









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
33	37 Henry Street	1 st floor back room		Roof felt		Presumed						Investigate further prior to work likely to cause disturbance.	
34	37 Henry Street	1 st floor front room	2027417	VFT and adhesive under carpet		No visible asbestos containing materials identified.							
35	37 Henry Street	1 st floor front room storage area		VFT and adhesive		No visible asbestos containing materials identified.							
36	37 Henry Street	1 st floor front room storage area	2027420	Radiator heat pad	1 SM approx	Amosite	2	1	2	2	7	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	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.					

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
37	37 Henry Street	1 st floor front room	2027419	Textured paint to miscellaneous areas of walls	NQ	Chrysotile	1	0	0	1	2	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
38	37 Henry Street	Stairway to 2 nd floor		Ceramic tiles		No visible asbestos containing materials identified.							
39	37 Henry Street	2 nd floor front room				No visible asbestos containing materials identified.							
40	37 Henry Street	2 nd floor toilet		Black Bakelite toilet cistern		Amosite	1	0	1	2	4	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
≤ 4
5 - 6
7 - 9
≥ 10

Risk
Very Low
Low
Medium
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	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	37 Henry Street	2 nd floor toilet				No visible asbestos containing materials identified.							
42	37 Henry Street	3 rd floor stairway				No visible asbestos containing materials identified.							
43	37 Henry Street	3 rd floor front room				No visible asbestos containing materials identified.							
44	37 Henry Street	Building rear flat roof		Roof felts		Presumed to contain 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	Material Assessment Score		Risk
			≤ 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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ASBESTOS | LEAD BASED PAINT | MOULD | SILICA DUST | HAZMAT
SURVEYING & TESTING
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Refurbishment & Demolition Asbestos Survey

Location: *9 Henry Place
Dublin*

Client: *Dublin Central GP Ltd*

Instructing Party: *Certo Management Services*

Survey Date: *2nd October, 2020*

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

TABLE OF CONTENTS

TABLE OF CONTENTS	2
Executive Summary	3
Names and Addresses	4
Introduction	5
Objectives	5
Scope of Works & Site Description	6
Survey Limitations	7
Asbestos Refurbishment & Demolition Survey: Definition	7
Asbestos Contaminated Soils (ACS)	7
Material Assessment	7
Material Assessment Algorithm	7
Analytical Techniques	8
General Caveat	8
Specific Notes	8
Legislation and Codes of Practice	8
Provision of information	9
Appendix A – Asbestos Bulk Identification Report	10
Appendix B – Schedule of Survey Sheets	11

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]
10	Asbestos containing woven rope gaskets identified to the rear inspection plates on the boiler in the basement.
14, 15, 17, 23	Asbestos containing vinyl floor tiles and adhesive identified throughout the 1 st floor ad in the WC's on the 2 nd floor. 300 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	The external roofs were not accessible and are presumed to contain asbestos roofing felts.
4	Some rooms were not accessible during the survey.
6, 8, 11, 16	Integral areas of fire doors are presumed to contain asbestos.
9	Integral areas of the old boiler are strongly presumed to contain asbestos. Industry standard at the time of manufacture.
12	Pipework flange gaskets in the boiler room are presumed to contain asbestos. Industry standard at the time of manufacture.
21	Man made slates visible internally in repaired areas of the roof 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:
9 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

General Information	<i>Scope of Works:</i> Proposed demolition <i>Date of Construction:</i> Not known
External Aspects:	<i>Roofs:</i> Slates on main roof. Appears to be covered with felt externally. <i>Extensions:</i> Single storey flat roof extensions
Internal Aspects:	<i>Walls:</i> Solid concrete and block walls <i>Ceilings:</i> Concrete slab <i>Floors:</i> Concrete throughout generally. <i>Insulation:</i> n/a
Services:	<i>M&E:</i> n/a
Reservations:	<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.

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:

9 Henry Place
Dublin 1

TEST RESULT

SAMPLE NO	LAB. REF.	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIED
S01	2027601	Basement boiler room, boiler	Woven rope gasket	chrysotile
S02	2027602	1 st floor all areas	Common VFT	Chrysotile
S03	2027603	1 st floor all areas	Common VFT adhesive	Chrysotile
S04	2027604	2 nd floor	sink pad	NADIS

Glossary

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

Chrysotile (white asbestos)





Amosite (brown asbestos)

Crocidolite (blue asbestos)

Analyst: John Kelleher

DCC PLAN NO.2861/21
RECEIVED: 01/06/2021





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	9 Henry Place	Building front façade		Pitched and flat roofs Not accessible		Presumed to contain asbestos felts.						Investigation by a competent contractor prior to work likely to cause disturbance.	
2	9 Henry Place	Ground floor store		Concrete ceiling slab		No visible asbestos containing materials identified.							
3	9 Henry Place	Ground floor store		Heaters		No visible asbestos containing materials identified.							
4	9 Henry Place	Basement room		Inaccessible during the survey		Presumed to contain asbestos						Investigation 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
 M = 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.





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	9 Henry Place	Basement				No visible asbestos containing materials identified.							
6	9 Henry Place	Basement		Old fire door		Presumed to contain asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
7	9 Henry Place	Basement		Hardboard fire break		No visible asbestos containing materials identified.							
8	9 Henry Place	Basement		Old fire door		Presumed to contain asbestos						Investigation 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	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	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	9 Henry Place	Basement boiler room		Integral areas of old boiler		Strongly Presumed to contain asbestos internally						Investigation by a competent contractor prior to work likely to cause disturbance.	
10	9 Henry Place	Basement boiler room	2027601	Woven rope gaskets to back plates of boiler	1 LM approx.	Chrysotile	2	1	2	1	6	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
11	9 Henry Place	Basement		Old fire door		Presumed to contain asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
12	9 Henry Place	Basement pipework		Pipework flange gaskets		Presumed to contain asbestos						Investigation 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	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.				

Ref No.	Building	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Material Assessment Score					Recommendations	Photo
							Product type	Condition	Surface treatment	Asbestos type	Material assessment score		
14	9 Henry Place	1 st floor	2027602 2027603	Common VFT and adhesive. Intact	280sm approx.	Chrysotile	1	0	0	1	2	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
15	9 Henry Place	1 st floor office		Common VFT and adhesive Intact		Chrysotile	1	0	0	1	2	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
16	9 Henry Place	1 st floor		Integral areas of fire door		Presumed to contain asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
17	9 Henry Place	1 st floor toilets		Common VFT and adhesive		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	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.		

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
19	9 Henry Place	2 nd floor		Concrete floor throughout		NAD							
20	9 Henry Place	2 nd floor		Galvanized metal sheeting		NAD							
21	9 Henry Place	2 nd floor roof		Replacement asbestos slates to back roof		Presumed chrysotile						Investigation by a competent contractor prior to work likely to cause disturbance.	
22	9 Henry Place	2 nd floor Kitchen	2027604	Sink pad		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	
		≤ 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.					

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
23	9 Henry Place	2 nd floor toilets		Common VFT and adhesive	8sm approx.	Chrysotile	1	0	0	1	2	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	

DCC PLAN NO. 2864/21
REVISED: 01/06/2021

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, <u>then a material assessment should be conducted and interim management arrangements put in place.</u>			





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Refurbishment & Demolition Asbestos Survey

Location: *Basement Car Park Only
13 Moore Lane
Dublin*

Client: *Dublin Central GP Ltd*

Instructing Party: *Certo Management Services*

Survey Date: *30th September 2020*

Prepared by: *Lauren Kelleher*

TABLE OF CONTENTS

<i>Executive Summary</i>	3
<i>Names and Addresses</i>	4
<i>Introduction</i>	5
<i>Objectives</i>	5
<i>Scope of Works & Site Description</i>	6
<i>Survey Limitations</i>	7
<i>Asbestos Refurbishment & Demolition Survey: Definition</i>	7
<i>Asbestos Contaminated Soils (ACS)</i>	7
<i>Material Assessment</i>	7
<i>Material Assessment Algorithm</i>	7
<i>Analytical Techniques</i>	8
<i>General Caveat</i>	<i>Error! Bookmark not defined.</i>
<i>Specific Notes</i>	8
<i>Legislation and Codes of Practice</i>	8
<i>Provision of information</i>	9
<i>Appendix A – Asbestos Bulk Identification Report</i>	10
<i>Appendix B – Schedule of Survey Sheets</i>	11

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]
	No asbestos detected.

Ref:	Presumed/Strongly Presumed Asbestos & Non-Accessed Areas [Requires investigation by a competent contractor prior to works likely to cause disturbance]
1	Asbestos containing roofing felt presumed on the flat roofs of the building.
4, 7	Lead sealed cast iron downpipes to the rear and storage areas of the building are presumed to contain asbestos packing.
5, 6, 9	Private lockup areas were not accessible at the time of the survey.

Names and Addresses

Client Name:
Dublin Central GP Ltd

Instructing Party:
Certo Management Services

Contact:
Phone:

Contact: Peter McIlhagger
Phone:

Site Full Name:
13 Moore Lane
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

General Information	<i>Scope of Works:</i> Proposed demolition <i>Date of Construction:</i> Not known
External Aspects:	<i>Roofs:</i> n/a <i>Extensions:</i> <i>Other:</i>
Internal Aspects:	<i>Walls:</i> Solid concrete <i>Ceilings:</i> solid concrete <i>Floors:</i> Concrete floors <i>Insulation:</i>
Services:	<i>M&E:</i> -
Reservations:	<i>Access restrictions:</i> Overhead premises were occupied and not accessed at the time of the survey.

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:

**13 Moore Lane
Dublin**

TEST RESULT

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

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


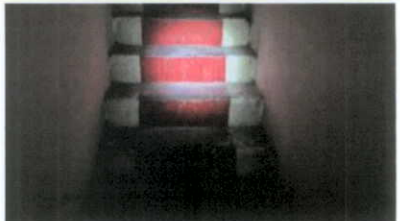

Ref No.	Building	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
1	13 Moore Lane	Building flat roof		Felt		Presumed to contain asbestos						Further inspection is required prior to any works likely to cause disturbance.	
2	13 Moore Lane	Rear loading bay ramp				No visible asbestos containing materials identified.							
3	13 Moore Lane	Rear loading bay				No visible asbestos containing materials identified.							
4	13 Moore Lane	Rear loading bay		Lead sealed cast iron pipework		Presumed to contain asbestos						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	Material Assessment Score		Risk
			≤ 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.				

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	13 Moore Lane	Basement private stores		Inaccessible		Presumed to contain asbestos						Further inspection is required prior to any works likely to cause disturbance.	
6	13 Moore Lane	Basement room 21		Inaccessible		Presumed to contain asbestos						Further inspection is required prior to any works likely to cause disturbance.	
7	13 Moore Lane	Basement private store		Cast iron pipework		Presumed to contain asbestos						Further inspection is required prior to any works likely to cause disturbance.	
8	13 Moore Lane	Basement private store		Concrete flooring throughout		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	Material Assessment Score		Risk
			≤ 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.				

DCC PLAN NO. 2861/21
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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	13 Moore Lane	Basement private store room 10		Inaccessible		Presumed to contain asbestos						Further inspection is required prior to any works likely to cause disturbance.	
10	13 Moore Lane	Basement stairway to Moore street shop		Concrete stairway		No visible asbestos containing materials identified.							
11	13 Moore Lane	Mezzanine workshop				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	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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01/06/2021

ABOUT SAFETY LTD.

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

Refurbishment & Demolition Asbestos Survey

Location: *13 Moore Street
Dublin 1*

Client: *Dublin Central GP Ltd*

Instructing Party: *Certo Management Services*

Survey Date: *September, 2020*

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

TABLE OF CONTENTS

TABLE OF CONTENTS	2
Executive Summary	3
Names and Addresses	4
Introduction	5
Objectives	5
Scope of Works & Site Description	6
Survey Limitations	6
Asbestos Refurbishment & Demolition Survey: Definition	6
Asbestos Contaminated Soils (ACS)	7
Material Assessment	7
Material Assessment Algorithm	7
Analytical Techniques	7
General Caveat	<i>Error! Bookmark not defined.</i>
Specific Notes	8
Legislation and Codes of Practice	8
Provision of information	8
Competent Person	8
Appendix A – Asbestos Bulk Identification Report	9
Appendix B – Schedule of Survey Sheets	10

Executive Summary

A Refurbishment and Demolition Asbestos Survey was carried out of 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 demolition.]
10	Asbestos containing adhesive to the vinyl floor tiles in the front and back rooms on the 1 st floor. 42 Square meters approximately.

Ref:	Presumed/Strongly Presumed Asbestos [Requires dismantling and investigation by a competent asbestos contractor prior to demolition.]
8	The roofing felt on the main roof is presumed to contain asbestos. No access.

Names and Addresses

Client Name:
Dublin Central GP Ltd

Instructing Party:
Certo Management Services

Contact:

Contact: Peter McIlhagger

Site Full Name:
13 Moore Street
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.