

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	8
Specific Notes	8
Legislation and Codes of Practice	8
Provision of information	8
Competent Person	8
Appendix A – Asbestos Bulk Identification Report	9
Appendix B – Schedule of Survey Sheets	10

Executive Summary

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

Ref:	Confirmed Asbestos [Requires removal and disposal as asbestos waste by a competent asbestos contractor prior to demolition.]
17	Asbestos containing roofing felt was identified on old discarded sections of roof on No. 12.
28	Small pieces of asbestos containing slates were identified on the 1 st floor in rubble in No. 10

Ref:	Presumed/Strongly Presumed Asbestos [Requires dismantling and investigation by a competent asbestos contractor prior to work likely to cause disturbance.]
1	Repair slates in the valley on the roof of No. 10 are presumed to contain asbestos.
2, 14, 19, 20	Substrate roofing felts to all flat roofs are presumed to contain asbestos.
3, 4	The ceiling voids in the restaurant area of No. 10 are presumed to contain asbestos. Occupied and trading.
5	Beneath fixed laminate flooring is presumed to contain asbestos.
23, 34	Integral areas of old safes are presumed to contain asbestos linings and seals.
30	Textured paint in 1 st floor store room 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:
No. 10-12 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 over basement building of solid brick construction with pitched and flat roofs.
	<i>Date of Construction:</i>	Not known
External Aspects:	<i>Roofs:</i>	Pitched roof on No. 10 with natural quarry slates. Flat roofs with roofing felt.
	<i>Walls</i>	Original brick walls with lime plaster render.
Internal Aspects:	<i>Ceilings</i>	Original lat and plaster and plasterboard. Drop ceilings with plasterboard ceiling tiles in the restaurant areas.
	<i>Floors</i>	Concrete floors in the basement ground floors and upper floors in No. 11/12. Timber floors in No. 10.
	<i>Heating Systems:</i>	n/a
Reservations:	<i>Access restrictions:</i>	The integrity of flat roofs were not compromised as the building is occupied.

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. 10-12 Moore Street

TEST RESULT

SAMPLE NO	LAB. REF.	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIED
S01	2028448	1 st floor No. 11 ceiling	Nap plaster painted	NADIS
S02	2028449	1 st floor No. 11 ceiling	Nap plaster painted	NADIS
S03	2028450	1 st floor No. 10/11 Stairway	Black thread nosing	NADIS
S04	2028451	Roof	Felt debris	Chrysotile
S05	2028452	Basement ceiling	Nap plaster painted	NADIS
S06	2028453	Basement stairway	Black thread nosing	NADIS
S07	2028454	Basement old stair section	VFT	NADIS
S08	2028455	Basement old stair section	VFT adhesive	NADIS
S09	2028456	2 nd floor	VFT debris on floor	NADIS
S10	2028457	2 nd floor under existing floor	VFT adhesive	NADIS
S11	2028458	2 nd floor front room	Slate debris	Chrysotile

Glossary

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

Chrysotile (white asbestos)

Amosite (brown asbestos)

Crocidolite (blue asbestos)

Analyst: John Kelleher







Appendix B – Schedule of Survey Sheets





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
 Or Non Accessed Area
 Presumed/Strongly presumed ACM





Material Assessment Score	
Very Low	≤ 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.





Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description , surface treatment and condition	Extent	Asbestos identified (presumed, strongly identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
1	No.s 10-12 Moore Street	Roof of No. 10		Misc. repaired areas in the valley of natural quarry slates.		Presumed asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
2	No.s 10-12 Moore Street	Roofs to No. 11 and 12		Felts to all flat		Presumed asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
3	No.s 10-12 Moore Street	Ground floor		Plasterboard tiles in drop ceiling.		No access over ceiling. Presumed asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
4	No.s 10-12 Moore Street	Ground floor		Plasterboard tiles in drop ceiling.		No access over ceiling. Presumed asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	

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.s 10-12 Moore Street	No. 10 Ground floor		Beneath laminate flooring		Presumed asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
6	No.s 10-12 Moore Street	No. 10 Ground floor Pool room				No visible asbestos containing materials identified.							
7	No.s 10-12 Moore Street	No. 10 Ground floor Store room				No visible asbestos containing materials identified.							
8	No.s 10-12 Moore Street	No. 10 Ground floor Store room Freezer units				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
9	No.s 10-12 Moore Street	No. 10 Ground floor Store rooms Prep rooms		Concrete ceilings		No visible asbestos containing materials identified.							
10	No.s 10-12 Moore Street	No. 10 Ground floor Store rooms Prep rooms				No visible asbestos containing materials identified.							
11	No.s 10-12 Moore Street	No. 11/12 1 st floor Rooms	2028448	Nap plaster and paint		NAD							
12	No.s 10-12 Moore Street	No. 11/12 1 st floor Rooms	2028449	Nap plaster and paint		NAD							





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.						

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.s 10-12 Moore Street	No. 11/12 1 st floor Rooms				No visible asbestos containing materials identified.							
14	No.s 10-12 Moore Street	No. 11/12 1 st floor Rooms		Substrate roofing back of No. 11.		Presumed to contain asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
15	No.s 10-12 Moore Street	No. 11/12 1 st floor Rooms				No visible asbestos containing materials identified.							
16	No.s 10-12 Moore Street	No. 11/12 1 st floor Rooms		Steel decking to flat roofs of No. 11		No visible asbestos containing materials identified.							





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

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.s 10-12 Moore Street	No. 12 Roof	2028451	Felt to old timber on stairway roof	Small amounts.	Chrysotile	1	0	0	1	2	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
18	No.s 10-12 Moore Street	No. 12 Tank room		Flange gaskets to galvanised tanks		presumed asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
19	No.s 10-12 Moore Street	No. 12 All flat roofs		Roofing felts		Presumed asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
20	No.s 10-12 Moore Street	No. 11 All flat roofs		Roofing felts		Presumed asbestos						Investigation 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	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
21	No.s 10-12 Moore Street	No. 10 Basement	2028452	Textured paint to nap plaster debris		NAD							
22	No.s 10-12 Moore Street	No. 10 Basement		Textured paint to nap plaster debris		NAD							
23	No.s 10-12 Moore Street	No. 10 Basement		Integral areas of old safe in side room		Presumed to contain asbestos linings.						Dismantling and investigation by a competent contractor prior to work likely to cause disturbance.	
24	No.s 10-12 Moore Street	No. 10 Basement	2028454	VFT and adhesive.		NAD							
			2028455	Black thread nosing.		NAD							

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
25	No.s 10-12 Moore Street	No. 10 1 st floor				No visible asbestos containing materials identified.							
26	No.s 10-12 Moore Street	No. 10 1 st floor				No visible asbestos containing materials identified.							
27	No.s 10-12 Moore Street	No. 10 1 st floor	2028456 2028457	VFT and adhesive debris on floor		NAD							
28	No.s 10-12 Moore Street	No. 10 1 st floor	2028458	Slate debris in rubble on floor	Small amount	Chrysotile	1	1	1	1	4	Removal and disposal as asbestos waste 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	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
29	No.s 10-12 Moore Street	No. 10 1 st floor				No visible asbestos containing materials identified.							
30	No.s 10-12 Moore Street	No. 10 1 st floor Store room		Textured paint to ceiling		Presumed asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
31	No.s 10-12 Moore Street	No. 10 1 st floor Stairway to 2 nd floor				No visible asbestos containing materials identified.							
32	No.s 10-12 Moore Street	2 nd floor Front room				No visible asbestos containing materials identified.							




Key
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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.

DCC PLAN NO 2862/21
 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
33	No.s 10-12 Moore Street	No. 10 2 nd floor Rooms				NAD							
34	No.s 10-12 Moore Street	No. 10 2 nd floor		Integral areas of old safe on floor		Presumed to contain asbestos linings.						Dismantling and investigation by a competent contractor prior to work likely to cause disturbance.	
35	No.s 10-12 Moore Street	No. 10 2 nd floor WC's				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.		



ABOUT SAFETY LTD.

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

Refurbishment & Demolition Asbestos Survey

Location: *No. 41 Henry Street
Dublin 1*

Client: *Dublin Central GP Ltd*

Instructing Party: *Certo Management Services*

Survey Date: *14th and 16th October, 2020*

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

TABLE OF CONTENTS

TABLE OF CONTENTS	2
Executive Summary	3
Names and Addresses	4
Introduction	5
Objectives	5
Scope of Works & Site Description	6
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Asbestos Refurbishment & Demolition Survey: Definition	6
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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.]
11	Asbestos containing grey thread nosing to the stairway from the 2 nd floor to the 3 rd floor.

Ref:	Presumed/Strongly Presumed Asbestos [Requires dismantling and investigation by a competent asbestos contractor prior to work likely to cause disturbance.]
	Due to occupancy the existing fabric of the building was not disturbed. Floors are over-covered with new laminate flooring on the upper floors.
	The flat roof was not accessible and is presumed to contain asbestos roofing felts 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. 41 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>	Proposed structural alterations, refurbishment and/or demolition.
	<i>Structural Details:</i>	4 storey over basement corner property with flat roof
	<i>Date of Construction:</i>	Not known
External Aspects:	<i>Roofs:</i>	Flat roof.
	<i>Walls</i>	Original walls. PVC sheeting to basement areas.
Internal Aspects:	<i>Ceilings</i>	Plasterboard ceilings
	<i>Floors</i>	Timber floors on upper levels. Concrete in basement.
	<i>Heating Systems:</i>	n/a
Reservations:	<i>Access restrictions:</i>	Flat roof. The internal 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.

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. 41 Henry Street
Dublin 1**

TEST RESULT

SAMPLE NO	LAB. REF.	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIED
S01	2029113	Stairway 2 nd to 3 rd floor	Grey thread nosing	Chrysotile

Glossary

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

Chrysotile (white asbestos)





Amosite (brown asbestos)

Crocidolite (blue asbestos)




Analyst: John Kelleher







Appendix B – Schedule of Survey Sheets

Ref No.	Building 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. 41 Henry Street	Ice cream shop Ground floor		Modern refurb. Occupied		No visible asbestos containing materials identified.							
2	No. 41 Henry Street	Ice cream shop Basement Store rooms		Modern refurb. Occupied		No visible asbestos containing materials identified.							
3	No. 41 Henry Street	Ice cream shop Basement Store rooms		Modern refurb. Occupied		No visible asbestos containing materials identified.							
4	No. 41 Henry Street	Ice cream shop Basement WC's		Modern refurb. Occupied		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. 41 Henry Street	Stairway to 1 st floor.		Modern refurb.		No visible asbestos containing materials identified.							
6	No. 41 Henry Street	1 st floor. Reception and treatment room		Modern refurb		No visible asbestos containing materials identified.							
7	No. 41 Henry Street	2 nd floor Treatment Room 4		Modern refurb.		No visible asbestos containing materials identified.							
8	No. 41 Henry Street	2 nd floor Treatment Room 3		Modern refurb.		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.						

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. 41 Henry Street	2 nd floor Treatment Room 2		Modern refurb.		No visible asbestos containing materials identified.							
10	No. 41 Henry Street	2 nd floor Treatment Room 1		Modern refurb.		No visible asbestos containing materials identified.							
11	No. 41 Henry Street	Stairway from 2 nd to 3 rd floor	20	Grey thread nosings	10 LM approx.	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. 41 Henry Street	3 rd floor 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	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
13	No. 41 Henry Street	3 rd floor Bedrooms		Modern refurb.		No visible asbestos containing materials identified.							
14	No. 41 Henry Street	3 rd floor bedrooms		Modern refurb.		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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SURVEYING & TESTING
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Refurbishment & Demolition Asbestos Survey

Location: *38 Henry Street (Diesel)
Dublin 1*

Client: *Dublin Central GP Ltd*

Instructing Party: *Certo Management Services*

Survey Date: *October 14th, 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	8
Specific Notes	8
Legislation and Codes of Practice	8
Provision of information	8
Competent Person	8
Appendix A – Asbestos Bulk Identification Report	9
Appendix B – Schedule of Survey Sheets	10

Executive Summary

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

Ref:	Confirmed Asbestos [Requires removal and disposal as asbestos waste by a competent asbestos contractor prior to demolition.]
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.