

## General Caveat

This report is based on a Refurbishment & Demolition survey of an un-occupied building.

During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos. It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so that it is not possible to regard the findings of any survey as being definite. It must remain a possibility that asbestos containing materials may be found during demolition activities. For reasons set out in this report, the results cannot give an assurance that all asbestos materials have been found and must not be thought to do so.

It should be noted that the term "No visible asbestos containing materials identified" was used in retail and other parts of properties which were occupied or partially occupied during the inspection. It must remain a possibility that asbestos containing materials may be entombed under existing floors, above ceilings or behind walls, fixtures and fittings. Therefore, any future works in these areas should be preceded by an invasive investigation.

This report has been written with reference to the various Guidance Notes etc, issued, and current at the date of this report and describes circumstances at the site on the date the survey took place.

## Specific Notes

### *Legislation and Codes of Practice*

The Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006 to 2010, apply to work where there is or may be asbestos fibres present. These regulations apply in particular to any person or employer working with or removing asbestos.

In addition, Safety, Health and Welfare at Work (Construction) Regulations 2013 (SI 291 of 2013) also apply to any building, installation, repair, demolition and asbestos removal work.

Information about working with material containing asbestos cement is contained in Health and Safety Authority's document "Asbestos-containing materials (ACM's) in Workplaces – Practical Guidelines on ACM Management and Abatement".

### *Provision of information*

It is recommended that this report is brought to the attention of any person likely to be involved in refurbishment/demolition works.

Once asbestos materials have been identified it is essential that appropriate remedial measures be introduced prior to any structural alterations, refurbishment or demolition works commencing. All the asbestos removal works should be carried out by a competent asbestos removal contractor in accordance with Asbestos at Work Regulations 2006 to 2010. Statutory notification requirements of 14 days are required under the provisions of the Asbestos Regulations for certain works involving asbestos. The contractor appointed for removal works is responsible for deciding if a 14 day notification is required and for drawing up a plan of work for any removal works.

## Competent Person

Person provided with adequate information, instruction and training for the task being undertaken and capable of demonstrating adequate and up-to-date understanding of the work being undertaken, the required control measures, the applicable legislation, and having sufficient practicable experience to apply these effectively. There are two categories of competent person, 1) competent asbestos operative and 2) specialist asbestos operative.

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About Safety Ltd. Registered in Ireland: No. 422820*

Appendix A – Asbestos Bulk Identification Report

**ASBESTOS BULK IDENTIFICATION REPORT**

Report on:

Identification of asbestos content of suspected asbestos containing materials (ACM's) sampled from the following location/site:

**10 Henry Place**

**TEST RESULT**

SAMPLE NO	LAB. REF.	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIED
		No samples required		

Glossary

\*NADIS = No Asbestos Detected in Sample  
VFT = Vinyl Floor Tile

Chrysotile (white asbestos)

Amosite (brown asbestos)

Crocidolite (blue asbestos)





**Analyst: John Kelleher**









Appendix B – Schedule of Survey Sheets



Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
1	10 Henry Place	Roof		Roofing felts No access		Presumed asbestos until proven otherwise						Investigate prior to work likely to cause disturbance.	
2	10 Henry Place	Ground floor		Plastic rainwater ware.		NAD							
3	10 Henry Place	Ground floor Front of premises		Plasterboard to ceiling		NAD							
4	10 Henry Place	Ground floor Back of premises		Plasterboard to ceiling		NAD							

<b>Key</b> NAD = No asbestos detected AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM = Square Meters LM = Linear Meters	<b>Confirmed Asbestos</b>	<b>Material Assessment Score</b>		<b>Risk</b>
	<b>Presumed/Strongly presumed ACM Or Non Accessed Area</b>	≤ 4		Very Low
		5 - 6		Low
		7 - 9		Medium
		≥ 10		High
No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.				




Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
5	10 Henry Place	Ground floor Back room		Concrete under lino		NAD							
6	10 Henry Place	Ground floor WC		Floors, walls and ceilings		NAD							
7	10 Henry Place	Ground floor back room		Lead sealed cast-iron collars		Presumed to contain asbestos woven rope packing						Investigation by a competent contractor prior to work likely to cause disturbance.	
8	10 Henry Place	Stairway to 1 <sup>st</sup> floor		Integral areas of old electrical equipment		Presumed to contain asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	

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		Presumed/Strongly presumed ACM Or Non Accessed Area	≤ 4	Very Low
	5 - 6		Low	
	7 - 9		Medium	
		≥ 10	High	
No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.				

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Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
9	10 Henry Place	1 <sup>st</sup> floor		Plywood sheeting to inner roof		NAD							

<b>Key</b> NAD = No asbestos detected AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM = Square Meters LM = Linear Meters	Confirmed Asbestos	<b>Material Assessment Score</b>		<b>Risk</b>
			≤ 4	Very Low
	Presumed/Strongly presumed ACM Or Non Accessed Area		5 - 6	Low
			7 - 9	Medium
			≥ 10	High
No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.				





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### Refurbishment & Demolition Asbestos Survey

**Location:** *8 – 9 Moore Street & 10 – 12 Moore Lane  
[The Paris Bakery]  
Dublin 1*

**Client:** *Dublin Central GP Ltd*

**Instructing Party:** *Certo Management Services*

**Survey Date:** *29<sup>th</sup> and 30<sup>th</sup> September, 2020*

**Prepared by:** *John Kelleher*

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## Executive Summary

A Refurbishment and Demolition Asbestos Survey was carried out of the above residential property which is to be demolished. Below is a summary of the survey.

Ref:	Confirmed Asbestos [Requires removal and disposal as asbestos waste by a competent asbestos contractor prior to demolition.]
10	Asbestos cement downpipe in the ground floor back of bakery. Exits through ceiling.
14	Asbestos cement gutters identified to both sides of the back store room. 50 linear meters approximately.
15	Single skin asbestos cement corrugated roof sheeting under the steel cladding on the back store room. 130 square meters approximately.
16	Single skin asbestos cement corrugated roof sheeting on the two vents on the roof of the back store room.
32, 40, 43	Single skin asbestos cement corrugated roof sheeting, ridge tiles and flashings on gable end to the main roof of No. 12 Moore Lane. Miscellaneous debris on the kitchen floor underneath.
36	Asbestos containing brake shoes on the lift motor on the 4 <sup>th</sup> floor of No. 12 Moore Street.
37	Asbestos containing fire door on the 4 <sup>th</sup> floor plantroom in No. 12 Moore Street.
31	Asbestos cement slates on the roofs of No. 20 and 21 Moore Street.



Ref:	<p style="text-align: center;"><b>Presumed/Strongly Presumed Asbestos</b>  [Requires dismantling and investigation by a competent asbestos contractor prior to demolition.]</p>
3, 9	Integral areas of old electrical equipment and assemblies are presumed to contain asbestos.
7	Some areas of raised floors are presumed to contain asbestos and may be encountered during demolition works.
17	Inaccessible flat roofs are presumed to contain substrate roofing felts.
27	Integral areas of the old safe on the 2 <sup>nd</sup> floor are presumed to contain asbestos.
29, 30	The roofs of No's 19 and 20 are presumed to contain asbestos.
34	Integral areas of the old boiler and associated flanges are presumed to contain asbestos.

## Names and Addresses

**Client Name:**  
Dublin Central GP Ltd

**Instructing Party:**  
Certo Management Services

**Contact:**  
**Phone:**

**Contact:** Peter McIlhagger  
**Phone:**

**Site Full Name:**  
18- 19 Moore Street & 10 – 12 Moore Lane  
(Paris Bakery)  
Dublin 1

**Report Author:**  
About Safety Limited  
24 Oceancrest  
Arklow  
Co. Wicklow

**Contact:** John Kelleher  
**Phone:** 086 2208488

### Asbestos Surveyor: John Kelleher

#### British Occupational Hygiene Society (BOHS) Asbestos Proficiency Certification

- S301: Asbestos and other Fibres
- P401: Identification of Asbestos in Bulk Samples (PLM)
- P402: Building Surveys and Bulk Sampling for Asbestos
- P403: Asbestos Fibre Counting
- P404: Air Sampling and Clearance Testing of Asbestos
- P405: Management of Asbestos in Buildings (Safe Removal & Disposal)



## Introduction

About Safety Ltd. was instructed to carry out a Refurbishment and Demolition Asbestos Survey of the above property. The survey and sampling was carried out taking cognizance of the requirements of the Health and Safety Executive (UK) document, *HSG 264, Asbestos: The Survey Guide*.

## Objectives

The objectives of this survey were to:

To carry out a survey to ascertain the presence of asbestos based materials.

To carry out a survey to locate and describe, as far as reasonably practicable, all asbestos containing materials prior to refurbishment/demolition.

To gain access to all areas, as necessary, to determine the extent of any asbestos that may be present.

To sample and estimate the extent and volume of any asbestos materials that may be present.

To generate asbestos material assessments where the period between the survey and event is significant i.e. more than 3 months.

To produce a report identifying areas containing asbestos to be used as a basis for tendering their removal.

To instigate asbestos removal works prior to refurbishment/demolition.

*NB: The extent of asbestos containing materials if identified in this report are only approximate and should not be relied upon as a basis for tendering removal works. Contractors tendering works are expected to satisfy themselves by site visit and measurement the exact nature and extent of any works which is proposed.*



## Scope of Works & Site Description

<b>General Information</b>	<i>Scope of Works:</i>	Proposed demolition
	<i>Structural Details:</i>	Four and two storey buildings of solid construction.
	<i>Date of Construction:</i>	Not known
<b>External Aspects:</b>	<i>Roofs:</i>	Mixture of flat and pitched roofs. Asbestos sheeting on main roof and under the steel cladding on the
	<i>Walls</i>	Solid concrete and block generally. Plasterboard
<b>Internal Aspects:</b>	<i>Ceilings</i>	Plasterboard and concrete
	<i>Floors</i>	Concrete generally
	<i>Insulation</i>	N/A
	<i>Heating Systems:</i>	Old boiler on 4 <sup>th</sup> floor
<b>Services:</b>		
<b>Reservations:</b>	<i>Access restrictions:</i>	Roofs were not accessible.

## Survey Limitations

All areas accessed for proposed refurbishment works were subjected to a survey taking cognisance of the requirements of HSG 264, Asbestos: The Survey Guide. The investigation consisted of an inspection of each room and area to be impacted by the works.

No report has been made on any concealed spaces, which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility, lack of building drawings or insufficient knowledge of the structure of the building at the time of the survey.

**Inaccessible Areas:** Electrical equipment such as, boiler units, water heaters, storage heaters, fuse or switch boards. Within floor or wall structures, behind wall or ceiling cladding or within blocked up chimneys. Within internal areas of fire doors unless asbestos observed from keyhole or other damaged areas. Care should always be exercised when working on any electrical equipment in particular the older styles as asbestos-containing materials may be present.

### *Asbestos Refurbishment & Demolition Survey: Definition*

A refurbishment and demolition survey is needed before any refurbishment or demolition works is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACM's in the area where the refurbishment works will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive and maintenance and repair work will be carried out or for plant removal and dismantling.

Where the refurbishment or demolition works may not take place for a significant period after the survey (e.g. three months), then the information required for a management survey should be obtained.



## *Asbestos Contaminated Soils (ACS)*

The first point of contact with soil or ground contaminated with asbestos will be during site investigations and exploratory ground works. This may be defined as asbestos operative related work and applies where there is a potential for sporadic or low intensity exposure. People directly involved in these preliminary works, geotechnical engineers and ground workers, should receive formal training enabling them to work safely where asbestos could be present in the ground as a consequence of legacy use issues with the land. In principle, the general tiered approach to the assessment and management of potential risks posed by ACS is the same as that for any other contaminant. However, the unique nature of asbestos means that different methods of analysis, exposure estimation and risk estimation are required. Importantly, soil and air analysis methods need to be more detailed than those currently and commonly used to demonstrate compliance with the Asbestos Regulations.

## Material Assessment

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

### *Material Assessment Algorithm*

In the material assessment process, the main factors influencing fibre release are given a score which can then be added together to obtain a material assessment rating. The four main parameters which determine the amount of fibre released from an ACM when subject to disturbance are:

- Product Type
- Extent of damage or deterioration
- Surface Treatment; and
- Asbestos type

Each parameter is scored between 1 and 3. A score of 1 equivalent to a low potential for fibre release, 2 = medium and 3 = high. Two parameters can also be given a nil score (equivalent to a very low potential for fibre release). The value assigned to each of the four parameters is added together to give a total score of between 2 and 12. Presumed or strongly presumed ACM's are scored as Crocidolite (i.e. score = 3) unless there is strong evidence to show otherwise.

Materials with assessment scores of 10 or more are rated as having a high potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having a medium potential, and between 5 and 6 a low potential. Scores of 4 or less have a very low potential to release fibres.

## Analytical Techniques

Asbestos Bulk Sample Analysis is conducted by using Polarised Light and Dispersion Staining Techniques. Dispersion Staining is used to describe the colour effects produced when a transparent colourless particle or fibre is immersed in a liquid having a refractive index near to that of the particle or fibre, and is viewed under a microscope using transmitted white light (based on HSE Publication, HSG 248).

Samples were returned to About Safety Ltd. Laboratory for Analysis. Photographs were taken at all of the sample locations (unless otherwise stated).

Materials of a similar type were only occasionally sampled and it was assumed that other materials visually inspected to where the sample was taken, were of a similar composition.

Each area was viewed for suspect materials thought or known to contain asbestos and samples taken where it was considered necessary.



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It should be noted that the term "No visible asbestos containing materials identified" was used in retail and other parts of properties which were occupied or partially occupied during the inspection. It must remain a possibility that asbestos containing materials may be entombed under existing floors, above ceilings or behind walls, fixtures and fittings. Therefore, any future works in these areas should be preceded by an invasive investigation.

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It is recommended that this report is brought to the attention of any person likely to be involved in refurbishment/demolition works.

Once asbestos materials have been identified it is essential that appropriate remedial measures be introduced prior to any structural alterations, refurbishment or demolition works commencing. All the asbestos removal works should be carried out by a competent asbestos removal contractor in accordance with Asbestos at Work Regulations 2006 to 2010. Statutory notification requirements of 14 days are required under the provisions of the Asbestos Regulations for certain works involving asbestos. The contractor appointed for removal works is responsible for deciding if a 14 day notification is required and for drawing up a plan of work for any removal works.

## Competent Person

Person provided with adequate information, instruction and training for the task being undertaken and capable of demonstrating adequate and up-to-date understanding of the work being undertaken, the required control measures, the applicable legislation, and having sufficient practicable experience to apply these effectively. There are two categories of competent person, 1) competent asbestos operative and 2) specialist asbestos operative.

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## ASBESTOS BULK IDENTIFICATION REPORT

Report on:

Identification of asbestos content of suspected asbestos containing materials (ACM's) sampled from the following location/site:

Paris Bakery  
12 Moore Lane  
Dublin 1

### TEST RESULT

SAMPLE NO	LAB. REF.	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIED
S01	2027326	Ground floor back of shop	Downpipe	Chrysotile
S02	2027327	2 <sup>nd</sup> floor WC	VFT	NADIS
S03	2027328	2 <sup>nd</sup> floor WC	VFT adhesive	NADIS
S04	2027329	3 <sup>rd</sup> floor Lift car floor	VFT	NADIS
S05	2027330	3 <sup>rd</sup> floor Lift car floor	VFT adhesive	NADIS
S06	2027331	3 <sup>rd</sup> floor lift motor	Brake shoes	Chrysotile
S07	2027332	3 <sup>rd</sup> floor WC	VFT	NADIS
S08	2027333	3 <sup>rd</sup> floor WC	VFT adhesive	NADIS
S09	2027334	3 <sup>rd</sup> floor canteen floor	VFT	NADIS
S10	2027335	3 <sup>rd</sup> floor canteen floor	VFT adhesive	NADIS
S11	2027336	3 <sup>rd</sup> floor roof	debris on floor	Crocidolite/chrysotile

#### Glossary

\*NADIS = No Asbestos Detected in Sample  
VFT = Vinyl Floor Tile

Chrysotile (white asbestos)

Amosite (brown asbestos)





Crocidolite (blue asbestos)

**Analyst: John Kelleher**

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## Appendix B – Schedule of Survey Sheets



Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
1	10-11 Moore Lane	Back yard canopy		Modern felt overlay on plywood.		No visible asbestos containing materials identified.							
2	10-11 Moore Lane	Back of premises		Plaster ceiling tiles in drop ceilings.		No visible asbestos containing materials identified.							
3	10-11 Moore Lane	Back of premises. Electrical panels under stairway		Integral of electrical panels		Presumed asbestos						Dismantling and investigation by a competent contractor prior to work likely to cause disturbance.	
4	10-11 Moore Lane	Back of premises		Concrete floor slab over drop ceilings		No visible asbestos containing materials identified.							

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		Presumed/Strongly presumed ACM Or Non Accessed Area	≤ 4	Very Low
	5 - 6		Low	
	7 - 9		Medium	
		≥ 10	High	
No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.				







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5	10-11 Moore Lane	Back of premises WC				No visible asbestos containing materials identified.							
6	10-11 Moore Lane	Back of shop. Former bakery		Drop ceiling with lay-in ceiling tiles.		No visible asbestos containing materials identified.							
7	10-11 Moore Lane	Front of premises		Raised wooden floors original floors		Presumed to contain asbestos in areas.						investigation by a competent contractor prior to work likely to cause disturbance.	
8	10-11 Moore Lane	Front of premises				No visible asbestos containing materials identified.							

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9	10-11 Moore Lane	Front of premises		Integral areas of electrical equipment		Presumed asbestos						Dismantling and investigation by a competent contractor prior to work likely to cause disturbance.	
10	10-11 Moore Lane	Back of shop. Former bakery	2027326	AC down pipe on side wall and exiting through ceiling	NQ	Chrysotile	1	0	1	1	3	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
11	10-11 Moore Lane	1 <sup>st</sup> floor Rooms and areas				No visible asbestos containing materials identified.							
12	10-11 Moore Lane	1 <sup>st</sup> floor Rooms and areas				No visible asbestos containing materials identified.							

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13	10-11 Moore Lane	1 <sup>st</sup> floor Rooms and areas		Plasterboard ceilings		No visible asbestos containing materials identified.							
14	10-11 Moore Lane	Narrow side building roof Roof		AC gutter to each side of roof.	50 LM approx.	Chrysotile	1	1	1	1	4	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
15	10-11 Moore Lane	Narrow side building roof Roof		Single skin AC corrugated roof sheeting under outer metal cladding	130 SM approx.	Chrysotile	1	1	1	1	4	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
16	10-11 Moore Lane	Narrow side building roof Roof		AC sheeting to vents on roof	8 SM approx.	Chrysotile	1	1	1	1	4	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	





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17	10-11 Moore Lane	1 <sup>st</sup> floor		Flat roof not accessible		Presumed asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
18	10-11 Moore Lane	1 <sup>st</sup> floor Rooms and areas.		Plasterboard to walls and ceilings.		No visible asbestos containing materials identified.							
19	10-11 Moore Lane	1 <sup>st</sup> floor Back store room				No visible asbestos containing materials identified.							
20	10-11 Moore Lane	4 storey Building 1 <sup>st</sup> floor				No visible asbestos containing materials identified.							





<b>Key</b> NAD = No asbestos detected AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM = Square Meters LM = Linear Meters	<b>Confirmed Asbestos</b>	<b>Material Assessment Score</b>		<b>Risk</b>	
	<b>Presumed/Strongly presumed ACM Or Non Accessed Area</b>	≤ 4		Very Low	
		5 - 6		Low	
		7 - 9		Medium	
		≥ 10		High	
No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.					

Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
21	10-11 Moore Lane	4 storey Building 1 <sup>st</sup> floor				No visible asbestos containing materials identified.							
22	10-11 Moore Lane	4 storey Building 1 <sup>st</sup> floor		Drop ceiling with lay-in ceiling tiles.		No visible asbestos containing materials identified.							
23	10-11 Moore Lane	4 storey Building 1 <sup>st</sup> floor				No visible asbestos containing materials identified.							
24	10-11 Moore Lane	4 storey Building 2 <sup>nd</sup> floor				No visible asbestos containing materials identified.							

<b>Key</b> NAD = No asbestos detected AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM = Square Meters LM = Linear Meters	Confirmed Asbestos	Material Assessment Score		Risk
		Presumed/Strongly presumed ACM Or Non Accessed Area	≤ 4	Very Low
	5 - 6		Low	
	7 - 9		Medium	
		≥ 10	High	
No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.				





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Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
25	10-11 Moore Lane	4 storey Building 2 <sup>nd</sup> floor WC 1	2027327 2027328	VFT and adhesive		No visible asbestos containing materials identified.							
26	10-11 Moore Lane	4 storey Building 2 <sup>nd</sup> floor WC 2		VFT and adhesive		No visible asbestos containing materials identified.							
27	10-11 Moore Lane	4 storey Building 2 <sup>nd</sup> floor		Integral areas of old safe		Presumed to contain asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
28	10-11 Moore Lane	4 storey Building 2 <sup>nd</sup> floor				No visible asbestos containing materials identified.							

<b>Key</b> NAD = No asbestos detected AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM = Square Meters LM = Linear Meters	Confirmed Asbestos	<b>Material Assessment Score</b>		<b>Risk</b>
		≤ 4		Very Low
	5 - 6		Low	
	7 - 9		Medium	
	≥ 10		High	
Presumed/Strongly presumed ACM Or Non Accessed Area		No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.		







Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
29	10-11 Moore Lane	Roof No. 18 Moore Street Occupied		Barrel roof substrate felts.		Strongly presumed asbestos.						Investigation by a competent contractor prior to work likely to cause disturbance.	
30	10-11 Moore Lane	Roof No. 19 Moore Street Occupied		Flat roof substrate felts.		Strongly presumed asbestos.						Investigation by a competent contractor prior to work likely to cause disturbance.	
31	10-11 Moore Lane	No. 20-21 Moore Street		AC slates to roofs.		Chrysotile	1	1	1	1	4	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance	
32	10-11 Moore Lane	4 storey Building 2 <sup>nd</sup> floor		Section of AC downpipe on corner	1 LM approx.	Presumed chrysotile	1	1	1	1	4	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance	

<b>Key</b> NAD = No asbestos detected AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM = Square Meters LM = Linear Meters	Confirmed Asbestos	<b>Material Assessment Score</b>		<b>Risk</b>	
	Presumed/Strongly presumed ACM Or Non Accessed Area	≤ 4		Very Low	
		5 - 6		Low	
		7 - 9		Medium	
		≥ 10		High	
No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.					




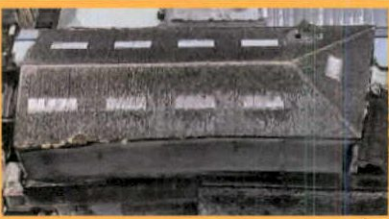
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Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
33	10-11 Moore Lane	4 storey Building 2 <sup>nd</sup> floor Open area		Recessed heaters		No visible asbestos containing materials identified.							
34	10-11 Moore Lane	4 storey Building 3 <sup>rd</sup> floor		Integral areas of old boiler and flanges		Strongly presumed to contain asbestos gaskets						Dismantling and investigation by a competent contractor prior to work likely to cause disturbance.	
35	10-11 Moore Lane	4 storey Building 3 <sup>rd</sup> floor Lift Car	2027329 2027330	VFT and adhesive		No visible asbestos containing materials identified.							
36	10-11 Moore Lane	4 storey Building 3 <sup>rd</sup> floor Lift plant	2027331	Brake shoes Intact	2 shoes	Chrysotile	1	0	0	1	2	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance	

<b>Key</b> NAD = No asbestos detected AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM = Square Meters LM = Linear Meters	Confirmed Asbestos	Material Assessment Score		Risk	
				≤ 4	Very Low
			5 - 6		Low
			7 - 9		Medium
			≥ 10		High
No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.					






Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
37	10-11 Moore Lane	4 storey Building 3 <sup>rd</sup> floor	Previously sampled	AIB internally in fire door.	1 door	Amosite	2	0	1	2	5	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance	
38	10-11 Moore Lane	4 storey Building 3 <sup>rd</sup> floor WC		VFT and adhesive		No visible asbestos containing materials identified.							
39	10-11 Moore Lane	4 storey Building 3 <sup>rd</sup> floor WC		Concrete floor		No visible asbestos containing materials identified.							
40	10-11 Moore Lane	4 storey Building 3 <sup>rd</sup> floor Roof	2027336	AC single skin corrugated roof sheeting, ridge tiles and flashings	400 SM approx	Crocidolite and chrysotile	1	1	1	1	4	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance	

<p>Key</p> <p>NAD = No asbestos detected</p> <p>AIB = Asbestos insulation board</p> <p>AC = Asbestos cement</p> <p>VFT = vinyl floor tile</p> <p>NQ = Not Quantified/Quantifiable</p> <p>SM = Square Meters</p> <p>LM = Linear Meters</p>	Confirmed Asbestos	Material Assessment Score		Risk
		Presumed/Strongly presumed ACM Or Non Accessed Area	≤ 4	Very Low
	5 - 6		Low	
	7 - 9		Medium	
		≥ 10	High	
<p>No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.</p>				

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11/05/2022



Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
41	10-11 Moore Lane	4 storey Building 3 <sup>rd</sup> floor		Plasterboard to ceiling.		No visible asbestos containing materials identified.							
42	10-11 Moore Lane	4 storey Building 3 <sup>rd</sup> floor Kitchen	2027334 2027335	VFT and Evode		NAD							
43	10-11 Moore Lane	4 storey Building 3 <sup>rd</sup> floor Kitchen		AC debris on floor		Crocidolite and chrysotile	1	2	1	1	5	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance	

<b>Key</b> NAD = No asbestos detected AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM = Square Meters LM = Linear Meters	Confirmed Asbestos	Material Assessment Score		Risk
		≤ 4		Very Low
	5 - 6		Low	
	7 - 9		Medium	
	≥ 10		High	
Presumed/Strongly presumed ACM Or Non Accessed Area		No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.		

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## **ABOUT SAFETY LTD.**

ASBESTOS | LEAD BASED PAINT | MOULD | SILICA DUST | HAZMAT  
SURVEYING & TESTING  
RISK MANAGEMENT | PROJECT MANAGEMENT

### **Refurbishment & Demolition Asbestos Survey**

**Location:** *5-8 Henry Place  
Dublin*

**Client:** *Dublin Central GP Ltd*

**Instructing Party:** *Certo Management Services*

**Survey Date:** *30<sup>th</sup> September 2020*

**Prepared by:** *John Kelleher, About Safety Ltd.*



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## Executive Summary

A Refurbishment and Demolition Asbestos Survey was carried out for the above property. Below is a summary of the survey.

Ref:	<b>Confirmed Asbestos</b> [Requires removal and disposal as asbestos waste by a competent asbestos contractor prior to works likely to cause disturbance]
1, 20	Single skin asbestos cement corrugated roof sheeting to main roofs. 500-550 square meters approximately.
2, 3	Asbestos cement flue pipe and cowl on external wall and asbestos cement downpipe over door in Henry Place. 6 linear meters approximately.
22	Asbestos containing thread nosing to steps between rooms. Two steps.

Ref:	<b>Presumed/Strongly Presumed Asbestos &amp; Non-Accessed Areas</b> [Requires investigation by a competent contractor prior to works likely to cause disturbance]
3	Lead sealed cast-iron downpipes were known to contain asbestos woven rope packing and should be dismantled and investigated prior to work likely to cause disturbance.
7	The mezzanine floor No. 5 was occupied by residents and was not surveyed.
24	Asbestos containing woven rope string is strongly presumed in the northlight glazing bars. Northlights on all roofs.



## Names and Addresses

**Client Name:**  
Dublin Central GP Ltd

**Instructing Party:**  
Certo Management Services

**Contact:**  
**Phone:**

**Contact:** Peter McIlhagger  
**Phone:**

**Site Full Name:**  
5-8 Henry Place  
Dublin

**Report Author:**  
About Safety Limited  
24 Oceancrest  
Arklow  
Co. Wicklow

**Contact:** John Kelleher  
**Phone:** 086 2208488

Asbestos Surveyor: John Kelleher

British Occupational Hygiene Society (BOHS) Asbestos Proficiency Certification

- S301: Asbestos and other Fibres
- P401: Identification of Asbestos in Bulk Samples (PLM)
- P402: Building Surveys and Bulk Sampling for Asbestos
- P403: Asbestos Fibre Counting
- P404: Air Sampling and Clearance Testing of Asbestos
- P405: Management of Asbestos in Buildings (Safe Removal & Disposal)



## Introduction

About Safety Ltd. was instructed to carry out a Refurbishment and Demolition Asbestos Survey of the above property. The survey and sampling was carried out taking cognizance of the requirements of the Health and Safety Executive (UK) document, *HSG 264, Asbestos: The Survey Guide*.

## Objectives

The objectives of this survey were to:

To carry out a survey to ascertain the presence of asbestos based materials.

To carry out a survey to locate and describe, as far as reasonably practicable, all asbestos containing materials prior to refurbishment/demolition.

To gain access to all areas, as necessary, to determine the extent of any asbestos that may be present.

To sample and estimate the extent and volume of any asbestos materials that may be present.

To generate asbestos material assessments where the period between the survey and event is significant i.e. more than 3 months.

To produce a report identifying areas containing asbestos to be used as a basis for tendering their removal.

To instigate asbestos removal works prior to refurbishment/demolition.

*NB: The extent of asbestos containing materials if identified in this report are only approximate and should not be relied upon as a basis for tendering removal works. Contractors tendering works are expected to satisfy themselves by site visit and measurement the exact nature and extent of any works which is proposed.*



## Scope of Works & Site Description

<b>General Information</b>	<i>Scope of Works:</i>	Proposed demolition
	<i>Date of Construction:</i>	Not known
<b>External Aspects:</b>	<i>Roofs:</i>	Single skin corrugated asbestos cement sheeting to roofs.
	<i>Other:</i>	
<b>Internal Aspects:</b>	<i>Walls:</i>	Solid concrete walls
	<i>Ceilings:</i>	Man mineral fibre ceiling tiles in drop ceilings.
	<i>Floors:</i>	Concrete and timber flooring.
	<i>Insulation:</i>	n/a
<b>Services:</b>	<i>M&amp;E:</i>	n/a
<b>Reservations:</b>	<i>Access restrictions:</i>	No access to external roofs.

## Survey Limitations

All areas accessed for proposed refurbishment works were subjected to a survey taking cognisance of the requirements of HSG 264, Asbestos: The Survey Guide. The investigation consisted of an inspection of each room and area to be impacted by the works.

No report has been made on any concealed spaces, which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility, lack of building drawings or insufficient knowledge of the structure of the building at the time of the survey.

**Inaccessible Areas:** Electrical equipment such as, boiler units, water heaters, storage heaters, fuse or switch boards. Within floor or wall structures, behind wall or ceiling cladding or within blocked up chimneys. Within internal areas of fire doors unless asbestos observed from keyhole or other damaged areas. Care should always be exercised when working on any electrical equipment in particular the older styles as asbestos-containing materials may be present.

### *Asbestos Refurbishment & Demolition Survey: Definition*

A refurbishment and demolition survey is needed before any refurbishment or demolition works is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACM's in the area where the refurbishment works will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive and maintenance and repair work will be carried out or for plant removal and dismantling.

Where the refurbishment or demolition works may not take place for a significant period after the survey (e.g. three months), then the information required for a management survey should be obtained.



## *Asbestos Contaminated Soils (ACS)*

The first point of contact with soil or ground contaminated with asbestos will be during site investigations and exploratory ground works. This may be defined as asbestos operative related work and applies where there is a potential for sporadic or low intensity exposure. People directly involved in these preliminary works, geotechnical engineers and ground workers, should receive formal training enabling them to work safely where asbestos could be present in the ground as a consequence of legacy use issues with the land. In principle, the general tiered approach to the assessment and management of potential risks posed by ACS is the same as that for any other contaminant. However, the unique nature of asbestos means that different methods of analysis, exposure estimation and risk estimation are required. Importantly, soil and air analysis methods need to be more detailed than those currently and commonly used to demonstrate compliance with the Asbestos Regulations.

## Material Assessment

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

### *Material Assessment Algorithm*

In the material assessment process, the main factors influencing fibre release are given a score which can then be added together to obtain a material assessment rating. The four main parameters which determine the amount of fibre released from an ACM when subject to disturbance are:

- Product Type
- Extent of damage or deterioration
- Surface Treatment; and
- Asbestos type

Each parameter is scored between 1 and 3. A score of 1 equivalent to a low potential for fibre release, 2 = medium and 3 = high. Two parameters can also be given a nil score (equivalent to a very low potential for fibre release). The value assigned to each of the four parameters is added together to give a total score of between 2 and 12. Presumed or strongly presumed ACM's are scored as Crocidolite (i.e. score = 3) unless there is strong evidence to show otherwise.

Materials with assessment scores of 10 or more are rated as having a high potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having a medium potential, and between 5 and 6 a low potential. Scores of 4 or less have a very low potential to release fibres.

## Analytical Techniques

Asbestos Bulk Sample Analysis is conducted by using Polarised Light and Dispersion Staining Techniques. Dispersion Staining is used to describe the colour effects produced when a transparent colourless particle or fibre is immersed in a liquid having a refractive index near to that of the particle or fibre, and is viewed under a microscope using transmitted white light (based on HSE Publication, HSG 248).

Samples were returned to About Safety Ltd. Laboratory for Analysis. Photographs were taken at all of the sample locations (unless otherwise stated).

Materials of a similar type were only occasionally sampled and it was assumed that other materials visually inspected to where the sample was taken, were of a similar composition.

Each area was viewed for suspect materials thought or known to contain asbestos and samples taken where it was considered necessary.



## General Caveat

This report is based on a Refurbishment & Demolition survey of an un-occupied building.

During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos. It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so that it is not possible to regard the findings of any survey as being definite. It must remain a possibility that asbestos containing materials may be found during demolition activities. For reasons set out in this report, the results cannot give an assurance that all asbestos materials have been found and must not be thought to do so.

It should be noted that the term "No visible asbestos containing materials identified" was used in retail and other parts of properties which were occupied or partially occupied during the inspection. It must remain a possibility that asbestos containing materials may be entombed under existing floors, above ceilings or behind walls, fixtures and fittings. Therefore, any future works in these areas should be preceded by an invasive investigation.

This report has been written with reference to the various Guidance Notes etc, issued, and current at the date of this report and describes circumstances at the site on the date the survey took place.

## Specific Notes

### *Legislation and Codes of Practice*

The Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006 to 2010, apply to work where there is or may be asbestos fibres present. These regulations apply in particular to any person or employer working with or removing asbestos.

In addition, Safety, Health and Welfare at Work (Construction) Regulations 2013 (SI 291 of 2013) also apply to any building, installation, repair, demolition and asbestos removal work.

Information about working with material containing asbestos cement is contained in Health and Safety Authority's document "Guidelines on Working with Materials Containing Asbestos Cement".

### *Provision of information*

It is recommended that this report is brought to the attention of any person likely to be involved in refurbishment/demolition works.

Once asbestos materials have been identified it is essential that appropriate remedial measures be introduced prior to any structural alterations, refurbishment or demolition works commencing. All the asbestos removal works should be carried out by a competent asbestos removal contractor in accordance with Asbestos at Work Regulations 2006 to 2010. Statutory notification requirements of 14 days are required under the provisions of the Asbestos Regulations for certain works involving asbestos. The contractor appointed for removal works is responsible for deciding if a 14 day notification is required and for drawing up a plan of work for any removal works.

## Appendix A – Asbestos Bulk Identification Report

### ASBESTOS BULK IDENTIFICATION REPORT

Report on:

Identification of asbestos content of suspected asbestos containing materials (ACM's) sampled from the following location/site:

**6 Henry Place**

### TEST RESULT

SAMPLE NO	LAB. REF.	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIED
Jkb20093001	2027401	Wall and ceiling boards	VFT	NADIS
Jkb20093002	2027402	Wall and ceiling boards	VFT ADHESIVE	NADIS
Jkb20093003	2027403	Roof sheeting	AC sheeting	Crocidolite/chrysotile
Jkb20093004	2027404	1 <sup>st</sup> floor stairway	Fire door linings	NADIS
Jkb20093005	2027405	1 <sup>st</sup> floor store room at WC	Fire door linings	NADIS

#### Glossary

\*NADIS = No Asbestos Detected in Sample  
VFT = Vinyl Floor Tile

Chrysotile (white asbestos)





Amosite (brown asbestos)

Crocidolite (blue asbestos)

**Analyst: John Kelleher**



## Appendix B – Schedule of Survey Sheets

Ref No.	Building	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
1	6 Henry Place	Building façade front		Single skin AC sheeting to roof	500/550 SM approx.	Chrysotile	1	1	1	1	4	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
2	6 Henry Place	Building exterior		Cement flue pipe	3 LM approx.	Chrysotile	1	1	1	1	4	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
3	6 Henry Place	Building exterior and various areas internally		Cement flue pipe	3 LM approx.	Chrysotile	1	1	1	1	4	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
4	6 Henry Place	Ground floor entrance corridor		Mineral fibre ceiling tiles in drop ceilings		NAD							

Key  
NAD = No asbestos detected  
NAA = Non Accessed Area  
AIB = Asbestos insulation board  
AC = Asbestos cement  
VFT = vinyl floor tile  
NQ = Not Quantified/Quantifiable  
SM = Square Meters  
LM = Linear Meters

Confirmed Asbestos	Material Assessment Score		Risk
	Presumed/Strongly presumed ACM Or Non Accessed Area	≤ 4	Very Low
5 - 6		Low	
7 - 9		Medium	
≥ 10		High	
No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.			