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
5	6 Henry Place	Ground floor		Mineral fibre ceiling tiles in drop ceilings		NAD							
6	6 Henry Place	Ground floor		Concrete floor		NAD							
7	6 Henry Place	Ground floor stairway		No access at the time of survey. Residents in mezzanine floor		Presumed asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
8	6 Henry Place	Ground floor		Metal ducting pipe		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
Presumed/Strongly presumed ACM Or Non Accessed Area

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	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	6 Henry Place	1st floor				NAD							
10	6 Henry Place	1st floor corridor		Timber floor throughout		NAD							
11	6 Henry Place	1st floor corridor	2027401	VFT and Adhesive to ceiling		NAD							
12	6 Henry Place	1st floor		VFT sheeting to back of WC		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
Presumed/Strongly presumed ACM Or Non Accessed Area

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	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
13	6 Henry Place	1st floor	2027404	1st floor store at end of corridor		NAD							
14	6 Henry Place	1st floor freezer unit				NAD							
15	6 Henry Place	1st floor ceiling		Plasterboard to ceilings		NAD							
16	6 Henry Place	1st floor	2027402	VFT and adhesive debris from 3nd floor loft		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
Presumed/Strongly presumed ACM Or Non Accessed Area

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	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
17	6 Henry Place	1st floor office				NAD							
18	6 Henry Place	Stairway	2027405	Fire door lining.		NAD							
19	6 Henry Place	1st floor store				NAD							
20	6 Henry Place	1st floor back store roofs	2027403	Corrugated roof sheeting		Chrysotile						Removal and disposal by a competent contractor.	

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
Presumed/Strongly presumed ACM Or Non Accessed Area

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	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	6 Henry Place	1st floor rear store/ office		Timber floors throughout		NAD							
22	6 Henry Place	1st floor back room		Thread	2 LM approx.	Chrysotile						Removal and disposal by a competent contractor.	
23	6 Henry Place	Attic hatch		VFTand Adhesive to backs of sheeting on floor		NAD							
24	6 Henry Place	Attic hatch		Georgian wire rooflights vertical bars	All roofs	Presumed to contain asbestos woven rope beading						Further inspection is required prior to any works likely to cause disturbance.	

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
Presumed/Strongly presumed ACM Or Non Accessed Area

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.

ABOUT SAFETY LTD.

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

Refurbishment & Demolition Asbestos Survey

Location: *6-8 Moore Lane*
Dublin

Client: *Dublin Central GP Ltd*

Instructing Party: *Certo Management Services*

Survey Date: *30th September 2020*

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

About Safety Limited, 24 Ocean Crest, Arklow, Co. Wicklow Tel: 0402 91186 | E-mail: asbestos@eircom.net
About Safety Ltd. Registered in Ireland: No. 422820

TABLE OF CONTENTS

Executive Summary

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

Ref:	Confirmed Asbestos [Requires removal and disposal as asbestos waste by a competent asbestos contractor prior to works likely to cause disturbance]
3	Asbestos containing vinyl floor tile and adhesive to the back entrance area. 40 square meters approximately.
11	Asbestos containing vinyl floor tile and adhesive in the 1st floor back room. 25 square meters approximately.

Ref:	Presumed/Strongly Presumed Asbestos & Non-Accessed Areas [Requires investigation by a competent contractor prior to works likely to cause disturbance]
1	Lead sealed cast iron downpipes are presumed to contain asbestos packing. Further inspection by a competent contractor is required prior to disturbance.
2	The roofs were not accessible during the inspect1on and are presumed to contain asbestos slates until proven otherwise.
9	Integral areas of old electrical equipment in the basement are presumed to contain asbestos until proven otherwise.
15	Man made repair slates identified in the natural quarry slated roof. Roofs not accessible.

Names and Addresses

Client Name:
Dublin Central GP Ltd

Contact:
Phone:

Site Full Name:
6-8 Moore Lane
Dublin

Instructing Party:
Certo Management Services

Contact: **Peter McIlhagger**
Phone:

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)

iosh Chartered Safety and Health Practitioner

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 that 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

General Information	*Scope of Works:*	**Proposed demolition.**
	Date of Construction:	**Not known**
External Aspects:	*Roofs:*	**Slate to main pitched roof s**
	Other:	
Internal Aspects:	*Walls:*	**Original stone walls. Plasterboard studded partitions.**
	Ceilings:	**Plasterboard and hardboard**
	Floors:	**Concrete and original timber floorboards**
	Insulation:	**n/a**
Services:	*M&E:*	**n/a**
Reservations:	*Access restrictions:*	**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.

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 containing 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:

6-8 Moore Lane
Dublin

TEST RESULT

SAMPLE NO	LAB. REF.	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIEID
Jkb20093021	2027421	Ground floor room at door - 42 SM	VFT	Chrysotile
Jkb20093022	2027422	Ground floor room at door	VFT adhesive	Chrysotile
Jkb20093023	2027423	Basement ceiling	Paint	NADIS
Jkb20093024	2027424	1st floor - 25 SM	VFT	Chrysotile
Jkb20093025	2027425	1st floor	VFT adhesive	Chrysotile

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	6-8 Moore Lane	Moore Lane		Lead sealed cast iron downpipes		Presumed to contain asbestos woven rope packing						Further inspection is required by a competent contractor prior to any disturbance.	
2	6-8 Moore Lane	Roofs No access		Slates to main roof and rear pitches		Strongly Presumed asbestos						Further inspection is required by a competent contractor prior to any disturbance.	
3	6-8 Moore Lane	Ground floor shop floor	2027421 2027422	VFT/ Adhesive over concrete	40 SM approx.	Chrysotile	1	0	0	1	2	Removal and disposal as asbestos wase by a competent contractor prior to work likely to cause disturbance.	
4	6-8 Moore Lane	Ground floor shop floor		Hardboard to ceilings		No visible asbestos containing materials identified.							

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
Presumed/Strongly presumed ACM Or Non Accessed Area

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	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	6-8 Moore Lane	Ground floor toilet		Ceramic tiles over concrete floor tiles		No visible asbestos containing materials identified.							
6	6-8 Moore Lane	Ground floor		Electrical panel		No visible asbestos containing materials identified.							
7	6-8 Moore Lane	Ground floor fire break		Plasterboard		No visible asbestos containing materials identified.							
8	6-8 Moore Lane	Basement stairway		Original stone stairway		No visible asbestos containing materials identified.							

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
Presumed/Strongly presumed ACM Or Non Accessed Area

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	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	6-8 Moore Lane	Basement		Integral areas of old electrical plant in corner		Presumed asbestos.						Investigation by a competent contractor prior to work likely to cause disturbance.	
10	6-8 Moore Lane	Basement	2027423	Ceiling paint		NAD							
11	6-8 Moore Lane	1st floor back room RHS	2027424 2027425	VFT/ adhesive	25sm approx.	Chrysotile	1	0	0	1	2	Removal and disposal by a competent contractor.	
12	6-8 Moore Lane	1st floor back storeroom				No visible asbestos containing materials identified.							

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
Presumed/Strongly presumed ACM Or Non Accessed Area

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	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
13	6-8 Moore Lane	1st floor storeroom				No visible asbestos containing materials identified.							
14	6-8 Moore Lane	1st floor back room LHS				No visible asbestos containing materials identified.							

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
Presumed/Strongly presumed ACM Or Non Accessed Area

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.

ABOUT SAFETY LTD.

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

Refurbishment & Demolition Asbestos Survey

Location: *37 Henry Street*
Dublin

Client: *Dublin Central GP Ltd*

Instructing Party: *Certo Management Services*

Survey Date: *30th September 2020*

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

About Safety Limited, 24 Ocean Crest, Arklow, Co. Wicklow Tel: 0402 91186 | E-mail: asbestos@aboutsafety.ie
About Safety Ltd. Registered in Ireland: No. 422820

TABLE OF CONTENTS

Executive Summary

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

Ref:	Confirmed Asbestos [Requires removal and disposal as asbestos waste by a competent asbestos contractor prior to works likely to cause disturbance]
28	Asbestos containing thread nosings to front stairway. 22 steps.
36	Asbestos containing insulation board sheeting to the back of the wall mounted electrical heater on the 1st floor front building. Unsealed. 1 square meter approximately.
37	Asbestos containing textured paint used to patch areas of the walls in the 1st floor front room.
40	Asbestos containing black Bakelite cistern in the WC on the 2nd floor.

Ref:	Presumed/Strongly Presumed Asbestos & Non-Accessed Areas [Requires investigation by a competent contractor prior to works likely to cause disturbance]
19	Exterior lead sealed downpipes are presumed to contain asbestos packing. Further inspection is required by a competent contractor prior to any disturbance.
17, 20	Integral areas of safes were known to contain asbestos and should be investigated by a competent contractor prior to disposal.
13, 33, 44	The flat roofs of the building are presumed to contain substrate roofing felts. 4 flat roof areas.

Names and Addresses

Client Name:
Dublin Central GP Ltd

Contact:
Phone:

Instructing Party:
Certo Management Services

Contact: **Peter McIlhagger**
Phone:

Site Full Name:
37 Henry Street
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)

iosh Chartered Safety and Health Practitioner

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 that 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

General Information	*Scope of Works:*	**Proposed structural alterations, refurbishment and demolition.**
	Date of Construction:	**Not known**
External Aspects:	*Roofs:*	**Flat roofs**
	Extensions:	**Flat roofs.**
	Other:	
Internal Aspects:	*Walls:*	**Original walls with floating plasterboard studded partitions on the ground floor shop area.**
	Ceilings:	**Floating ceiling in the shop area under the original ceiling.**
	Floors:	**Concrete floors generally**
	Insulation:	
Services:	*M&E:*	
Reservations:	*Access restrictions:*	**Roofs were not accessed.**

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 containing 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:

37 Henry Street
Dublin 1

TEST RESULT

SAMPLE NO	LAB. REF.	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIEID
Jkb20093006	2027406	Electrical cupboard	VFT and Evode	NADIS
Jkb20093007	2027407	Ground floor back corridor	VFT and Evode	NADIS
Jkb20093008	2027408	Ground floor back room	VFT and Evode	NADIS
Jkb20093009	2027409	Ground floor stairway lobby	VFT and Evode	NADIS
Jkb20093010	2027410	Ground floor back stairway	VFT and Evode	NADIS
Jkb20093011	2027411	1st floor	VFT and Evode	NADIS
Jkb20093012	2027412	1st floor kitchen	VFT and Evode	NADIS
Jkb20093013	2027413	Basement ceiling	Paint over nap finish	NADIS
Jkb20093014	2027414	Front stairway	VFT and Evode	NADIS
Jkb20093015	2027415	Front stairway 22 threads	Black thread nosing	Chrysotile
Jkb20093016	2027416	Front stairway behind plasterboard	Wall paint	NADIS
Jkb20093017	2027417	1st floor front room	VFT and Evode	NADIS
Jkb20093018	2027418	1st floor front room	Wall paint	NADIS
Jkb20093019	2027419	1st floor front room miscellaneous wall areas	Textured repair paint	Chrysotile
Jkb20093020	2027420	1st floor room – old radiator backing	Insulation board	Amosite

Glossary

*NADIS = No Asbestos Detected in Sample Chrysotile (white asbestos) Amosite (brown asbestos) Crocidolite (blue asbestos)
VFT = Vinyl Floor Tile

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	37 Henry Street	Ground floor shop floor		Lino over ceramic tiles and concrete		No visible asbestos containing materials identified.							
2	37 Henry Street	Ground floor rear staff area	2027406	VFT under carpet		No visible asbestos containing materials identified.							
3	37 Henry Street	Ground floor rear staff area	2027407	VFT under carpet		No visible asbestos containing materials identified.							
4	37 Henry Street	Ground floor ladies' toilet		Concrete floor		No visible asbestos containing materials identified.							

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
Presumed/Strongly presumed ACM Or Non Accessed Area

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	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	37 Henry Street	Ground floor ladies' toilet		Plasterboard ceiling tiles		No visible asbestos containing materials identified.							
6	37 Henry Street	Ground floor gents' toilet		Concrete floor		No visible asbestos containing materials identified.							
7	37 Henry Street	Ground floor rear corridor	2027408	VFT/ Adhesive		No visible asbestos containing materials identified.							
8	37 Henry Street	Ground floor storeroom		Electric radiators		No visible asbestos containing materials identified.							

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
Presumed/Strongly presumed ACM Or Non Accessed Area

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	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	37 Henry Street	Ground floor back stairway lobby		Fire door		No visible asbestos containing materials identified.							
10	37 Henry Street	Ground floor back stairway lobby	2027410	VFT and adhesive lobby and stairway		No visible asbestos containing materials identified.							
11	37 Henry Street	Ground floor back stairway lobby closet		Fiberglass to lead sealed downpipe		No visible asbestos containing materials identified.							
12	37 Henry Street	Ground floor back stairway		Thread		No visible asbestos containing materials identified.							

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
Presumed/Strongly presumed ACM Or Non Accessed Area

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	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
13	37 Henry Street	1st floor flat roof		Subsrate roofing felt		Presumed asbestos						Investigate further prior to work likely to cause disturbance.	
14	37 Henry Street	1st floor canteen	2027411	VFT and Evode		No visible asbestos containing materials identified.							
15	37 Henry Street	1st floor canteen		Plasterboard ceiling under concrete		No visible asbestos containing materials identified.							
16	37 Henry Street	1st floor toilet		VFT and adhesive		No visible asbestos containing materials identified.							

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
Presumed/Strongly presumed ACM Or Non Accessed Area

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	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
17	37 Henry Street	1st floor office		Integral areas of old safe		Presumed asbestos						Investigate further prior to work likely to cause disturbance.	
18	37 Henry Street	1st floor store area		VFT/ Adhesive		No visible asbestos containing materials identified.							
19	37 Henry Street	1st floor store area		Lead sealed downpipe		Presumed to contain asbestos woven rope packing						Investigate further prior to work likely to cause disturbance.	
20	37 Henry Street	Basement under stairway		Integral areas of old safe		Presumed asbestos						Investigate further prior to work likely to cause disturbance.	

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
Presumed/Strongly presumed ACM Or Non Accessed Area

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	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	37 Henry Street	Basement Storage areas	2027413	Paint over nap finish		No visible asbestos containing materials identified.							
22	37 Henry Street	Basement Storage areas				No visible asbestos containing materials identified.							
23	37 Henry Street	Basement Storage areas				No visible asbestos containing materials identified.							
24	37 Henry Street	Basement Storage areas		Ceiling paint		No visible asbestos containing materials identified.							

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
Presumed/Strongly presumed ACM Or Non Accessed Area

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	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	37 Henry Street	Basement Redundant stairway				No visible asbestos containing materials identified.							
26	37 Henry Street	Basement former stairway				No visible asbestos containing materials identified.							
27	37 Henry Street	Ground floor front stairway	2027414	VFT and adhesive		No visible asbestos containing materials identified.							
28	37 Henry Street	Ground floor front stairway	2027415	Black Thread nosings. Good condition.	22 approx.	Chrysotile	1	0	0	1	2	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	

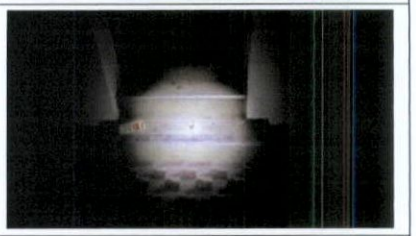
Key
NAD = No asbestos detected
NAA = Non Accessed Area
AIB = Asbestos insulation board
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos

Presumed/Strongly presumed ACM Or Non Accessed Area

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	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	37 Henry Street	1st floor back room				No visible asbestos containing materials identified.							
30	37 Henry Street	1st floor back room				No visible asbestos containing materials identified.							
31	37 Henry Street	1st floor back room	2027416	Wall paint		No visible asbestos containing materials identified.							
32	37 Henry Street	1st floor back room		Electric radiator		No visible asbestos containing materials identified.							

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
Presumed/Strongly presumed ACM Or Non Accessed Area

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.