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:

22/23 Moore Street
Dublin 1

TEST RESULT

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

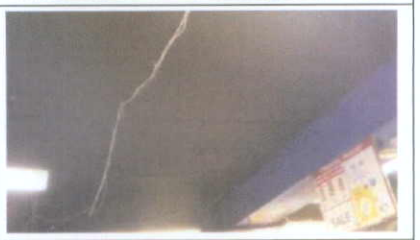
Glossary

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

Chrysotile (white asbestos)
Amosite (brown asbestos)
Crocidolite (blue asbestos)

Analyst: John Kelleher

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	22-23 Moore Street	Ground floor Oriental Pantry		Ceramic tiles to floors.		No visible asbestos containing materials identified.							
2	22-23 Moore Street	Ground floor Oriental Pantry Supermarket		Exposed concrete blocks to ceiling.		No visible asbestos containing materials identified.							
3	22-23 Moore Street	Ground floor Oriental Pantry Cold stores		Modern freezer units.		No visible asbestos containing materials identified.							
4	22-23 Moore Street	Ground floor Oriental Pantry Office				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
Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

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

Ref No.	Building 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	22-23 Moore Street	Street Oriental Pantry				No visible asbestos containing materials identified.							
6	22-23 Moore Street	Street Oriental Pantry Back fire exit				No visible asbestos containing materials identified.							
7	22-23 Moore Street	Street Oriental Pantry Back fire exit		No access due to storage		Presumed to contain asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
8	22-23 Moore Street	Gymnasium Entrance stairway				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
9	22-23 Moore Street	Gymnasium 1st floor Reception				No visible asbestos containing materials identified.							
10	22-23 Moore Street	1st floor Gymnasium				No visible asbestos containing materials identified.							
11	22-23 Moore Street	1st floor Gymnasium				No visible asbestos containing materials identified.							
12	22-23 Moore Street	1st floor Gymnasium				No visible asbestos containing materials identified.							

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13	22-23 Moore Street	1st floor Gymnasium Changing rooms				No visible asbestos containing materials identified.							
14	22-23 Moore Street	1st floor Gymnasium WC's				No visible asbestos containing materials identified.							
15	22-23 Moore Street	2nd floor Gymnasium				No visible asbestos containing materials identified.							
16	22-23 Moore Street	2nd floor Gymnasium Store room				No visible asbestos containing materials identified.							

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Confirmed Asbestos	
Presumed/Strongly presumed ACM Or Non Accessed Area	

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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	22-23 Moore Street	2nd floor Gymnasium Plantroom		Modern heating and storage equipment.		No visible asbestos containing materials identified.							
18	22-23 Moore Street	Flat roofs		No access		Presumed to contain asbestos roofing felts.						Investigation by a competent contractor prior to work likely to cause disturbance.	

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

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Refurbishment & Demolition Asbestos Survey

Location: *No. 20-21 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.*

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

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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.]
9, 17	Red and black asbestos containing slates to the roofs of No. 20 and 21 with the exception of the inside pitch of No. 21 which has natural quarry slates. Slate debris from the damaged roof on the floor.
10	Asbestos containing black Bakelite cistern in a WC on the 1st floor.
12	Asbestos containing adhesive to vinyl floors under the raised floor in the big room on the 1st floor.
16	Grey asbestos containing thread nosings to the stairway between the 1st and 2nd floors.

Ref:	Presumed/Strongly Presumed Asbestos [Requires dismantling and investigation by a competent asbestos contractor prior to work likely to cause disturbance.]
6, 7, 13	Various roofs over the supermarket including the canopy are presumed to contain asbestos.
8, 20	Lead sealed cast-iron pipe collars are presumed to contain asbestos woven rope packing.
21	Integral areas of the wall mounted safe and the electric storage heater on the 1st floor 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:
20-21 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)

iosh Chartered Safety and Health Practitioner

Introduction

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

Objectives

The objectives of this survey were to:

To carry out a survey to ascertain the presence of asbestos based materials.
To carry out a survey to locate and describe, as far as reasonably practicable, all asbestos containing materials prior to refurbishment/demolition.
To gain access to all areas, as necessary, to determine the extent of any asbestos that may be present.
To sample and estimate the extent and volume of any asbestos materials that may be present.
To generate asbestos material assessments where the period between the survey and event is significant i.e. more that 3 months.
To produce a report identifying areas containing asbestos to be used as a basis for tendering their removal.
To instigate asbestos removal works prior to refurbishment/demolition.

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

Scope of Works & Site Description

General Information	*Scope of Works:*	**Proposed demolition**
	Structural Details:	**Original 3 storey building of solid construction with pitched roofs. Brick facades. Extension to rear over supermarket.**
	Date of Construction:	**Not known.**
External Aspects:	*Roofs:*	**Pitched roofs with slates to front pitched roofs with metal sheeting and flat roof with roofing felt to back of main building.**
Internal Aspects:	*Walls*	**Brick with lime plaster**
	Ceilings	**Plasterboard and original lat and plaster.**
	Floors	**Timber floors on 1st and 2nd floors.**
Services:	*Heating Systems:*	**n/a**
Reservations:	*Access restrictions:*	**The back overclad roofs were not accessible.**

Survey Limitations

All areas accessed for proposed refurbishment works were subjected to a survey taking cognisance of the requirements of HSG 264, Asbestos: The Survey Guide. The investigation consisted of an inspection of each room and area to be impacted by the works.
No report has been made on any concealed spaces, which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility, lack of building drawings or insufficient knowledge of the structure of the building at the time of the survey.

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

Asbestos Refurbishment & Demolition Survey: Definition

A refurbishment and demolition survey is needed before any refurbishment or demolition works is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACM's in the area where the refurbishment works will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive and maintenance and repair work will be carried out or for plant removal and dismantling.
Where the refurbishment or demolition works may not take place for a significant period after the survey (e.g. three months), then the information required for a management survey should be obtained.

Asbestos Contaminated Soils (ACS)

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

Material Assessment

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

Material Assessment Algorithm

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

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

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

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

Analytical Techniques

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

Samples were returned to About Safety Ltd. Laboratory for Analysis. Photographs were taken at all of the sample locations (unless otherwise stated).
Materials of a similar type were only occasionally sampled and it was assumed that other materials visually inspected to where the sample was taken, were of a similar composition.
Each area was viewed for suspect materials thought or known to contain asbestos and samples taken where it was considered necessary.

General Caveat

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

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

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

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

Specific Notes

Legislation and Codes of Practice

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

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

Information about working with material containing asbestos cement is containing in Health and Safety Authority's document "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:

20-21 Moore Street
Dublin 1

TEST RESULT

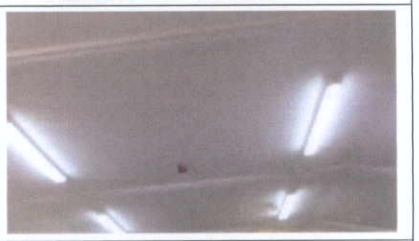
SAMPLE NO	LAB. REF.	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIEID
S01	2029208	Stairway	Grey thread nosings	Chrysotile
S02	2029209	1st floor under raised floor	Grey VFT	NADIS
S03	2029210	1st floor under raised floor	Grey VFT adhesive	Chrysotile
S04	2029211	2nd floor	Red lino and felt	NADIS
S05	2029212	2nd floor	Red lino and felt	NADIS
S06	2029213	2nd floor	Slate debris from roof	Chrysotile

Glossary

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

Analyst: John Kelleher

Appendix B – Schedule of Survey Sheets

Ref No.	Building 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. 20/21 Moore Street	Ground floor Supermarket				No visible asbestos containing materials identified							
2	No. 20/21 Moore Street	Ground floor Supermarket				No visible asbestos containing materials identified							
3	No. 20/21 Moore Street	Ground floor Supermarket				No visible asbestos containing materials identified							
4	No. 20/21 Moore Street	Ground floor Supermarket				No visible asbestos containing materials identified							

Key
NAD = No asbestos detected
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AC = Asbestos cement
VFT = vinyl floor tile
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SM = Square Meters
LM = Linear Meters

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

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

Ref No.	Building 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. 20/21 Moore Street	Ground floor Supermarket Back service alley				No visible asbestos containing materials identified							
6	No. 20/21 Moore Street	Supermarket Centre pitched roof roof		No access to ceiling void		Presumed asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
7	No. 20/21 Moore Street	Supermarket Centre flat roof roof		Substrate roofing felts		Presumed asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
8	No. 20/21 Moore Street	Rear façade to main building		Lead sealed cast-iron collars to downpipes		Presumed asbestos woven rope packing.						Investigation by a competent contractor prior to work likely to cause disturbance.	

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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. 20/21 Moore Street	1st floor		Slates to main roofs. Black slates on No. 21 and red slates on No. 22.	120 SM approx.	Chrysotile	1	1	1	1	4	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
10	No. 20/21 Moore Street	1st floor WC 1		Black Bakelite cistern		Amosite	1	0	0	2	3	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
11	No. 20/21 Moore Street	1st floor WC 2		Ceramic cistern.		No visible asbestos containing materials identified							
12	No. 20/21 Moore Street	1st floor	2029209 2029210	Adhesive to VFT under raised floor in big room	60 SM approx.	Chrysotile	1	0	0	1	2	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	

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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. 20/21 Moore Street	1st floor		Roof canopy		Presumed to contain asbestos felts						Investigation by a competent contractor prior to work likely to cause disturbance.	
14	No. 20/21 Moore Street	1st floor		Box storage heater		No visible asbestos containing materials identified							
15	No. 20/21 Moore Street	1st floor				No visible asbestos containing materials identified							
16	No. 20/21 Moore Street	Stairway	2029208	Grey threads to stairway	16 steps	Chrysotile	1	0	0	1	2	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	

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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. 20/21 Moore Street	2nd floor	2029213	Roof slate debris on floor		Chrysotile	1	2	1	1	5	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
18	No. 20/21 Moore Street	2nd floor Room flooring.	2029211 2029212	Red lin0 and felt backing under floor coverings		NAD							
19	No. 20/21 Moore Street	2nd floor Ceiling s		Original lat and plaster ceilings.		No visible asbestos containing materials identified							
20	No. 20/21 Moore Street	2nd floor		Lead sealed cast-iron collars to downpipes		Presumed asbestos woven rope packing.						Investigation by a competent contractor prior to work likely to cause disturbance	

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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
21	No. 20/21 Moore Street	1st floor		Integral areas of the storage heater and the wall mounted safe		Presumed to contain asbestos						Dismantling and investigation by a competent contractor prior to work likely to cause disturbance.	

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

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Refurbishment & Demolition Asbestos Survey

Location: *No. 36 Henry Street (Apple Shop)*
(includes No. 3 Henry Place)
Dublin 1

Client: *Dublin Central GP Ltd*

Instructing Party: *Certo Management Services*

Survey Date: *October, 2020*

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

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

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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.]
3, 4, 5	Orange asbestos containing vinyl floor tile and adhesive to the basement floors. Good condition and intact. 80 square meters approximately.
23	Asbestos containing adhesive identified under the carpet on the 1st floor landing. Extent not determined.

Ref:	Presumed/Strongly Presumed Asbestos [Requires dismantling and investigation by a competent asbestos contractor prior to work likely to cause disturbance.]
6	Integral areas of fireproof filing cabinets are presumed to contain asbestos.
21, 22, 24, 25, 26, 27	Asbestos containing adhesive presumed under the existing fixed carpets and flooring in No. 3 Henry Place, upper floors.
28	The orange vinyl floor tile and adhesive under the carpet in the office is strongly presumed to contain asbestos (areas occupied).

Names and Addresses

Client Name:
Dublin Central GP Ltd

Contact:
Phone:

Site Full Name:
No. 36 Henry Street
Dublin 1

Instructing Party:
Certo Management Services

Contact: **Peter McIlhagger**
Phone:

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

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

Asbestos Surveyor: John Kelleher

British Occupational Hygiene Society (BOHS) Asbestos Proficiency Certification

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

iosh Chartered Safety and Health Practitioner

Introduction

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

Objectives

The objectives of this survey were to:

To carry out a survey to ascertain the presence of asbestos based materials.
To carry out a survey to locate and describe, as far as reasonably practicable, all asbestos containing materials prior to refurbishment/demolition.
To gain access to all areas, as necessary, to determine the extent of any asbestos that may be present.
To sample and estimate the extent and volume of any asbestos materials that may be present.
To generate asbestos material assessments where the period between the survey and event is significant i.e. more that 3 months.
To produce a report identifying areas containing asbestos to be used as a basis for tendering their removal.
To instigate asbestos removal works prior to refurbishment/demolition.

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

Scope of Works & Site Description

General Information	*Scope of Works:*	**Proposed structural alterations, refurbishment and/or demolition.**
	Structural Details:	**4 storey over basement retail outlet of brick construction with flat roof.**
	Date of Construction:	**Not known**
External Aspects:	*Roofs:*	**Flat roofs**
Internal Aspects:	*Walls*	**Original walls with lime plaster render.**
	Ceilings	**Plasterboard and lat and plaster**
	Floors	**Concrete on ground floor and basement. Timber in upper areas. Concrete floors in No. 3 Henry Place.**
Services:	*Heating Systems:*	**n/a**
Reservations:	*Access restrictions:*	**Roofs. Occupied areas were 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.

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

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

Specific Notes

Legislation and Codes of Practice

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

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

Information about working with material containing asbestos cement is containing in Health and Safety Authority's document "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. 36 Henry Street
Dublin 1

TEST RESULT

SAMPLE NO	LAB. REF.	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIEID
S01	2029214	1st floor back room fire place – hearth	Black VFT and Evode	NADIS
S02	2029215	Basement stairway	Grey lino	NADIS
S03	2029216	Basement floor	Orange VFT	Chrysotile
S04	2029217	Basement floor	Orange VFT adhesive	Chrysotile
S05	2029218	Service Department stairway	Adhesive under carpet	Chrysotile

Glossary

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

Analyst: John Kelleher

Appendix B – Schedule of Survey Sheets

Ref No.	Building 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. 36 Henry Street	Ground floor Shop retail areas.				No visible asbestos containing materials identified.							
2	No. 36 Henry Street	Basement	2029215	Grey lino		NAD							
3	No. 36 Henry Street	Basement Office		Orange VFT and adhesive. Intact	30 SM approx.	Chrysotile	1	0	0	1	2	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
4	No. 36 Henry Street	Basement corridor		Orange VFT and adhesive. Intact	10 SM approx.	Chrysotile	1	0	0	1	2	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	

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

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

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

Ref No.	Building 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. 36 Henry Street	Basement	2029216 2029217	Orange VFT and adhesive	40 SM approx.	Chrysotile	1	0	0	1	2	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
6	No. 36 Henry Street	Basement		Integral areas of fireproof cabinets.		Presumed to contain asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
7	No. 36 Henry Street	1st floor	2029214	Black tiles on hearth		NAD							
8	No. 36 Henry Street	2nd floor Front room		Modern drop ceiling with lay-in ceiling tiles over drop ceilings.		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
Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

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

Ref No.	Building 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. 36 Henry Street	2nd floor Backroom		Modern drop ceiling with lay-in ceiling tiles over drop ceilings.		No visible asbestos containing materials identified.							
10	No. 36 Henry Street	3rd floor Front room				No visible asbestos containing materials identified.							
11	No. 36 Henry Street	3rd floor Gents WC				No visible asbestos containing materials identified.							
12	No. 36 Henry Street	3rd floor Ladies WC				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
Presumed/Strongly presumed ACM Or Non Accessed Area

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

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

Ref No.	Building 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. 36 Henry Street	4th floor kitchen				No visible asbestos containing materials identified.							
14	No. 36 Henry Street	4th floor Front room				No visible asbestos containing materials identified.							
15	No. 36 Henry Street	4th floor Store room				No visible asbestos containing materials identified.							
16	No. 36 Henry Street	4th floor Storage tank.				No visible asbestos containing materials identified.							

Key		Material Assessment Score	Risk
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	≤ 4	Very Low
		5 - 6	Low
		7 - 9	Medium
	Presumed/Strongly presumed ACM Or Non Accessed Area	≥ 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.	