








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
73	Fingal Co. Co. Office and Carpark Moore Lane	1 st floor carpark		Strammit board insulation to floor slab over carpark		No visible asbestos containing materials identified.							
74	Fingal Co. Co. Office and Carpark Moore Lane	1 st floor carpark		Polycarbonate roof lights		No visible asbestos containing materials identified.							
75	Fingal Co. Co. Office and Carpark Moore Lane	ESB Substation		Not accessed		Presumed						Further inspection is required by a competent contractor prior to any disturbance.	
76	Fingal Co. Co. Office and Carpark Moore Lane	Ground floor Car Park				No visible asbestos containing materials identified.							


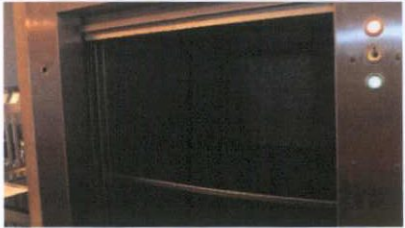


Key NAD = No asbestos detected NAA = Non-Accessed Area AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM = Square Meters LM = Linear Meters	Confirmed Asbestos	Material Assessment Score		Risk	
		≤ 4		Very Low	
	5 - 6		Low		
	7 - 9		Medium	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

Ref No.	Building	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
77	Fingal Co. Co. Office and Carpark Moore Lane	Ground floor Car Park		Occupied		Presumed to contain asbestos						Investigate prior to work likely to cause disturbance.	
78	Fingal Co. Co. Office and Carpark Moore Lane			Misc. individual retail outlets not accessible.		Presumed to contain asbestos						Investigate prior to work likely to cause disturbance.	No photo
79	Fingal Co. Co. Office and Carpark Chinese Restaurant	Fortune TCE				No visible asbestos containing materials identified.							
80	Fingal Co. Co. Office and Carpark Chinese Restaurant	Ground floor Lobby				No visible asbestos containing materials identified.							

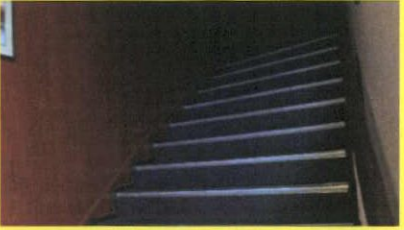



Key NAD = No asbestos detected NAA = Non-Accessed Area AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable S ² = Square Meters L = Linear Meters	Confirmed Asbestos	Material Assessment Score		Risk	
	Presumed/Strongly presumed ACM Or Non-Accessed Area	≤ 4		Very Low	
		5 - 6		Low	
		7 - 9		Medium	
		≥ 10		High	
No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.					

Ref No.	Building	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
81	Fingal Co. Co. Office and Carpark Chinese Restaurant	Ground floor Restaurant				No visible asbestos containing materials identified.							
82	Fingal Co. Co. Office and Carpark Chinese Restaurant	Ground floor Kitchen				No visible asbestos containing materials identified.							
83	Fingal Co. Co. Office and Carpark Chinese Restaurant	Ground floor Office/ security room				No visible asbestos containing materials identified.							
84	Fingal Co. Co. Office and Carpark Chinese Restaurant	Ground floor Office		Ceiling void over plasterboard ceiling.		No visible asbestos containing materials identified.							





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

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85	Fingal Co. Co. Office and Carpark Chinese Restaurant	Ground floor Old lift lobby		Under floor coverings not disturbed.		No visible asbestos containing materials identified.							
86	Fingal Co. Co. Office and Carpark Chinese Restaurant	Ground floor Dumb waiter		Plasterboard linings to sides		No visible asbestos containing materials identified.							
87	Fingal Co. Co. Office and Carpark Chinese Restaurant	Ground floor WC				No visible asbestos containing materials identified.							
88	Fingal Co. Co. Office and Carpark Chinese Restaurant	Ground floor WC				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	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
89	Fingal Co. Co. Office and Carpark Chinese Restaurant	Stairway ground to 1 st floor.		Fixed flooring not disturbed.		Presumed to contain asbestos VFT.						Investigation by a competent contractor prior to work likely to cause disturbance.	
90	Fingal Co. Co. Office and Carpark Chinese Restaurant	1 st floor Openplan restaurant				No visible asbestos containing materials identified.							
91	Fingal Co. Co. Office and Carpark Chinese Restaurant	1 st floor Private restaurant rooms				No visible asbestos containing materials identified.							
92	Fingal Co. Co. Office and Carpark Chinese Restaurant	1 st floor Private restaurant rooms				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.					

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93	Fingal Co. Co. Office and Carpark Chinese Restaurant					No visible asbestos containing materials identified.							
94	Fingal Co. Co. Office and Carpark Chinese Restaurant	1 st floor Lift lobby area		No access		VFT and adhesive presumed under fixed flooring						Investigation by a competent contractor prior to work likely to cause disturbance.	
95	Fingal Co. Co. Office and Carpark Chinese Restaurant					No visible asbestos containing materials identified.							
96	Fingal Co. Co. Office and Carpark Chinese Restaurant					No visible asbestos containing materials identified.							





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	Presumed/Strongly presumed ACM Or Non-Accessed Area	≤ 4		Very Low	
		5 - 6		Low	
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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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97	Fingal Co. Co. Office and Carpark Chinese Restaurant	Exit to O'Connell Street				No visible asbestos containing materials identified.							
98	Fingal Co. Co. Office and Carpark Chinese Restaurant	1 st floor Back exit to carpark				No visible asbestos containing materials identified.							
99	Fingal Co. Co. Office and Carpark Chinese Restaurant	1 st floor Electrical riser				No visible asbestos containing materials identified.							
100	Fingal Co. Co. Office and Carpark Chinese Restaurant	1 st floor Ladies WC				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.				

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101	Fingal Co. Co. Office and Carpark Chinese Restaurant	1 st floor Gents WC		Modern refurb.		No visible asbestos containing materials identified.							
102	Fingal Co. Co. Office and Carpark Chinese Restaurant	1 st floor Main kitchen		Modern refurb. Ceramic tiles to floors.		No visible asbestos containing materials identified.							
103	Fingal Co. Co. Office and Carpark Chinese Restaurant	Stairway to 2 nd floor.		VFT 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.	
104	Fingal Co. Co. Office and Carpark Chinese Restaurant	2 nd floor Stairway to 3 rd floor of Fingal Co. Co.		VFT on stairway		Chrysotile	1	0	0	1	2	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	



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

Ref No.	Building	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
105	Fingal Co. Co. Office and Carpark Chinese Restaurant	2 nd floor WC				No visible asbestos containing materials identified.							
106	Fingal Co. Co. Office and Carpark Chinese Restaurant	2 nd floor WC				No visible asbestos containing materials identified.							
107	Fingal Co. Co. Office and Carpark Chinese Restaurant	2 nd floor WC		Mineral fibre ceiling tiles		No visible asbestos containing materials identified.							
108	Fingal Co. Co. Office and Carpark Chinese Restaurant	2 nd floor Ladies WC service riser		Woven rope gaskets to air handling duct		Chrysotile	2	1	1	1	5	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	





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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	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
109	Fingal Co. Co. Office and Carpark Chinese Restaurant	2 nd floor Gents WC		Woven rope gaskets to air handling duct		Chrysotile	2	1	1	1	5	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
110	Fingal Co. Co. Office and Carpark Chinese Restaurant	2 nd floor Gents WC				No visible asbestos containing materials identified.							
111	Fingal Co. Co. Office and Carpark Chinese Restaurant	2 nd floor Gents WC		Old mineral fibre ceiling tiles.		No visible asbestos containing materials identified.							
112	Fingal Co. Co. Office and Carpark Chinese Restaurant	2 nd floor Offices				No visible asbestos containing materials identified.							




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

Ref No.	Building	Location or Functional Space	Sample No.	Material Description , surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
113	Fingal Co. Co. Office and Carpark Chinese Restaurant	2 nd floor Unused restaurant				No visible asbestos containing materials identified.							
114	Fingal Co. Co. Office and Carpark Chinese Restaurant	2 nd floor Unused restaurant				No visible asbestos containing materials identified.							
115	Fingal Co. Co. Office and Carpark Chinese Restaurant	2 nd floor Office				No visible asbestos containing materials identified.							
116	Fingal Co. Co. Office and Carpark Chinese Restaurant	2 nd floor Water tank room				No visible asbestos containing materials identified.							

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		≤ 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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117	Fingal Co. Co. Office and Carpark Chinese Restaurant	2 nd floor Water tank room		Modern gas boiler		NAD							
118	Fingal Co. Co. Office and Carpark Chinese Restaurant	2 nd floor Front room				No visible asbestos containing materials identified.							
119	Fingal Co. Co. Office and Carpark Chinese Restaurant	2 nd floor Front room				No visible asbestos containing materials identified.							
120	Fingal Co. Co. Office and Carpark	Basement		Old electrical panels		No visible asbestos containing materials identified.							

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

Ref No.	Building	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
121	Fingal Co. Co. Office and Carpark	Basement Plantroom		Asbestos string to MMMF insulation on floor	Small amount	Chrysotile	2	2	2	1	7	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
122	Fingal Co. Co. Office and Carpark	Basement		Lead sealed cast-iron pipework collars		Presumed to contain asbestos woven rope packing						Investigation by a competent prior to work likely to cause disturbance.	
123	Fingal Co. Co. Office and Carpark	Basement Floors		Rubble heaps throughout the basement floors.		Presumed to contain asbestos						Investigation by a competent prior to work likely to cause disturbance.	

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	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: *Dublin Bus Headquarters
59/60 O' Connell Street Upper
Dublin*

Client: *Dublin Central GP Ltd*

Instructing Party: *Certo Management Services*

Survey Date: *2nd 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]
45	Asbestos containing slates on the lower pitched roof to the back of the building.
48	Asbestos containing red thread nosings in the basement of No. 59. 18 nosings.

Ref:	Presumed/Strongly Presumed Asbestos & Non-Accessed Areas [Requires investigation by a competent contractor prior to works likely to cause disturbance]
1	The blue panels on the front façade were not accessible and are presumed to contain asbestos until proven otherwise.
2, 89	The internal linings in the lift core are presumed to contain asbestos (Supalux fire board was known to have contained asbestos when first manufactured).
27	Asbestos containing flange gasket presumed to the pipework in the basement boiler room.
28, 43	The roofing felts on the garages and various other flat roofs are presumed to contain asbestos .
47, 80	Integral areas of fire doors are presumed to contain asbestos. Known to have been used in older fire doors.
64	Integral areas of strongroom doors were know to contain asbestos. Strongroom not accessed.
86	The felt to the external roof of the water tank room is presumed to contain asbestos.
88, 101	The immersion flange gaskets to copper cylinders in cupboards are presumed to contain asbestos.
116	The lift motor break shoes are presumed to contain asbestos.

Names and Addresses

Client Name:
Dublin Central GP Ltd

Instructing Party:
Certo Management Services

Contact:
Phone:

Contact: Peter McIlhagger
Phone:

Site Full Name:
59/60 O' Connell Street Upper
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> <i>Structural Details:</i>	Proposed demolition No. 59 was built as an office building for D
External Aspects:	<i>Roofs:</i> <i>Extensions:</i> <i>Other:</i>	Flat roofs and pitched roofs. n/a
Internal Aspects:	<i>Walls:</i> <i>Ceilings:</i> <i>Floors:</i> <i>Insulation:</i>	Solid block walls Original ceilings in No. 60. Drop ceilings below the original perforated softboard ceiling tiles in No. 59 Concrete floor generally MMMF and foamrubber insulation to heating pipework.
Services:	<i>M&E:</i>	Boiler room in the basement.
Reservations:	<i>Access restrictions:</i>	Roofs were not accessible apart from the main roof and the pitched slated roofs. The building was occupied during the inspection.

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 "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:

No. 59/60 O'Connell Street

TEST RESULT

SAMPLE NO	LAB. REF.	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIED
S01	2027601	Basement store room ductwork	Adhesive	NADIS
S02	2027602	Stairway	Red thread nosing	Chrysotile
S03	2027603	Stairway	Red lino	NADIS
S04	2027604	Lift plantroom	Supalux fireboard to walls	NADIS
S05	2027605	1 st floor half landing ladies WC ceiling	Textured paint	NADIS




Glossary

*No visible asbestos containing materials identified
IS = No Asbestos Detected in Sample
VFT = Vinyl Floor Tile





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

Analyst: John Kelleher


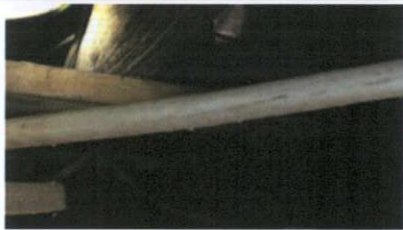

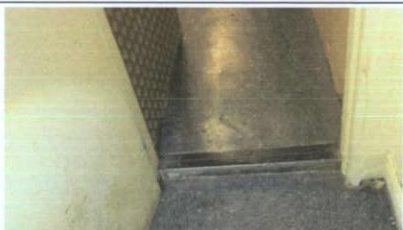
Appendix B – Schedule of Survey Sheets

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. 59/60 O'Connell Street	No. 59 Facade		Window panels and caulking mastics		Presumed asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
2	No. 59/60 O'Connell Street	Basement lift		Supalux board lining lift core		Presumed to contain asbestos. Sampling not possible						Investigation by a competent contractor prior to work likely to cause disturbance.	
3	No. 59/60 O'Connell Street	Basement storeroom				No visible asbestos containing materials identified							
4	No. 59/60 O'Connell Street	Basement corridor				No visible asbestos containing materials identified							





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

Ref No.	Building	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
5	No. 59/60 O'Connell Street	Basement women's WC				No visible asbestos containing materials identified							
6	No. 59/60 O'Connell Street	Basement corridor				No visible asbestos containing materials identified							
7	No. 59/60 O'Connell Street	Basement corridor ceiling void				No visible asbestos containing materials identified							
8	No. 59/60 O'Connell Street	Basement Gents WC		Concrete floor		No visible asbestos containing materials identified							



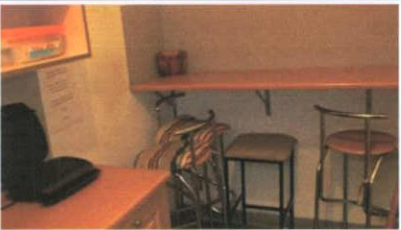

Key NAD = No asbestos detected NAA = Non Accessed Area AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM ² = Square Meters L = Linear Meters	Confirmed Asbestos	Material Assessment Score		Risk
		Presumed/Strongly presumed ACM Or Non Accessed Area	≤ 4	Very Low
	5 - 6		Low	
	7 - 9		Medium	
		≥ 10	High	
No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.				

Ref No.	Building	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
9	No. 59/60 O'Connell Street	Basement gents WC				No visible asbestos containing materials identified							
10	No. 59/60 O'Connell Street	Basement gents WC		Ceiling void		No visible asbestos containing materials identified							
11	No. 59/60 O'Connell Street	Basement file storeroom		Mastic to ductwork		No visible asbestos containing materials identified							
12	No. 59/60 O'Connell Street	Basement corridor		Plastic threads		No visible asbestos containing materials identified							





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

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
13	No. 59/60 O'Connell Street	Basement stairway		Plastic threads		No visible asbestos containing materials identified							
14	No. 59/60 O'Connell Street	Basement Public info office				No visible asbestos containing materials identified							
15	No. 59/60 O'Connell Street	Basement Public info office				No visible asbestos containing materials identified							
16	No. 59/60 O'Connell Street	Basement Public info office		Mineral fibre ceiling tiles		No visible asbestos containing materials identified							





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

Ref No.	Building	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
17	No. 59/60 O'Connell Street	Basement Public info office		Drop ceiling under slab		No visible asbestos containing materials identified							
18	No. 59/60 O'Connell Street					No visible asbestos containing materials identified							
19	No. 59/60 O'Connell Street	Basement staff tea room				No visible asbestos containing materials identified							
20	No. 59/60 O'Connell Street	Basement staff tea room		Original barrel vaulted ceiling		No visible asbestos containing materials identified							





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

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
21	No. 59/60 O'Connell Street	Basement office				No visible asbestos containing materials identified							
22	No. 59/60 O'Connell Street	Basement office		MMM insulation pipework		No visible asbestos containing materials identified							
23	No. 59/60 O'Connell Street	Building exterior rear		Plastic downpipes generally		No visible asbestos containing materials identified							
24	No. 59/60 O'Connell Street	Basement main boiler room		Modern boiler unit		No visible asbestos containing materials identified							


Key NAD = No asbestos detected NAA = Non Accessed Area AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable S ² = Square Meters L = Linear Meters	Confirmed Asbestos	Material Assessment Score		Risk	
	Presumed/Strongly presumed ACM Or Non Accessed Area	≤ 4		Very Low	
		5 - 6		Low	
		7 - 9		Medium	
		≥ 10		High	
No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.					

Ref No.	Building	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
25	No. 59/60 O'Connell Street	Basement main boiler room		Plasterboard to ceiling duct.		No visible asbestos containing materials identified							
26	No. 59/60 O'Connell Street	Basement main boiler room				No visible asbestos containing materials identified							
27	No. 59/60 O'Connell Street	Basement main boiler room		Pipework flange gaskets		Presumed asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
28	No. 59/60 O'Connell Street	Basement back corridor		New panel to duct in corridor.		No visible asbestos containing materials identified							





<p>Key</p> <p>NAD = No asbestos detected</p> <p>NAA = Non Accessed Area</p> <p>AIB = Asbestos insulation board</p> <p>AC = Asbestos cement</p> <p>VFT = vinyl floor tile</p> <p>NQ = Not Quantified/Quantifiable</p> <p>SM = Square Meters</p> <p>LM = Linear Meters</p>	<p>Confirmed Asbestos</p>	<p>Material Assessment Score</p>		<p>Risk</p>	
		<p>≤ 4</p>		<p>Very Low</p>	
		<p>5 - 6</p>		<p>Low</p>	
		<p>7 - 9</p>		<p>Medium</p>	
		<p>≥ 10</p>		<p>High</p>	
<p>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.</p>					

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
29	No. 59/60 O'Connell Street	Basement toilets				No visible asbestos containing materials identified							
30	No. 59/60 O'Connell Street	Exterior pipe run		Foamrubber insulation to pipework		No visible asbestos containing materials identified							
31	No. 59/60 O'Connell Street	Basement locker room				No visible asbestos containing materials identified							
32	No. 59/60 O'Connell Street	Basement Gents WC				No visible asbestos containing materials identified							

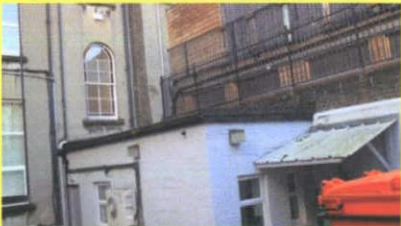

Key NAD = No asbestos detected NAA = Non Accessed Area AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable S ² = Square Meters Linear Meters	Confirmed Asbestos	Material Assessment Score		Risk	
	Presumed/Strongly presumed ACM Or Non Accessed Area	≤ 4		Very Low	
		5 - 6		Low	
		7 - 9		Medium	
		≥ 10		High	
No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.					

Ref No.	Building	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
33	No. 59/60 O'Connell Street	Garage		Roofs not accessible		Presumed to contain asbestos roofing felts						Investigation by a competent contractor prior to work likely to cause disturbance.	
34	No. 59/60 O'Connell Street	Garage storeroom				No visible asbestos containing materials identified							
35	No. 59/60 O'Connell Street	Garage storerooms				No visible asbestos containing materials identified							
36	No. 59/60 O'Connell Street	Ground floor carpark				No visible asbestos containing materials identified							




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

Ref No.	Building	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
37	No. 59/60 O'Connell Street	Ground floor carpark		Timber cladding on roof		No visible asbestos containing materials identified							
38	No. 59/60 O'Connell Street	Ground floor stairway from carpark				No visible asbestos containing materials identified							
39	No. 59/60 O'Connell Street	Ground floor office				No visible asbestos containing materials identified							
40	No. 59/60 O'Connell Street	Ground floor corridor electrical panel				No visible asbestos containing materials identified							





Key NAD = No asbestos detected NAA = Non Accessed Area AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable S ² = Square Meters L = Linear Meters	Confirmed Asbestos	Material Assessment Score		Risk	
	Presumed/Strongly presumed ACM Or Non Accessed Area	≤ 4		Very Low	
		5 - 6		Low	
		7 - 9		Medium	
		≥ 10		High	
No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.					

Ref No.	Building	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
41	No. 59/60 O'Connell Street	Ground floor office				No visible asbestos containing materials identified							
42	No. 59/60 O'Connell Street	Ground floor fire exit				No visible asbestos containing materials identified							
43	No. 59/60 O'Connell Street	Building exterior flat roof		Substrate roofing felt		Presumed asbestos						investigation by a competent contractor prior to work likely to cause disturbance.	
44	No. 59/60 O'Connell Street	Building exterior flat roof		Bitumen asphalt to roof		No visible asbestos containing materials identified							





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

Ref No.	Building	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
45	No. 59/60 O'Connell Street	Building rear annex		AC slates to roof. Good condition. Weathered	15 SM approx.	Chrysotile	1	1	1	1	4	Removal and disposal as asbestos waste prior to work likely to cause disturbance.	
46	No. 59/60 O'Connell Street	Upper rear annex bld.		Natural quarry slates to north pitch?		No visible asbestos containing materials identified							
47	No. 59/60 O'Connell Street	Ground floor basement		Integral areas of fire door		Presumed asbestos						investigation by a competent contractor prior to work likely to cause disturbance.	
48	No. 59/60 O'Connell Street	Basement stairway	2027602	Red thread nosings. Intact generally	18 threads	Chrysotile	1	0	0	1	2	Removal and disposal as asbestos waste prior to work likely to cause disturbance.	





Key NAD = No asbestos detected NAA = Non Accessed Area AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable S ² = Square Meters L = Linear Meters	Confirmed Asbestos	Material Assessment Score		Risk
		Presumed/Strongly presumed ACM Or Non Accessed Area	≤ 4	Very Low
	5 - 6		Low	
	7 - 9		Medium	
		≥ 10	High	
No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.				

Ref No.	Building	Location or Functional Space	Sample No.	Material Description , surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
49	No. 59/60 O'Connell Street	Basement stairway	2027603	Red Lino		NAD							
50	No. 59/60 O'Connell Street	Basement corridor		VFT/ Adhesive		NAD							
51	No. 59/60 O'Connell Street	Basement ladies WC				No visible asbestos containing materials identified							
52	No. 59/60 O'Connell Street	Basement mens WC				No visible asbestos containing materials identified							



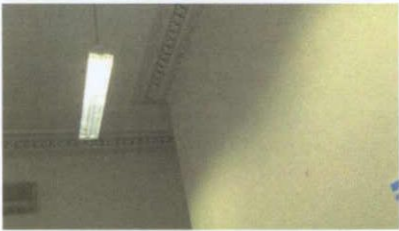

Key NAD = No asbestos detected NAA = Non Accessed Area AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM = Square Meters LM = Linear Meters	Confirmed Asbestos	Material Assessment Score		Risk
		≤ 4		Very Low
	5 - 6		Low	
	7 - 9		Medium	
	≥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

Ref No.	Building	Location or Functional Space	Sample No.	Material Description , surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Material Assessment Score					Recommendations	Photo
							Product type	Condition	Surface treatment	Asbestos type	Material assessment score		
53	No. 59/60 O'Connell Street	Basement store		Original ceramic floor tiles		No visible asbestos containing materials identified							
54	No. 59/60 O'Connell Street	Basement electrical panel		Modern electrical panels.		No visible asbestos containing materials identified							
55	No. 59/60 O'Connell Street	No. 60 Basement store				No visible asbestos containing materials identified							
56	No. 59/60 O'Connell Street	No. 60 Basement store				No visible asbestos containing materials identified							





Key NAD = No asbestos detected NAA = Non Accessed Area AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable S ² = Square Meters Linear Meters	Confirmed Asbestos	Material Assessment Score		Risk
		Presumed/Strongly presumed ACM Or Non Accessed Area	≤ 4	Very Low
	5 - 6		Low	
	7 - 9		Medium	
		≥ 10	High	
No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.				

Ref No.	Building	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
57	No. 59/60 O'Connell Street	No. 60 Basement Store				No visible asbestos containing materials identified							
58	No. 59/60 O'Connell Street	No. 60 Basement Store				No visible asbestos containing materials identified							
59	No. 59/60 O'Connell Street	No. 60 Basement store				No visible asbestos containing materials identified							
60	No. 59/60 O'Connell Street	No. 60 Ground floor				No visible asbestos containing materials identified							





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

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
61	No. 59/60 O'Connell Street	No. 60 Ground floor front				No visible asbestos containing materials identified							
62	No. 59/60 O'Connell Street	Ground floor front offices				No visible asbestos containing materials identified							
63	No. 59/60 O'Connell Street	Ground floor front corridor				No visible asbestos containing materials identified							
64	No. 59/60 O'Connell Street	Ground floor front office		Integral areas of strongroom and door		Presumed asbestos						investigation by a competent contractor prior to work likely to cause disturbance.	





Key NAD = No asbestos detected NAA = Non Accessed Area AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable S ² = Square Meters L = Linear Meters	Confirmed Asbestos	Material Assessment Score		Risk
		Presumed/Strongly presumed ACM Or Non Accessed Area	≤ 4	Very Low
	5 - 6		Low	
	7 - 9		Medium	
		≥ 10	High	
No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.				

Ref No.	Building	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
65	No. 59/60 O'Connell Street	1 st floor offices				No visible asbestos containing materials identified							
66	No. 59/60 O'Connell Street	1 st floor offices				No visible asbestos containing materials identified							
67	No. 59/60 O'Connell Street	2 nd floor Civil Engineers office				No visible asbestos containing materials identified							
68	No. 59/60 O'Connell Street	2 nd floor Civil Engineers office				No visible asbestos containing materials identified							





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

Ref No.	Building	Location or Functional Space	Sample No.	Material Description , surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
69	No. 59/60 O'Connell Street	2 nd floor half landing toilet	2027605	Textured paint	2sm approx.	NAD							
70	No. 59/60 O'Connell Street	3 rd floor Office				No visible asbestos containing materials identified							
71	No. 59/60 O'Connell Street	3 rd floor Office				No visible asbestos containing materials identified							
72	No. 59/60 O'Connell Street	3 rd floor attic void		Fiberglass insulation		No visible asbestos containing materials identified							





Key NAD = No asbestos detected NAA = Non Accessed Area AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable S ² = Square Meters Linear Meters	Confirmed Asbestos	Material Assessment Score		Risk
		Presumed/Strongly presumed ACM Or Non Accessed Area	≤ 4	Very Low
	5 - 6		Low	
	7 - 9		Medium	
		≥ 10	High	
No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.				

Ref No.	Building	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
73	No. 59/60 O'Connell Street	3 rd floor attic void		Natural quarry slates		No visible asbestos containing materials identified							
74	No. 59/60 O'Connell Street	3 rd floor Management office				No visible asbestos containing materials identified							
75	No. 59/60 O'Connell Street	3 rd floor Management office		Window frames internally		No visible asbestos containing materials identified							
76	No. 59/60 O'Connell Street	3 rd floor Management office Corridor				No visible asbestos containing materials identified							





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

Ref No.	Building	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
77	No. 59/60 O'Connell Street	3 rd floor Offices		Concrete over drop ceiling. Old perforated softboard ceiling tiles over new ceiling		No visible asbestos containing materials identified							
78	No. 59/60 O'Connell Street	3 rd floor Offices				No visible asbestos containing materials identified							
79	No. 59/60 O'Connell Street	3 rd floor Offices				No visible asbestos containing materials identified							
80	No. 59/60 O'Connell Street	3 rd floor Offices		Integral areas of fire doors		Presumed to contain asbestos						investigation by a competent contractor prior to work likely to cause disturbance.	





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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	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
81	No. 59/60 O'Connell Street	3 rd floor Offices				No visible asbestos containing materials identified							
82	No. 59/60 O'Connell Street	3 rd floor Offices				No visible asbestos containing materials identified							
83	No. 59/60 O'Connell Street	3 rd floor Offices				No visible asbestos containing materials identified							
84	No. 59/60 O'Connell Street	3 rd floor Offices				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	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
85	No. 59/60 O'Connell Street	Roof Tank room				No visible asbestos containing materials identified							
86	No. 59/60 O'Connell Street	Tank room		Roofing felt		Presumed asbestos						investigation by a competent contractor prior to work likely to cause disturbance.	
87	No. 59/60 O'Connell Street	2 nd floor WC				No visible asbestos containing materials identified							
88	No. 59/60 O'Connell Street	2 nd floor WC		Immersion flange gasket to copper cylinder		Presumed asbestos						investigation by a competent contractor prior to work likely to cause disturbance.	





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		5 - 6		Low	
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		≥ 10		High	
No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.					

Ref No.	Building	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
89	No. 59/60 O'Connell Street	2 nd floor lobby		Fireboard linings on internal core of the lift.		Presumed asbestos						investigation by a competent contractor prior to work likely to cause disturbance.	
90	No. 59/60 O'Connell Street	3 rd floor corridor				No visible asbestos containing materials identified							
91	No. 59/60 O'Connell Street	3 rd floor room 205				No visible asbestos containing materials identified							
92	No. 59/60 O'Connell Street	3 rd floor corridor				No visible asbestos containing materials identified							





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

Ref No.	Building	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
93	No. 59/60 O'Connell Street	3 rd floor Management accounts office				No visible asbestos containing materials identified							
94	No. 59/60 O'Connell Street	3 rd floor room 207				No visible asbestos containing materials identified							
95	No. 59/60 O'Connell Street	3 rd floor room 207		Original softboard ceiling tile		No visible asbestos containing materials identified							
96	No. 59/60 O'Connell Street	3 rd floor room				No visible asbestos containing materials identified							





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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.				

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
97	No. 59/60 O'Connell Street	3 rd floor kitchen				No visible asbestos containing materials identified							
98	No. 59/60 O'Connell Street	3 rd floor Ladies WC		Ceramic tiles		No visible asbestos containing materials identified							
99	No. 59/60 O'Connell Street	3 rd floor HR Department				No visible asbestos containing materials identified							
100	No. 59/60 O'Connell Street	3 rd floor WC				No visible asbestos containing materials identified							





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Ref No.	Building	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
101	No. 59/60 O'Connell Street	3 rd Floor WC		Immersion flange gasket		Presumed						investigation by a competent contractor prior to work likely to cause disturbance.	
102	No. 59/60 O'Connell Street	3 rd floor Office				No visible asbestos containing materials identified							
103	No. 59/60 O'Connell Street	3 rd floor Office				No visible asbestos containing materials identified							
104	No. 59/60 O'Connell Street	1 st floor Office				No visible asbestos containing materials identified							


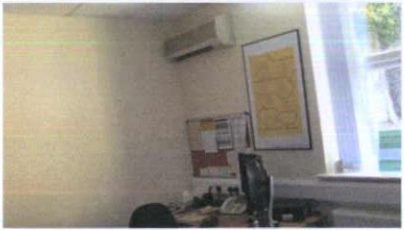


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105	No. 59/60 O'Connell Street	1 st floor Office				No visible asbestos containing materials identified							
106	No. 59/60 O'Connell Street	1 st floor Personnel and HR Office				No visible asbestos containing materials identified							
107	No. 59/60 O'Connell Street	1 st floor Personnel and HR Office				No visible asbestos containing materials identified							
108	No. 59/60 O'Connell Street	1 st floor				No visible asbestos containing materials identified							

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Ref No.	Building	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
109	No. 59/60 O'Connell Street	1 st floor				No visible asbestos containing materials identified							
110	No. 59/60 O'Connell Street	1 st floor				No visible asbestos containing materials identified							
111	No. 59/60 O'Connell Street	Ground floor public counter				No visible asbestos containing materials identified							
112	No. 59/60 O'Connell Street	Ground floor stairway				No visible asbestos containing materials identified							

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113	No. 59/60 O'Connell Street	Back annex Ground floor				No visible asbestos containing materials identified							
114	No. 59/60 O'Connell Street	Back offices ground floor				No visible asbestos containing materials identified							
115	No. 59/60 O'Connell Street	Lift Plant room	2027605	Supalux panels to sides of room		NAD							
116	No. 59/60 O'Connell Street	Lift Plant room 4 th floor		Brake shoes to lift motor		Presumed asbestos						investigation by a competent contractor prior to work likely to cause disturbance.	

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Refurbishment & Demolition Asbestos Survey

Location: *No. 58 O'Connell Street
Dublin 1*

Client: *Dublin Central GP Ltd*

Instructing Party: *Certo Management Services*

Survey Date: *29th September, 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.]
2	Residual asbestos containing adhesive under the plastic vinyl tile and Evode in the entrance porch. Small amount.
25	Miscellaneous asbestos containing repair slates among the natural quarry slates to the back-roof area and side.

Ref:	Presumed/Strongly Presumed Asbestos [Requires dismantling and investigation by a competent asbestos contractor prior to work likely to cause disturbance.]
16, 17	The flat roofs under the decking and to the rear of the buildings were not accessible.