

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.]
11	Asbestos containing grey thread nosings to 1 st floor steps. 14 threads.

Ref:	Presumed/Strongly Presumed Asbestos [Requires dismantling and investigation by a competent asbestos contractor prior to work likely to cause disturbance.]
15	Integral areas of the wall mounted safe is presumed to contain asbestos.
18	The lead sealed collars on the cast-iron downpipes are presumed to contain asbestos woven rope packing. Often used to prevent molten lead running through joint.
23 - 27	Substrate roofing felts are presumed to contain asbestos until proven otherwise.

Names and Addresses

Client Name:
Dublin Central GP Ltd

Instructing Party:
Certo Management Services

Contact:
Phone:

Contact: Peter McIlhagger
Phone:

Site Full Name:
No. 38 Henry 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.

Scope of Works & Site Description

General Information	<i>Scope of Works:</i>	Structural alterations, refurbishment and/or demolition.
	<i>Structural Details:</i>	4 storey over basement building of solid construction with flat roofs
	<i>Date of Construction:</i>	Not known
External Aspects:	<i>Roofs:</i>	Flat roofs.
	<i>Walls</i>	Original walls with plasterboard in studded partitions.
Internal Aspects:	<i>Ceilings</i>	Original ceilings exposed in areas. Plasterboard generally.
	<i>Floors</i>	Concrete floors in the basement and 1 st floor. Timber floors.
	<i>Heating Systems:</i>	n/a
Reservations:	<i>Access restrictions:</i>	Roofs were not disturbed or were inaccessible.

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 “Asbestos-containing materials (ACM's) in Workplaces – Practical Guidelines on ACM Management and Abatement”.

Provision of information

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

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

Competent Person

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

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:

**No. 38 Henry Street
Dublin 1**

TEST RESULT

SAMPLE NO	LAB. REF.	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIED
S01	2029114	1 st floor walls	Textured paint	NADIS
S02	2029115	1 st floor	White VFT & Evode	NADIS
S03	2029116	1 st floor stairway	Grey thread nosings X14	Chrysotile
S04	2029117	Stairway wall	Nap plaster paint	NAD
S05	2029118	1 st floor half landing	Red lino	NADIS
S06	2029119	2 nd floor sink unit	Heat pads	NADIS

Glossary

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

Chrysotile (white asbestos)





Amosite (brown asbestos)

Crocidolite (blue asbestos)

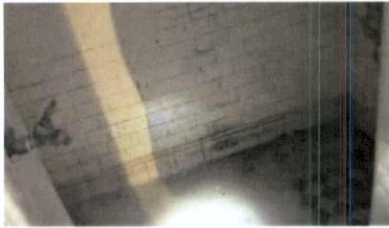



Analyst: John Kelleher



Appendix B – Schedule of Survey Sheets





Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
1	No. 38 Henry Street	Ground Shop				No visible asbestos containing materials identified							
2	No. 38 Henry Street	Ground Shop				No visible asbestos containing materials identified							
3	No. 38 Henry Street	Basement				No visible asbestos containing materials identified							
4	No. 38 Henry Street	Basement Under footpath				No visible asbestos containing materials identified							

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





Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
5	No. 38 Henry Street	Basement Under footpath		Ceramic tiles to wall and floors in old WC.'s		No visible asbestos containing materials identified							
6	No. 38 Henry Street	Basement Changing rooms				No visible asbestos containing materials identified							
7	No. 38 Henry Street	Stairway to 1 st floor				No visible asbestos containing materials identified							
8	No. 38 Henry Street	1 st floor Wall at back of store	2029114	Textured paint		No visible asbestos containing materials identified							

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		≤ 4		Very Low
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DFC PLAN NO. 2861/21
 RECEIVED: 01/06/2021

Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
9	No. 38 Henry Street	1 st floor Storeroom	2029115	White VFT and Evode		No visible asbestos containing materials identified							
10	No. 38 Henry Street	1 st floor Storeroom				No visible asbestos containing materials identified							
11	No. 38 Henry Street	1 st floor Stairway	2029116	Old grey thread nosings. Intact	14 threads	Chrysotile	1	0	0	1	2	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
12	No. 38 Henry Street	2 nd floor stairway	2029117	Nap plaster painted wall		No visible asbestos containing materials identified							





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Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
13	No. 38 Henry Street	Stairway to 2 nd floor	2029118	Red lino		No visible asbestos containing materials identified							
14	No. 38 Henry Street	2 nd floor Store rooms				No visible asbestos containing materials identified							
15	No. 38 Henry Street	2 nd floor Store room		Integral areas of wall mounted		Presumed to contain asbestos						Investigation by a competent asbestos contractor prior to work likely to cause disturbance.	
16	No. 38 Henry Street	2 nd floor Storage areas				No visible asbestos containing materials identified							

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	Presumed/Strongly presumed ACM Or Non Accessed Area	≤ 4		Very Low
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17	No. 38 Henry Street	2 nd floor WC				No visible asbestos containing materials identified							
18	No. 38 Henry Street	3 rd floor		Lead sealed cast-iron collars to downpipes		Presumed to contain asbestos woven rope packing						Investigation by a competent asbestos contractor prior to work likely to cause disturbance.	
19	No. 38 Henry Street	3 rd floor Old				No visible asbestos containing materials identified							
20	No. 38 Henry Street	3 rd floor	2029119	Heat pads to sink unit		No visible asbestos containing materials identified							

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	Presumed/Strongly presumed ACM Or Non Accessed Area	≤ 4		Very Low
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21	No. 38 Henry Street	3 rd floor Front room				No visible asbestos containing materials identified							
22	No. 38 Henry Street	Stairway to roof				No visible asbestos containing materials identified							
23	No. 38 Henry Street	Stairway Cover		Substrate roofing felts		Presumed asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
24	No. 38 Henry Street	Main flat roof		Substrate roofing felts		Presumed asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	

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DCC PLAN NO. 2861/21
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Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
25	No. 38 Henry Street	Lower flat roof		Substrate roofing felts		Presumed asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
26	No. 38 Henry Street	Flat roofs over windows		Substrate roofing felts		Presumed asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
27	No. 38 Henry Street	Flat roofs over windows		Substrate roofing felts		Presumed asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	

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ABOUT SAFETY LTD.

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

Refurbishment & Demolition Asbestos Survey

Location: *39 Henry Street (Starbucks)
Dublin 1*

Client: *Dublin Central GP Ltd*

Instructing Party: *Certo Management Services*

Survey Date: *October 8th, 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

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Ref:	Confirmed Asbestos [Requires removal and disposal as asbestos waste by a competent asbestos contractor prior to demolition.]
13	Asbestos containing green thread nosings on the stairway between the 1 st and 2 nd floors. 40 threads approximately. Good condition and intact.
14	Asbestos containing black Bakelite Shires cistern in the 2 nd floor WC.
17	The second floor safe contains asbestos containing webbing to the safe and door closure points. Worn and fibrous. It is recommended that the seals are either removed, encapsulated with a polymeric bond or the safe closed and sealed.

Ref:	Presumed/Strongly Presumed Asbestos [Requires dismantling and investigation by a competent asbestos contractor prior to work likely to cause disturbance.]
1	The pitched roof on the access room contains slates are strongly presumed to contain asbestos – no access -razor wire between 38 and 39. Substrate roofing felts on all of the flat roofs to the bulding are presumed to contain asbestos.

Names and Addresses

Client Name:
Dublin Central GP Ltd

Instructing Party:
Certo Management Services

Contact:
Phone:

Contact: Peter Mellhagger
Phone:

Site Full Name:
39 Henry Street (Starbucks)
Dublin 1

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

Contact: John Kelleher
Phone: 086 2208488

Asbestos Surveyor: John Kelleher

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

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	<i>Structural Details:</i>	4 storey over basement building of solid construction with flat roofs
	<i>Date of Construction:</i>	Not known
External Aspects:	<i>Roofs:</i>	Flat roofs. Small building (access) on roof has slates. Observed form No. 38
	<i>Walls</i>	Original walls with plasterboard in studded partitions.
Internal Aspects:	<i>Ceilings</i>	Original ceilings exposed in areas. Plasterboard generally.
	<i>Floors</i>	Concrete floors in the basement and 1 st floor. Timber floors.
	<i>Services:</i>	<i>Heating Systems:</i> n/a
Reservations:	<i>Access restrictions:</i>	Roofs were not disturbed or were inaccessible.

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

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

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

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

Specific Notes

Legislation and Codes of Practice

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

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

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

Provision of information

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

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

Competent Person

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

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:

No. 39 Henry Street
Dublin 1

TEST RESULT

SAMPLE NO	LAB. REF.	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIED
S01	2029120	Basement WC	Grey VFT and Evode	NADIS
S02	2029121	Basement under grey floor paint	Black paint	NADIS
S03	2029122	1 st floor WC	VFT and Evode	NADIS
S04	2029123	1 st to 2 nd floor stairway	Green thread nosings	Chrysotile
S05	2029124	2 nd floor back room cabinet safe	Webbing seals	Chrysotile
S06	2029125	3 rd floor sink unit	Heat pads	NADIS

Glossary

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





Chrysotile (white asbestos)

Amosite (brown asbestos)





Crocidolite (blue asbestos)

Analyst: John Kelleher

Appendix B – Schedule of Survey Sheets





Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
1	No. 39 Henry Street	Roofs (no access)		AC slates to roof access. Substrate roofing felts		Presumed asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
2	No. 39 Henry Street	Ground floor Shop (Trading)		Modern refurb.		No visible asbestos containing materials identified.							
3	No. 39 Henry Street	Basement Stairway				No visible asbestos containing materials identified							
4	No. 39 Henry Street	Basement Storerooms				No visible asbestos containing materials identified							

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





Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
5	No. 39 Henry Street	Basement Canteen				No visible asbestos containing materials identified							
6	No. 39 Henry Street	Basement				No visible asbestos containing materials identified							
7	No. 39 Henry Street	Basement	2029120	Grey VFT and Evode		No visible asbestos containing materials identified							
8	No. 39 Henry Street	Basement	2029121	Black paint to floor under grey paint.		No visible asbestos containing materials identified							

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

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Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
9	No. 39 Henry Street	Stairway to 1 st floor		Plastic threads		No visible asbestos containing materials identified							
10	No. 39 Henry Street	1 st floor Half landing WC		Modern refurb in this area.		No visible asbestos containing materials identified							
11	No. 39 Henry Street	1 st floor Restaurant		Modern refurb in this area.		No visible asbestos containing materials identified							
12	No. 39 Henry Street	1 st floor		Modern refurb in this area.		No visible asbestos containing materials identified							

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





Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
13	No. 39 Henry Street	Stairway 1 st to 2 nd floor	2029123	Green thread nosings. Intact	40 threads	Chrysotile	1	0	0	1	2	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
14	No. 39 Henry Street	2 nd floor WC		Black Bakelite cistern. Intact.	1 unit	Amosite	1	0	1	2	4	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
15	No. 39 Henry Street	2 nd floor Board room				No visible asbestos containing materials identified							
16	No. 39 Henry Street	2 nd floor Back room				No visible asbestos containing materials identified							

Key NAD = No asbestos detected AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM = Square Meters LM = Linear Meters	Confirmed Asbestos	Material Assessment Score		Risk	
				≤ 4	Very Low
	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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Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
17	No. 39 Henry Street	2 nd floor Back room	2029124	Asbestos containing webbing to the door and safe. Fibrous. Not sealed.	4 LM approx.	Chrysotile	2	2	2	1	7	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance. is recommended that the seals are removed, encapsulated or the safe closed and sealed.	
18	No. 39 Henry Street	3 rd floor WC				No visible asbestos containing materials identified							
19	No. 39 Henry Street	3 rd floor				No visible asbestos containing materials identified							
20	No. 39 Henry Street	3 rd floor Rooms				No visible asbestos containing materials identified							

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

Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
21	No. 39 Henry Street	3 rd floor Rooms				No visible asbestos containing materials identified.							
22	No. 39 Henry Street	3 rd floor Rooms				No visible asbestos containing materials identified.							
23	No. 39 Henry Street	3 rd floor Rooms	2029125	Sink pad		NAD							
24	No. 39 Henry Street	3 rd floor landing		Plastic water tanks in cupboard over stairway.		No visible asbestos containing materials identified.							

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

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ABOUT SAFETY LTD.

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SURVEYING & TESTING
RISK MANAGEMENT | PROJECT MANAGEMENT**

Refurbishment & Demolition Asbestos Survey

Location: *22-23 Moore Street
Dublin 1*

Client: *Dublin Central GP Ltd*

Instructing Party: *Certo Management Services*

Survey Date: *October, 2020*

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

TABLE OF CONTENTS

TABLE OF CONTENTS	2
<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>	6
Asbestos Refurbishment & Demolition Survey: Definition	6
Asbestos Contaminated Soils (ACS)	7
<i>Material Assessment</i>	7
Material Assessment Algorithm	7
<i>Analytical Techniques</i>	7
<i>General Caveat</i>	8
<i>Specific Notes</i>	8
Legislation and Codes of Practice	8
Provision of information	8
<i>Competent Person</i>	8
<i>Appendix A – Asbestos Bulk Identification Report</i>	9
<i>Appendix B – Schedule of Survey Sheets</i>	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.]
	No visible asbestos containing materials identified.

Ref:	Presumed/Strongly Presumed Asbestos [Requires investigation by a competent asbestos contractor prior to work likely to cause disturbance.]
7	The room at the back exit mezzanine floor was not accessible due to storage.
18	Roofs were not accessible during the inspection.

Names and Addresses

Client Name:
Dublin Central GP Ltd

Instructing Party:
Certo Management Services

Contact:
Phone:

Contact: Peter McIlhagger
Phone:

Site Full Name:
22/23 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.

Scope of Works & Site Description

General Information	<i>Scope of Works:</i>	Proposed demolition
	<i>Structural Details:</i>	3 storey
	<i>Date of Construction:</i>	Circa 1960's
External Aspects:	<i>Roofs:</i>	Flat roofs.
Internal Aspects:	<i>Walls</i>	Solid block walls
	<i>Ceilings</i>	Concrete slab.
	<i>Floors</i>	concrete
Services:	<i>Heating Systems:</i>	n/a
Reservations:	<i>Access restrictions:</i>	The roofs were not accessed. The fabric of the building was not disturbed.

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 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.

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