













| 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. 36 Henry Street | Ground floor No. 3 Henry Place | | Laminate flooring | | No visible asbestos containing materials identified. | | | | | | |  |
| 18 | No. 36 Henry Street | Ground floor No. 3 Henry Place | | Rear door block up. | | No visible asbestos containing materials identified. | | | | | | |  |
| 19 | No. 36 Henry Street | Ground floor No. 3 Henry Place | | Concrete floor under lino | | No visible asbestos containing materials identified. | | | | | | |  |
| 20 | No. 36 Henry Street | Ground floor No. 3 Henry Place | | Modern electrical panels | | 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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| 21 | No. 36 Henry Street | No. 3 Henry Place Stairway to 1 st floor. | | Adhesive under floor coverings | | Presumed asbestos | | | | | | Investigation and sampling prior to work likely to cause disturbance. |  |
| 22 | No. 36 Henry Street | No. 3 Henry Place 1 st floor | | VFT and/or adhesive under floor coverings. | | Presumed asbestos | | | | | | Investigation and sampling prior to work likely to cause disturbance. |  |
| 23 | No. 36 Henry Street | No. 3 Henry Place Stairway landing | 2029218 | Adhesive under carpet | | Chrysotile | 1 | 0 | 0 | 1 | 2 | Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance. |  |
| 24 | No. 36 Henry Street | No. 3 Henry Place 1 st floor WC | | VFT and/or adhesive under floor coverings. | | Presumed asbestos | | | | | | Investigation and sampling prior to work likely to cause disturbance. |  |

| | | | | |
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|---------|--------------------------|-----------------------------------------------------------------|------------|-------------------------------------------------------|--------|-----------------------------------------------------------------|--------------|-----------|-------------------|---------------|---------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 25 | No. 36 Henry Street | No. 3 Henry Place Stairway to 2 nd floor. (occupied) | | VFT and/or adhesive under floor coverings. | | Presumed asbestos | | | | | | Investigation and sampling prior to work likely to cause disturbance. |  |
| 26 | No. 36 Henry Street | No. 3 Henry Place Store room 2 nd floor. | | VFT and/or adhesive under floor coverings. | | Presumed asbestos | | | | | | Investigation and sampling prior to work likely to cause disturbance. |  |
| 27 | No. 36 Henry Street | 2 nd Floor No. 3 Henry Place (occupied) | | VFT and/or adhesive under floor coverings. | | Presumed asbestos | | | | | | Investigation and sampling prior to work likely to cause disturbance. |  |
| 28 | No. 36 Henry Street | No. 3 Henry Place 2 nd floor Office (occupied) | | Orange VFT under carpet | | Strongly presumed asbestos. | | | | | | Investigation and sampling prior to work likely to cause disturbance. |  |

| | | | | |
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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: *6 Moore Street
Dublin*

Client: *Dublin Central GP Ltd*

Instructing Party: *Certo Management Services*

Survey Date: *14th October 2020*

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

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Executive Summary

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

| | |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ref: | Confirmed Asbestos [Requires removal and disposal as asbestos waste by a competent asbestos contractor prior to works likely to cause disturbance] |
| | No asbestos containing materials found. |

| | |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ref: | Presumed/Strongly Presumed Asbestos & Non-Accessed Areas [Requires investigation by a competent contractor prior to works likely to cause disturbance] |
| 14 | Immersion flange gasket to the 1 st floor toilet is presumed to contain asbestos. further inspection is required by a competent contractor prior to disposal. |
| 21 | Internal linings of the Chubb safe to the ground floor stairway to basement areas is presumed to contain asbestos. further inspection is required by a competent contractor prior to disposal. |
| 24, 25 | Some basement areas were inaccessible during the inspection. |

Names and Addresses

Client Name:
Dublin Central GP Ltd

Instructing Party:
Certo Management Services

Contact:
Phone:

Contact: Peter McIlhagger
Phone:

Site Full Name:
6 Moore Street
Dublin

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

Contact: John Kelleher
Phone: 086 2208488

Asbestos Surveyor: John Kelleher

British Occupational Hygiene Society (BOHS) Asbestos Proficiency Certification

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



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> Planned demolition of part of the above dwelling. <i>Date of Construction:</i> Not known |
| External Aspects: | <i>Roofs:</i> Flat roofs <i>Extensions:</i> Not known <i>Other:</i> |
| Internal Aspects: | <i>Walls:</i> Plasterboard <i>Ceilings:</i> Drop ceiling with lay-in ceilings in areas. <i>Floors:</i> Concrete on ground floor and timber on upper floors <i>Insulation:</i> - |
| Services: | <i>M&E:</i> - |
| Reservations: | <i>Access restrictions:</i> Roofs were not accessible. Small lock up outlets were trading and not accessible. |

Survey Limitations

All areas accessed for proposed refurbishment works were subjected to a survey taking cognisance of the requirements of HSG 264, Asbestos: The Survey Guide. The investigation consisted of an inspection of each room and area to be impacted by the works.

No report has been made on any concealed spaces, which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility, lack of building drawings or insufficient knowledge of the structure of the building at the time of the survey.

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

Asbestos Refurbishment & Demolition Survey: Definition

A refurbishment and demolition survey is needed before any refurbishment or demolition works is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACM's in the area where the refurbishment works will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive and maintenance and repair work will be carried out or for plant removal and dismantling.

Where the refurbishment or demolition works may not take place for a significant period after the survey (e.g. three months), then the information required for a management survey should be obtained.

Asbestos Contaminated Soils (ACS)

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

Material Assessment

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

Material Assessment Algorithm

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

- Product Type

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

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

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

Analytical Techniques

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

Samples were returned to About Safety Ltd. Laboratory for Analysis. Photographs were taken at all of the sample locations (unless otherwise stated).

Materials of a similar type were only occasionally sampled and it was assumed that other materials visually inspected to where the sample was taken, were of a similar composition.

Each area was viewed for suspect materials thought or known to contain asbestos and samples taken where it was considered necessary.

General Caveat

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

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

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

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

Specific Notes

Legislation and Codes of Practice

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

employer working with or removing asbestos.

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

Information about working with material containing asbestos cement is contained in Health and Safety Authority's document "Guidelines on Working with Materials Containing Asbestos Cement".

Provision of information

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

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

Appendix A – Asbestos Bulk Identification Report

ASBESTOS BULK IDENTIFICATION REPORT

Report on:

Identification of asbestos content of suspected asbestos containing materials (ACM's) sampled from the following location/site:

**6 Moore Street
Dublin**

TEST RESULT

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

Glossary

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




Chrysotile (white asbestos)

Amosite (brown asbestos)





Crocidolite (blue asbestos)

Analyst: John Kelleher





Appendix B – Schedule of Survey Sheets

| Ref No. | Building | Location or Functional Space | Sample No. | Material Description, surface treatment and condition | Extent | Asbestos identified (presumed, strongly presumed or identified) | Product type | Condition | Surface treatment | Asbestos type | Material assessment score | Recommendations | Photo |
|---------|--------------------|--------------------------------------|------------|-------------------------------------------------------|--------|-----------------------------------------------------------------|--------------|-----------|-------------------|---------------|---------------------------|-----------------|---------------------------------------------------------------------------------------|
| 1 | No. 6 Moore Street | Front of shop Trading | | | | No visible asbestos containing materials identified. | | | | | | | No photo taken |
| 2 | No. 6 Moore Street | Lycamobile ground floor Back of shop | | | | No visible asbestos containing materials identified. | | | | | | |  |
| 3 | No. 6 Moore Street | Basement store rooms | | | | No visible asbestos containing materials identified. | | | | | | |  |
| 4 | No. 6 Moore Street | Basement | | | | No visible asbestos containing materials identified. | | | | | | |  |


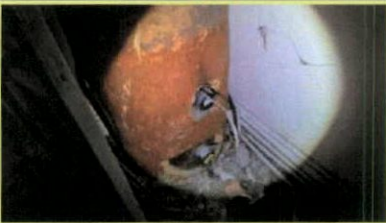


| | | | | |
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| | | Presumed/Strongly presumed ACM Or Non Accessed Area | ≤ 4 | Very Low |
| | 5 - 6 | | Low | |
| | 7 - 9 | | Medium | |
| | | ≥ 10 | High | |
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| | | | | | | | | | | | | | |
| 5 | No. 6 Moore Street | Ground floor (outlets occupied) | | Ceramic tiles in corridor | | No visible containing materials identified | | | | | | |  |
| 6 | No. 6 Moore Street | Ground floor | | Plasterboard ceiling tiles in drop ceilings | | No visible containing materials identified | | | | | | |  |
| 7 | No. 6 Moore Street | Ceiling void | | | | No visible containing materials identified | | | | | | |  |
| 8 | No. 6 Moore Street | Ground floor back of shop | | Occupied outlets | | No visible containing materials identified | | | | | | |  |





| | | | | | |
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| | | | | | | | | | | | | | |
| 9 | 6 Moore Street | 1 st floor | | Original ceilings | | No visible containing materials identified | | | | | | |  |
| 10 | 6 Moore Street | 1 st floor | | Timber floorboards throughout | | No visible containing materials identified | | | | | | |  |
| 11 | 6 Moore Street | 1 st floor front room | | | | No visible containing materials identified | | | | | | |  |
| 12 | 6 Moore Street | 1 st floor front room | | | | No visible containing materials identified | | | | | | |  |





| | | | | | |
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| 13 | 6 Moore Street | 1 st floor toilet | | | | No visible containing materials identified | | | | | | |  |
| 14 | 6 Moore Street | 1 st floor toilet | | Immersion flange gasket | | Presumed asbestos | | | | | | Further inspection is required by a competent contractor prior to disposal. |  |
| 15 | 6 Moore Street | Stairway to 2 nd floor | | | | No visible containing materials identified | | | | | | |  |
| 16 | 6 Moore Street | 2 nd floor stairway | | | | No visible containing materials identified | | | | | | |  |

| | | | | | |
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| 17 | 6 Moore Street | 2 nd floor front room | | | | No visible containing materials identified | | | | | | |  |
| 18 | 6 Moore Street | 2 nd floor corridor | | | | No visible containing materials identified | | | | | | |  |
| 19 | 6 Moore Street | 2 nd floor front room ceiling | | | | No visible containing materials identified | | | | | | |  |
| 20 | 6 Moore Street | 2 nd floor | | | | No visible containing materials identified | | | | | | |  |

| | | | | | |
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| 21 | 6 Moore Street | Ground floor stairway to basement | | Old Chubb safe | | Presumed to contain asbestos linings | | | | | | Further inspection is required by a competent contractor prior to disposal. |  |
| 22 | 6 Moore Street | Basement stairway | | | | No visible containing materials identified | | | | | | |  |
| 23 | 6 Moore Street | Basement | | Concrete walls and ceiling | | No visible containing materials identified | | | | | | |  |
| 24 | 6 Moore Street | Basement back room | | Inaccessible | | Presumed to contain asbestos | | | | | | Investigation by a competent contractor prior to works likely to cause disturbance |  |

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 NAA = Non Accessed Area
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 AC = Asbestos cement
 VFT = vinyl floor tile
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| |
|-----------------------------------------------------|
| Confirmed Asbestos |
| Presumed/Strongly presumed ACM Or Non Accessed Area |

| Material Assessment Score |
|---------------------------|
| ≤ 4 |
| 5 - 6 |
| 7 - 9 |
| ≥ 10 |

| Risk |
|----------|
| Very Low |
| Low |
| Medium |
| High |

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DCC PLAN NO 2862/21
 RECEIVED: 01/06/2021

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|---------|----------------|------------------------------|------------|-------------------------------------------------------|--------|-----------------------------------------------------------------|--------------|-----------|-------------------|---------------|---------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 25 | 6 Moore Street | Basement back room | | Inaccessible | | Presumed to contain asbestos | | | | | | Investigation by a competent contractor prior to works likely to cause disturbance |  |

| | | | | |
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SURVEYING & TESTING
RISK MANAGEMENT | PROJECT MANAGEMENT**

Refurbishment & Demolition Asbestos Survey

Location: *No. 7 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.*

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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.] |
| | No asbestos containing materials found |

| | |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ref: | Presumed/Strongly Presumed Asbestos [Requires dismantling and investigation by a competent asbestos contractor prior to work likely to cause disturbance.] |
| 13 | The flat roof was not accessible and is presumed to contain asbestos substrate roofing felt. |

Names and Addresses

Client Name:
Dublin Central GP Ltd

Instructing Party:
Certo Management Services

Contact:
Phone:

Contact: Peter McIlhagger
Phone:

Site Full Name:
No. 7 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 brick building of solid construction with flat roof. |
| | <i>Date of Construction:</i> | Not known |
| External Aspects: | <i>Roofs:</i> | Flat roofs |
| | <i>Walls</i> | Original walls with retail areas partitioned off. |
| Internal Aspects: | <i>Ceilings</i> | Original ceilings in the upper floors. |
| | <i>Floors</i> | Timber in the upper floors. |
| | <i>Heating Systems:</i> | n/a |
| Services: | | |
| Reservations: | <i>Access restrictions:</i> | Ground floor retail areas were occupied and trading at the time of the inspection. Roofs were not accessible. |

Survey Limitations

All areas accessed for proposed refurbishment works were subjected to a survey taking cognisance of the requirements of HSG 264, Asbestos: The Survey Guide. The investigation consisted of an inspection of each room and area to be impacted by the works.

No report has been made on any concealed spaces, which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility, lack of building drawings or insufficient knowledge of the structure of the building at the time of the survey.

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

Asbestos Refurbishment & Demolition Survey: Definition

A refurbishment and demolition survey is needed before any refurbishment or demolition works is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACM's in the area where the refurbishment works will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive and maintenance and repair work will be carried out or for plant removal and dismantling.

Where the refurbishment or demolition works may not take place for a significant period after the survey (e.g. three months), then the information required for a management survey should be obtained.

Asbestos Contaminated Soils (ACS)

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

Material Assessment

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

Material Assessment Algorithm

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

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

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

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

Analytical Techniques

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

Samples were returned to About Safety Ltd. Laboratory for Analysis. Photographs were taken at all of the sample locations (unless otherwise stated).

Materials of a similar type were only occasionally sampled and it was assumed that other materials visually inspected to where the sample was taken, were of a similar composition.

Each area was viewed for suspect materials thought or known to contain asbestos and samples taken where it was considered necessary.

General Caveat

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

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

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

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

Specific Notes

Legislation and Codes of Practice

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

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

Information about working with material containing asbestos cement is contained in Health and Safety Authority's document “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. 7 Moore Street
Dublin 1**

TEST RESULT

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

Glossary

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

Chrysotile (white asbestos)




Amosite (brown asbestos)

Crocidolite (blue asbestos)





Analyst: John Kelleher



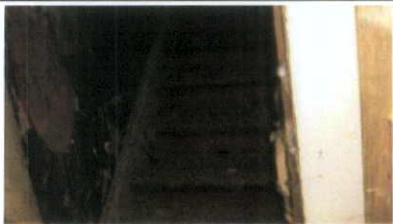



Appendix B – Schedule of Survey Sheets

| 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. 7 Moore Street | Ground floor areas Retail areas trading at time of visit. | | | | No visible asbestos containing materials identified. | | | | | | | No photo taken |
| 2 | No. 7 Moore Street | Stairway to 1 st floor | | | | No visible asbestos containing materials identified. | | | | | | |  |
| 3 | No. 7 Moore Street | 1 st floor landing | | Red lino | | NAD | | | | | | |  |
| 4 | No. 7 Moore Street | 1 st floor Kitchen | | | | No visible asbestos containing materials identified. | | | | | | |  |


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

| Ref No. | Building or Area of Site | Location or Functional Space | Sample No. | Material Description, surface treatment and condition | Extent | Asbestos identified (presumed, strongly presumed or identified) | Product type | Condition | Surface treatment | Asbestos type | Material assessment score | Recommendations | Photo |
|---------|--------------------------|----------------------------------|------------|-------------------------------------------------------|--------|-----------------------------------------------------------------|--------------|-----------|-------------------|---------------|---------------------------|-----------------|---------------------------------------------------------------------------------------|
| 5 | No. 7 Moore Street | 1 st floor WC | | | | No visible asbestos containing materials identified. | | | | | | |  |
| 6 | No. 7 Moore Street | 1 st floor Front room | | | | No visible asbestos containing materials identified. | | | | | | |  |
| 7 | No. 7 Moore Street | 1 st floor Front room | | Polystyrene over lat and plaster ceiling | | No visible asbestos containing materials identified. | | | | | | |  |
| 8 | No. 7 Moore Street | 1 st floor Back rooms | | | | No visible asbestos containing materials identified. | | | | | | |  |

| | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|----------------------------------|--|-------------|--|
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|---------|--------------------------|---------------------------------------|------------|-------------------------------------------------------|--------|-----------------------------------------------------------------|--------------|-----------|-------------------|---------------|---------------------------|-----------------|---------------------------------------------------------------------------------------|
| 9 | No. 7 Moore Street | Stairway to 2 nd floor | | Guano from stairway to upper floors | | No visible asbestos containing materials identified. | | | | | | |  |
| 10 | No. 7 Moore Street | 2 nd floor Rooms and areas | | | | No visible asbestos containing materials identified. | | | | | | |  |
| 11 | No. 7 Moore Street | 2 nd floor Rooms and areas | | | | No visible asbestos containing materials identified. | | | | | | |  |
| 12 | No. 7 Moore Street | 2 nd floor Rooms and areas | | | | No visible asbestos containing materials identified. | | | | | | |  |

| | | | | | | |
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| Ref No. | Building or Area of Site | Location or Functional Space | Sample No. | Material Description, surface treatment and condition | Extent | Asbestos identified (presumed, strongly presumed or identified) | Product type | Condition | Surface treatment | Asbestos type | Material assessment score | Recommendations | Photo |
|---------|--------------------------|----------------------------------|------------|-------------------------------------------------------|--------|-----------------------------------------------------------------|--------------|-----------|-------------------|---------------|---------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 13 | No. 7 Moore Street | 2 nd floor Roof hatch | | No access to flat roof. | | Presumed to contain asbestos roofing felts. | | | | | | Investigation by a competent contractor prior to work likely to cause disturbance. |  |

| | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|----------------------------------|--|-------------|--|
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ABOUT SAFETY LTD.

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

Refurbishment & Demolition Asbestos Survey

Location: *24-25 Moore Street & 14 Moore Lane
Dublin 1*

Client: *Dublin Central GP Ltd*

**Instructing
Party:** *Certo Management Services*

Survey Date: *21st October, 2020*

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

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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.] |
| 19 | Asbestos containing sheeting sections over the old brick wall next to No. 23. Presumed to be from an original asbestos sheeted roof on the site. |

| | |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ref: | Presumed/Strongly Presumed Asbestos [Requires dismantling and investigation by a competent asbestos contractor prior to work likely to cause disturbance.] |
| 20 | Asbestos containing cement sheeting debris is presumed under the car park hard stand as a consequence of a corrugated roof being present previously. May have been used as aggregate in the foundation. |