1.6 WASTE MANAGEMENT AND DISPOSAL

- .1 Handle and dispose of hazardous materials in accordance with CEPA, TDGA, Federal/Provincial and Municipal regulations.
- .2 Disposal of lead waste generated by removal activities must comply with Federal, Provincial and Municipal regulations. Dispose of lead waste in sealed double thickness 6 ml bags or leak proof drums. Label containers with appropriate warning labels.
- .3 Provide manifests describing and listing waste created. Transport containers by approved means to licensed landfill for disposal.

1.7 EXISTING CONDITIONS

- .1 Refer to Hazardous Material Assessment report appended to these specifications.

PART 2 - PRODUCTS

2.1 MATERIALS

- .1 Polyethylene 0.15 mm unless otherwise specified; in sheet size to minimize joints.
- .2 FR polyethylene: 0.15 mm woven fibre reinforced fabric bonded both sides with polyethylene.
- .3 Tape: fibreglass - reinforced duct tape suitable for sealing polyethylene under dry conditions and wet conditions using amended water.
- .4 Slow - drying sealer: non-staining, clear, water - dispersible type that remains tacky on surface for at least eight (8) hours and designed for trapping residual lead paint residue.
- .5 Lead waste containers: metal and fibre type acceptable to dump operator with tightly fitting covers and 0.15 mm sealable polyethylene liners.
 - .1 Label containers with pre-printed bilingual cautionary Warning Lead clearly visible when ready for removal to disposal site.

PART 3 - EXECUTION

3.1 SUPERVISION

- .1 Approved Supervisor must remain within Lead Work Area during disturbance, removal, or handling

Decommissioning, Demolition and Site Restoration SSB HQ
Southside Road, St. John's, NL
Project No. R.111146.001

2020/12/01

Section 02 83 12 – Lead Based Paint Abatement Maximum Precautions

Page 5 of 8

of lead- paints.

3.2 PREPARATION

- .1 Remove and wrap items to be salvaged or reused, and transport and store in area specified by Departmental Representative.
- .2 Work Area:
 - .1 Pre-clean fixed casework, and equipment within work areas, using HEPA vacuum and cover with polyethylene sheeting sealed with tape.
 - .2 Clean work areas using HEPA vacuum. If not practicable, use wet cleaning method. Do not use methods that raise dust, such as dry sweeping, or vacuuming using other than HEPA vacuum.
 - .3 Install negative pressure machine system and operate continuously from installation of polyethylene sheeting until completion of final cleanup. Provide automatic continuous monitoring and recording instrument of pressure difference.
 - .4 Seal off openings, corridors, doorways, windows, skylights, ducts, grilles, and diffusers, with polyethylene sheeting sealed with tape.
 - .5 Cover floor surfaces in work area from wall to wall with FR polyethylene drop sheets to protect existing floor during removal.
 - .6 Build airlocks at entrances and exits from work areas to ensure work areas are always closed off by one curtained doorway when workers enter or exit.
 - .7 At point of access to work areas install warning signs in both official languages in upper case "Helvetica Medium" letters reading as follows where number in parentheses indicates font size to be used:
 - .1 CAUTION LEAD HAZARD AREA (25 mm).
 - .2 NO UNAUTHORIZED ENTRY (19 mm)
 - .3 WEAR ASSIGNED PROTECTIVE EQUIPMENT AND RESPIRATOR (19 mm).
 - .4 BREATHING LEAD CONTAMINATED DUST CAUSES SERIOUS BODILY HARM (7 mm).
 - .8 Maintain emergency and fire exits from work areas, or establish alternative exits satisfactory to Authority Having Jurisdiction.
 - .9 Where water application is required for wetting lead containing materials, provide temporary water supply by use of appropriately sized hoses for application of water as required.
 - .10 Provide electrical power and shut off for operation of powered tools and equipment. Provide 24 volt safety lighting and ground fault interrupter (GFI) circuits on power source for electrical tools, in accordance with applicable CSA Standard. Ensure safe installation of electrical lines and equipment.
- .3 Worker Decontamination Enclosure System:
 - .1 Worker Decontamination Enclosure System includes Equipment and Access Room and Clean Room, as follows:
 - .1 Equipment and Access Room: construct between exit and work areas, with two (2) curtained doorways, one (1) to the rest of the suite, and one (1) to work area. Install waste receptor and storage facilities for workers' shoes and protective clothing to be re-worn in work areas. Build large enough to accommodate specified facilities, equipment needed, and at least one (1) worker allowing sufficient space to change comfortably.
 - .2 Clean Room: construct with curtained doorway to outside of enclosures. Provide

Decommissioning, Demolition and Site Restoration SSB HQ
Southside Road, St. John's, NL
Project No. R.111146.001

2020/12/01

Section 02 83 12 – Lead Based Paint Abatement Maximum Precautions

Page 6 of 8

lockers or hangers and hooks for workers' street clothes and personal belongings. Provide storage for clean protective clothing and respiratory equipment. Install mirror to permit workers to fit respiratory equipment properly.

- .4 Construction of Decontamination Enclosures:
 - .1 Construct framing for enclosures or use existing rooms. Line enclosure with polyethylene sheeting and seal with tape, apply two (2) layers of FR polyethylene on floor.
 - .2 Construct curtain doorways between enclosures so when people move through or waste containers and equipment are moved through doorway, one of two closure comprising doorway always remains closed.
 - .3 Shower room in decontamination facility to be provided with the following:
 - .1 Hot and cold water or water of constant temperature not less than 40 degrees Celsius or more than 50 degrees Celsius.
 - .2 Individual controls inside to regulate water flow and temperature.
 - .4 Prior to each shift in which a decontamination facility is being used, a competent person should inspect the facility to ensure that there are no defects that would allow lead-containing dust to escape. Defects should be repaired before the facility is used. The decontamination facility should be maintained in a clean and sanitary condition.
- .5 Separation of Work Areas from Occupied Areas:
 - .1 Barriers between Work Area and occupied area to be constructed as follows:
 - .1 Construct floor to ceiling wood or metal stud framing, cover with polyethylene sheeting and seal with duct tape. Apply plywood over polyethylene sheeting. Seal plywood joints and between adjacent materials with surface film forming sealer, to create airtight barrier.
 - .2 Cover plywood with polyethylene sheeting and sealed with duct tape.
- .6 Maintenance of Enclosures:
 - .1 Maintain enclosures in tidy condition.
 - .2 Ensure barriers and polyethylene linings are effectively sealed and taped. Repair damaged barriers and remedy defects immediately.
 - .3 Visually inspect enclosures at beginning of each working day.
 - .4 Use smoke test method to test effectiveness of barriers as directed by Departmental Representative.

3.3 LEAD - BASE PAINT ABATEMENT

- .1 Removal of lead based paint to be performed using power tools that are attached to dust-collecting vacuums with HEPA filters.
- .2 Remove lead-based paint in small sections and pack as it is being removed in sealable 0.15 mm plastic bags and place in labelled containers for transport.
- .3 Wet method to be used to reduce dust generation. Examples of wet methods include wetting surfaces, wet scraping, and wet shoveling. Wet method not be used if it creates a hazard or cause damage to equipment or to project. Power tools to be equipped with a shroud, and to be kept flush with surface.
- .4 Seal filled containers. Clean external surfaces thoroughly by wet sponging. Remove immediately from working area to a Temporary Staging Area. Clean external surfaces thoroughly again by wet sponging before moving containers to decontamination enclosure. Wash containers thoroughly in

Decommissioning, Demolition and Site Restoration SSB HQ
Southside Road, St. John's, NL
Project No. R.111146.001

2020/12/01

Section 02 83 12 – Lead Based Paint Abatement Maximum Precautions

Page 7 of 8

decontamination enclosure, and store in Clean Room pending removal. Ensure containers are removed from Clean Room by workers who have entered from uncontaminated areas dressed in clean coveralls.

- .5 After completion of stripping work, wire brush and wet sponge surface to remove visible material. During this work keep surfaces wet. After wire brushing and wet sponging, wet clean and HEPA vacuum entire work area including Equipment and Access Room. Compressed air or dry sweeping not be used to clean up lead-containing dust or waste. After inspection and approval by Departmental Representative apply continuous coat of slow drying sealer to surfaces. Do not disturb work area for eight (8) hours, no entry, activity, or ventilation other than operation negative air machine during this period.
- .6 After enclosing lead painted surfaces, wet clean work area and equipment and access room. During settling period no entry, activity, or ventilation will be permitted.
- .7 Collect paint debris and surficial soil impacted by paint chips and containerize as a lead waste. Soils impacted with lead-base paints to be handled and disposed of as lead waste.
- .8 After all lead-base paint has been removed from the substrate materials, paint-free substrate materials are to be transported and disposed of at an approved waste site.

3.4 INSPECTION

- .1 Perform inspection to confirm compliance with specification and governing authority requirements.
Deviations from requirements not been approved in writing by Departmental Representative will result in Work shutdown, at no cost to Departmental Representative.
- .2 Departmental Representative will inspect work for:
 - .1 Adherence to specific procedures and materials.
 - .2 Final cleanliness and completion.
 - .3 No additional costs will be allowed for additional labour or materials required to provide specified performance level.
- .3 When lead dust leakage from Work Area occurs Departmental Representative will order Work shutdown.
 - .1 No additional costs will be allowed by Contractor for additional labour or materials required to provide specified performance level.

3.5 FINAL CLEANUP

- .1 Remove polyethylene sheet by rolling it away from walls to centre of Work area. Vacuum visible lead containing particles observed during cleanup, immediately, using HEPA vacuum equipment.
- .2 Place polyethylene sheets, tape, cleaning material, clothing, and contaminated waste in plastic bags and sealed labelled lead waste containers and transport to a Temporary Staging Area prior to off-site disposal.
- .3 Clean-up Work areas, Equipment and Access Room, and other contaminated enclosures.

Demolition of Administration Building
Southside Road, St. John's, NL
Project No. R.111146.001

2020/12/01

Section 02 83 12 – Lead Based Paint Abatement Maximum Precautions

Page 8 of 8

- .4 Clean-up sealed waste containers and equipment used in Work and remove from Work areas at appropriate time in cleaning sequence.
- .5 Conduct final check to ensure no dust or debris remain on surfaces as result of dismantling operations.

END OF SECTION