

## Names and Addresses

**Client Name:**  
Dublin Central GP Ltd

**Instructing Party:**  
Certo Management Services

**Contact:**  
**Phone:**

**Contact:** Peter McIlhagger  
**Phone:**

**Site Full Name:**  
No. 58 O'Connell 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

<b>General Information</b>	<i>Scope of Works:</i>	Proposed structural alterations, refurbishment and/or demolition.
	<i>Structural Details:</i>	4 storey over basement period building of solid construction with pitched and flat roofs. Single storey extension to back.
	<i>Date of Construction:</i>	Not known.
<b>External Aspects:</b>	<i>Roofs:</i>	Flat roofs generally. One area of main roof has slates.
<b>Internal Aspects:</b>	<i>Walls</i>	Original solid walls. Plasterboard between rooms.
	<i>Ceilings</i>	Plasterboard and original lat and plaster
	<i>Floors</i>	Original timber floor under laminate. Red cement matrix in basement under floors.
<b>Services:</b>	<i>Heating Systems:</i>	n/a
<b>Reservations:</b>	<i>Access restrictions:</i>	The ground floor shop was not accessed. The flat roofs to the back of the building were not accessed.

## 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. 58 O'Connell Street  
Dublin**

### TEST RESULT

SAMPLE NO	LAB. REF.	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIED
S01	2028421	Front porch ground floor	Adhesive under plastic VFT	Chrysotile
S02	2028422	Basement subfloor	Red subfloor material	NADIS
S03	2028423	Basement subfloor	Red subfloor material	NADIS
S04	2028424	Basement front area wall	Textured coating	NADIS
S05	2028425	Basement ceilings	Textured coating	NADIS
S06	2028426	Basement ceilings	Textured coating	NADIS
S07	2028427	Basement wall	Bonding plaster	NADIS
S08	2028428	Upper floor – old beauty salon ceiling	Textured coating	NADIS
S09	2028429	Roof	Repair slate	Crocidolite/chrysotile
S10	2028430	Roof – flat area	Roofing felts	NADIS
S11	2029304	Back store old walls	Paint	NADIS

#### Glossary

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

Chrysotile (white asbestos)


Amosite (brown asbestos)

Crocidolite (blue asbestos)





**Analyst: John Kelleher**

## Appendix B – Schedule of Survey Sheets







Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
1	No. 58 O'Connell St.	Ground floor Entrance lobby		PVC cladding under original ceiling		No visible asbestos containing materials identified.							
2	No. 58 O'Connell St.	Ground floor Entrance lobby	2028421	Black adhesive under VFT and Evode	Small amount	Chrysotile	1	0	0	1	2	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
3	No. 58 O'Connell St.	Ground floor Entrance lobby Electrical cupboard		Electrical assemblies		No visible asbestos containing materials identified.							
4	No. 58 O'Connell St.	Basement Electrical cupboard		Electrical assemblies		No visible asbestos containing materials identified.							

<b>Key</b> 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	<b>Confirmed Asbestos</b>	<b>Material Assessment Score</b>		<b>Risk</b>	
		≤ 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. 58 O'Connell St.	Basement Locker room area	2028422	Red subfloor material		No visible asbestos containing materials identified.							
6	No. 58 O'Connell St.	Basement Front of building	2028424	Textured paint to wall		No visible asbestos containing materials identified.							
7	No. 58 O'Connell St.	Basement	2028425	Textured coating to ceiling		No visible asbestos containing materials identified.							
8	No. 58 O'Connell St.	Basement	2028427	Wall bonding plaster		No visible asbestos containing materials identified.							

<b>Key</b> NAD = No asbestos detected AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM = Square Meters L = Linear Meters	<b>Confirmed Asbestos</b>	<b>Material Assessment Score</b>		<b>Risk</b>
		≤ 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, a material assessment should be conducted and interim management arrangements put in place.				





Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description , surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
9	No. 58 O'Connell St.	Basement	2028423	Lino over concrete		No visible asbestos containing materials identified.							
10	No. 58 O'Connell St.	Basement ceilings		Textured coating	2028426	No visible asbestos containing materials identified.							
11	No. 58 O'Connell St.	Basement Back of building.				No visible asbestos containing materials identified.							
12	No. 58 O'Connell St.	Basement Back of building.		Raised timber floor		No visible asbestos containing materials identified.							

DCC PLAN ND 5126/22  
RECEIVED: 26/10/2022





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

Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
13	No. 58 O'Connell St.	Basement Wine cellar				No visible asbestos containing materials identified.							
14	No. 58 O'Connell St.	Grund floor stairway				No visible asbestos containing materials identified.							
15	No. 58 O'Connell St.	1 <sup>st</sup> Floor		Laminate flooring over original timber floors		No visible asbestos containing materials identified.							
16	No. 58 O'Connell St.	1 <sup>st</sup> Floor Back decked area		Roof under decking not accessible		Presumed asbestos felts						Investigate prior to work likely to cause disturbance.	





<b>Key</b> NAD = No asbestos detected AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM = Square Meters L = Linear Meters	<b>Confirmed Asbestos</b>	<b>Material Assessment Score</b>		<b>Risk</b>
			≤ 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, a material assessment should be conducted and interim management arrangements put in place.				

Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
17	No. 58 O'Connell St.	Flat roofs		Substrate roofing felts		Presumed asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
18	No. 58 O'Connell St.	2 <sup>nd</sup> floor Half landing		Terrazzo floor Ceramic toileware		No visible asbestos containing materials identified.							
19	No. 58 O'Connell St.	2 <sup>nd</sup> floor				No visible asbestos containing materials identified.							
20	No. 58 O'Connell St.	2 <sup>nd</sup> floor		Original timber floors under laminate and carpets.		No visible asbestos containing materials identified.							




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

Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
21	No. 58 O'Connell St.	2 <sup>nd</sup> floor		Original timber floors under laminate and carpets.		No visible asbestos containing materials identified.							
22	No. 58 O'Connell St.	3 <sup>rd</sup> floor Half landing WC's		Terrazzo floors Ceramic toileware		No visible asbestos containing materials identified.							
23	No. 58 O'Connell St.	3 <sup>rd</sup> floor WC				No visible asbestos containing materials identified.							
24	No. 58 O'Connell St.	3 <sup>rd</sup> floor Front room				No visible asbestos containing materials identified.							

<b>Key</b> NAD = No asbestos detected AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM = 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 or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
25	No. 58 O'Connell St.	Roof	2028429	Misc. old AC repair slates to natural quarry slates	Small amount	Chrysotile and crocidolite	1	1	1	1	4	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
26	No. 58 O'Connell St.	Roof Flat roof	2028430	Substrate roofing felt		NAD							
27	No. 58 O'Connell St.	Ground floor		Modern drop ceilings with lay-in ceiling tiles. Ceramic floor tiles.		No visible asbestos containing materials identified.							
28	No. 58 O'Connell St.	Ground floor Back store room		Ceramic tiles to floor		No visible asbestos containing materials identified.							

<b>Key</b> 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	<b>Material Assessment Score</b>		<b>Risk</b>
		≤ 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
29	No. 58 O'Connell St.	Ground floor Back stores		Modern insulation roof sheeting		No visible asbestos containing materials identified.							
30	No. 58 O'Connell St.	Ground floor Back stores		MMMF insulation between floor joists in ceiling void		No visible asbestos containing materials identified.							
31	No. 58 O'Connell St.	Ground floor stores Old wall beside No. 59	2029304	Old wall paint		NAD							

<b>Key</b> NAD = No asbestos detected AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM = Square Meters L = Linear Meters	<b>Confirmed Asbestos</b>	<b>Material Assessment Score</b>		<b>Risk</b>
			≤ 4	Very Low
	<b>Presumed/Strongly presumed ACM Or Non Accessed Area</b>		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, a material assessment should be conducted and interim management arrangements put in place.				





# ABOUT SAFETY LTD.

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

## Refurbishment & Demolition Asbestos Survey

**Location:** *No. 43 O'Connell Street  
Dublin 1*

**Client:** *Dublin Central GP Ltd*

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

**Survey Date:** *8<sup>th</sup> & 21<sup>st</sup> October, 2020*

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

# TABLE OF CONTENTS

<b>TABLE OF CONTENTS</b>	<b>2</b>
<b>Executive Summary</b>	<b>3</b>
<b>Names and Addresses</b>	<b>4</b>
<b>Introduction</b>	<b>5</b>
<b>Objectives</b>	<b>5</b>
<b>Scope of Works &amp; Site Description</b>	<b>6</b>
<b>Survey Limitations</b>	<b>6</b>
Asbestos Refurbishment & Demolition Survey: Definition	6
Asbestos Contaminated Soils (ACS)	7
<b>Material Assessment</b>	<b>7</b>
Material Assessment Algorithm	7
<b>Analytical Techniques</b>	<b>7</b>
<b>General Caveat</b>	<i>Error! Bookmark not defined.</i>
<b>Specific Notes</b>	<b>8</b>
Legislation and Codes of Practice	8
Provision of information	8
<b>Competent Person</b>	<b>8</b>
<b>Appendix A – Asbestos Bulk Identification Report</b>	<b>10</b>
<b>Appendix B – Schedule of Survey Sheets</b>	<b>11</b>

## Executive Summary

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

Ref:	<b>Confirmed Asbestos</b> [Requires removal and disposal as asbestos waste by a competent asbestos contractor prior to demolition.]
	No visible asbestos containing materials identified.

Ref:	<b>Presumed/Strongly Presumed Asbestos</b> [Requires dismantling and investigation by a competent asbestos contractor prior to work likely to cause disturbance.]
18, 19	Two rooms on the 4 <sup>th</sup> floor were not accessible. The flat roofs were not accessible.

## Names and Addresses

**Client Name:**  
Dublin Central GP Ltd

**Instructing Party:**  
Certo Management Services

**Contact:**  
**Phone:**

**Contact:** Peter McIlhagger  
**Phone:**

**Site Full Name:**  
No. 43 O'Connell 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

<b>General Information</b>	<i>Scope of Works:</i>	Proposed structural alterations, refurbishment and/or demolition.
	<i>Structural Details:</i>	4 storey over basement building of solid construction with a flat roof.
	<i>Date of Construction:</i>	Not known
<b>External Aspects:</b>	<i>Roofs:</i>	Flat roofs
	<i>Walls</i>	Original solid walls.
<b>Internal Aspects:</b>	<i>Ceilings</i>	Plasterboard and lat and plaster.
	<i>Floors</i>	Original timber floors. Terrazzo in WC's.
	<i>Heating Systems:</i>	n/a
<b>Reservations:</b>	<i>Access restrictions:</i>	Flat roofs were not accessible The internal fabric of Ned Kellys could not be disturbed and only visual observations were possible.

## 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. 43 O'Connell Street  
Dublin 1**

### TEST RESULT





SAMPLE NO	LAB. REF.	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIED
S01	2028431	2 <sup>nd</sup> floor fire doors	Supalux linings	NADIS
S02	2028432	2 <sup>nd</sup> floor fire doors	Supalux linings	NADIS
S03	2028433	2 <sup>nd</sup> floor fire doors	Supalux linings	NADIS

#### Glossary





\*No visible asbestos containing materials identified. IS = No Asbestos Detected in Sample  
Chrysotile (white asbestos)    Amosite (brown asbestos)    Crocidolite (blue asbestos)  
VFT = Vinyl Floor Tile

**Analyst: John Kelleher**





## Appendix B – Schedule of Survey Sheets

Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
1	No. 43 O'Connell St.			Plastic thread 12osings to stairway		No visible asbestos containing materials identified.							
2	No. 43 O'Connell St.	1 <sup>st</sup> floor Landing WC				No visible asbestos containing materials identified.							
3	No. 43 O'Connell St.	1 <sup>st</sup> floor back room				No visible asbestos containing materials identified.							
4	No. 43 O'Connell St.	Back buildings and roof		No access		Presumed to contain asbestos						Investigation prior to work likely to cause disturbance.	





<b>Key</b> 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	<b>Confirmed Asbestos</b>	<b>Material Assessment Score</b>		<b>Risk</b>
			≤ 4	Very Low
	<b>Presumed/Strongly presumed ACM Or Non Accessed Area</b>		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. 43 O'Connell St.	1 <sup>st</sup> floor				No visible asbestos containing materials identified.							
6	No. 43 O'Connell St.	1 <sup>st</sup> floor				No visible asbestos containing materials identified.							
7	No. 43 O'Connell St.	1 <sup>st</sup> floor Service riser				No visible asbestos containing materials identified.							
8	No. 43 O'Connell St.	2 <sup>nd</sup> floor Half landing WC				No visible asbestos containing materials identified.							


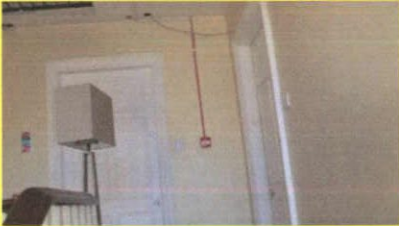


<b>Key</b> NAD = No asbestos detected AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM = Square Meters L = Linear Meters	Confirmed Asbestos	Material Assessment Score		Risk
		Presumed/Strongly presumed ACM Or Non Accessed Area	≤ 4	Very Low
	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, a material assessment should be conducted and interim management arrangements put in place.				

Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
9	No. 43 O'Connell St.	2 <sup>nd</sup> floor Front room				No visible asbestos containing materials identified.							
10	No. 43 O'Connell St.	2 <sup>nd</sup> floor Front room				No visible asbestos containing materials identified.							
11	No. 43 O'Connell St.	2 <sup>nd</sup> floor Back room				No visible asbestos containing materials identified.							
12	No. 43 O'Connell St.	2 <sup>nd</sup> floor		Integral areas of fire doors contain Supalux linings		No visible asbestos containing materials identified.							

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





Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
13	No. 43 O'Connell St.	3 <sup>rd</sup> floor Half landing WC				No visible asbestos containing materials identified.							
14	No. 43 O'Connell St.	3 <sup>rd</sup> floor Front room				No visible asbestos containing materials identified.							
15	No. 43 O'Connell St.	3 <sup>rd</sup> floor Front room				No visible asbestos containing materials identified.							
16	No. 43 O'Connell St.	3 <sup>rd</sup> floor Back room				No visible asbestos containing materials identified.							

<b>Key</b> 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, a material assessment should be conducted and interim management arrangements put in place.				





Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
17	No. 43 O'Connell St.	4 <sup>th</sup> floor WC		Terrazzo floor.		No visible asbestos containing materials identified.							
18	No. 43 O'Connell St.	4 <sup>th</sup> floor Front rooms		No access		Presumed to contain asbestos.						Investigation prior to work likely to cause disturbance.	
19	No. 43 O'Connell St.	4 <sup>th</sup> floor Roof access		No access padlocked		Presumed to contain asbestos.						Investigation prior to work likely to cause disturbance.	
20	No. 43 O'Connell St. Ned Kellys	Front Facade				No visible asbestos containing materials identified.							

<b>Key</b> 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.				

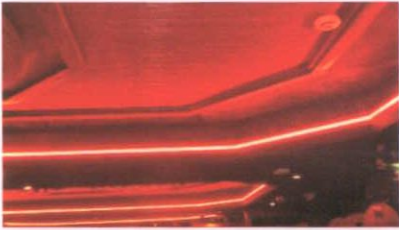





Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
21	No. 43 O'Connell St. Ned Kellys	Basement Old Coal Cellar				No visible asbestos containing materials identified.							
22	No. 43 O'Connell St. Ned Kellys	Basement Floor to coal cellar		Ceramic tiles to floor		No visible asbestos containing materials identified.							
23	No. 43 O'Connell St. Ned Kellys	Basement Office				No visible asbestos containing materials identified.							
24	No. 43 O'Connell St. Ned Kellys	Ground floor office up spiral stairway				No visible asbestos containing materials identified.							

<b>Key</b> NAD = No asbestos detected AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM = Square Meters L = 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, a material assessment should be conducted and interim management arrangements put in place.				

Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
25	No. 43 O'Connell St. Ned Kellys	Basement bar				No visible asbestos containing materials identified.							
26	No. 43 O'Connell St. Ned Kellys	Basement Gaming machine area				No visible asbestos containing materials identified.							
27	No. 43 O'Connell St. Ned Kellys	Basement Centre floor area		Plywood sheeting over concrete floors.		No visible asbestos containing materials identified.							
28	No. 43 O'Connell St. Ned Kellys	Basement Centre floor area		Painted concrete floor under carpet		No visible asbestos containing materials identified.							





<b>Key</b> 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	<b>Material Assessment Score</b>		<b>Risk</b>
		≤ 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
29	No. 43 O'Connell St. Ned Kellys	Basement Ceilings				No visible asbestos containing materials identified.							
30	No. 43 O'Connell St. Ned Kellys	Basement Gents WC				No visible asbestos containing materials identified.							
31	No. 43 O'Connell St. Ned Kellys	Basement Store room				No visible asbestos containing materials identified.							
32	No. 43 O'Connell St. Ned Kellys	Ground floor Entrance				No visible asbestos containing materials identified.							


<b>Key</b> NAD = No asbestos detected AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM = 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, 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
33	No. 43 O'Connell St. Ned Kellys	Ground floor Electrical switch board				No visible asbestos containing materials identified.							
34	No. 43 O'Connell St. Ned Kellys	Ground floor Front gaming area				No visible asbestos containing materials identified.							
35	No. 43 O'Connell St. Ned Kellys	Ground floor Gaming area Ceiling void				No visible asbestos containing materials identified.							
36	No. 43 O'Connell St. Ned Kellys	Ground floor False wall cavity		Original walls behind partitions		No visible asbestos containing materials identified.							




<b>Key</b> 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	<b>Confirmed Asbestos</b>	<b>Material Assessment Score</b>		<b>Risk</b>
			≤ 4	Very Low
	<b>Presumed/Strongly presumed ACM Or Non Accessed Area</b>		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
37	No. 43 O'Connell St. Ned Kellys	Ground floor Back gaming area				No visible asbestos containing materials identified.							
38	No. 43 O'Connell St. Ned Kellys	Ground floor Back gaming area		Lat and plaster ceilings		No visible asbestos containing materials identified.							
39	No. 43 O'Connell St. Ned Kellys	Ground floor Ladies WC				No visible asbestos containing materials identified.							
40	No. 43 O'Connell St. Ned Kellys	Ground floor Ladies WC Ceiling void				No visible asbestos containing materials identified.							

<b>Key</b> NAD = No asbestos detected AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM = Square Meters L = Linear Meters	<b>Confirmed Asbestos</b>	<b>Material Assessment Score</b>		<b>Risk</b>
			≤ 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, 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
41	No. 43 O'Connell St. Ned Kellys	Ground floor Gents WC				No visible asbestos containing materials identified.							
42	No. 43 O'Connell St. Ned Kellys	Ground floor Snooker room				No visible asbestos containing materials identified.							
43	No. 43 O'Connell St. Ned Kellys	1st floor Front room				No visible asbestos containing materials identified.							
44	No. 43 O'Connell St. Ned Kellys	1st floor Front room Ceiling void				No visible asbestos containing materials identified.							

<b>Key</b> 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
45	No. 43 O'Connell St. Ned Kellys	1 <sup>st</sup> floor Snooker room				No visible asbestos containing materials identified.							
46	No. 43 O'Connell St. Ned Kellys	1 <sup>st</sup> floor Snooker room Ceiling void				No visible asbestos containing materials identified.							
47	No. 43 O'Connell St. Ned Kellys	1 <sup>st</sup> floor Roofs				No visible asbestos containing materials identified.							

<b>Key</b> NAD = No asbestos detected AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM = Square Meters L = Linear Meters	Confirmed Asbestos	<b>Material Assessment Score</b>		<b>Risk</b>	
	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, a material assessment should be conducted and interim management arrangements put in place.					



# ABOUT SAFETY LTD.

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

## Refurbishment & Demolition Asbestos Survey

**Location:** *No. 57 O'Connell Street (Carrolls)  
Dublin 1*

**Client:** *Dublin Central GP Ltd*

DCC PLAN NO 5126/22  
RECEIVED: 26/10/2022

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

**Survey Date:** *October, 2020*

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



# TABLE OF CONTENTS

<b>TABLE OF CONTENTS</b>	<b>2</b>
<b>Executive Summary</b>	<b>3</b>
<b>Names and Addresses</b>	<b>4</b>
<b>Introduction</b>	<b>5</b>
<b>Objectives</b>	<b>5</b>
<b>Scope of Works &amp; Site Description</b>	<b>6</b>
<b>Survey Limitations</b>	<b>6</b>
Asbestos Refurbishment & Demolition Survey: Definition	6
Asbestos Contaminated Soils (ACS)	7
<b>Material Assessment</b>	<b>7</b>
Material Assessment Algorithm	7
<b>Analytical Techniques</b>	<b>7</b>
<b>General Caveat</b>	<b>8</b>
<b>Specific Notes</b>	<b>8</b>
Legislation and Codes of Practice	8
Provision of information	8
<b>Competent Person</b>	<b>8</b>
<b>Appendix A – Asbestos Bulk Identification Report</b>	<b>9</b>
<b>Appendix B – Schedule of Survey Sheets</b>	<b>10</b>

## Executive Summary

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

Ref:	<b>Confirmed Asbestos</b> [Requires removal and disposal as asbestos waste by a competent asbestos contractor prior to demolition.]
	No asbestos containing materials found.

Ref:	<b>Presumed/Strongly Presumed Asbestos</b> [Requires dismantling and investigation by a competent asbestos contractor prior to work likely to cause disturbance.]
1	The lead sealed box downpipe collars are presumed to contain asbestos woven rope packing.
30	A small section of asbestos cement flue pipe is presumed on the back façade between the 3 <sup>rd</sup> and 4 <sup>th</sup> floors.
31	The main and lower roof are presumed to contain asbestos substrate roofing felts.

## Names and Addresses

**Client Name:**  
Dublin Central GP Ltd

**Instructing Party:**  
Certo Management Services

**Contact:**  
**Phone:**

**Contact:** Peter McIlhagger  
**Phone:**

**Site Full Name:**  
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

<b>General Information</b>	<i>Scope of Works:</i>	Structural alterations, refurbishment and/or demolition.
	<i>Structural Details:</i>	4 storey over basement building of brick construction with flat roofs. Extension rear
	<i>Date of Construction:</i>	
<b>External Aspects:</b>	<i>Roofs:</i>	Flat roofs
<b>Internal Aspects:</b>	<i>Walls</i>	Brick walls to main buildings. Old stone walls to stores areas on the ground floors
	<i>Ceilings</i>	Modern drop ceiling with lay-in ceiling tiles in the shop, part of the stores and in the 1 <sup>st</sup> floor office areas.
	<i>Floors</i>	Concrete floors on the ground floor. Timber floors on the upper levels.
<b>Services:</b>	<i>Heating Systems:</i>	n/a
<b>Reservations:</b>	<i>Access restrictions:</i>	Roofs were not accessed. The retail areas were not investigated.

## 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.

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

## *Asbestos Contaminated Soils (ACS)*

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

## Material Assessment

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

### *Material Assessment Algorithm*

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

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

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

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

## Analytical Techniques

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

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

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

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

## General Caveat

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

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

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

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

## Specific Notes

### *Legislation and Codes of Practice*

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

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

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

### *Provision of information*

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

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

## Competent Person

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

# Appendix A – Asbestos Bulk Identification Report

## ASBESTOS BULK IDENTIFICATION REPORT

Report on:

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

**No. 57 O'Connell Street  
Dublin 1**

### TEST RESULT

SAMPLE NO	LAB. REF.	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIED
S01	2029301	Old stairway steps	Lino	NADIS
S02	2029302	4 <sup>th</sup> floor front room ceiling	Textured paint	NADIS
S03	2029303	Back roof wall of 56	Old felt	NADIS

#### Glossary

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

Chrysotile (white asbestos)





Amosite (brown asbestos)

Crocidolite (blue asbestos)





**Analyst: John Kelleher**



## Appendix B – Schedule of Survey Sheets

Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description , surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
1	No. 57 O'Connell St.	Front façade		Lead sealed cast-iron downpipe collars		Presumed to contain asbestos woven rope packing.						Investigation by a competent contractor prior to work likely to cause disturbance.	
2	No. 57 O'Connell St.	Ground floor Shop.		Ceramic tiles		No visible asbestos containing materials identified.							
3	No. 57 O'Connell St.	Ground floor Shop.		Modern drop ceiling with lay-in ceiling tiles.		No visible asbestos containing materials identified.							
4	No. 57 O'Connell St.	Stairway to basement				No visible asbestos containing materials identified.							





<b>Key</b> 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. 57 O'Connell St.	Basement		Plasterboard under stairway		No visible asbestos containing materials identified.							
6	No. 57 O'Connell St.	Back stores				No visible asbestos containing materials identified.							
7	No. 57 O'Connell St.	Back store rooms		New insulated profile steel roof over back yard.		No visible asbestos containing materials identified.							
8	No. 57 O'Connell St.	1 <sup>st</sup> floor landing		Drop ceiling with lay-in ceiling tiles		No visible asbestos containing materials identified.							





<b>Key</b> NAD = No asbestos detected AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM = Square Meters L = Linear Meters	<b>Confirmed Asbestos</b>	<b>Material Assessment Score</b>		<b>Risk</b>
		≤ 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, a material assessment should be conducted and interim management arrangements put in place.				

Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
9	No. 57 O'Connell St.	1 <sup>st</sup> floor		Lino to floor.		No visible asbestos containing materials identified.							
10	No. 57 O'Connell St.	1 <sup>st</sup> floor Security room				No visible asbestos containing materials identified.							
11	No. 57 O'Connell St.	1 <sup>st</sup> floor Corridor				No visible asbestos containing materials identified.							
12	No. 57 O'Connell St.	1 <sup>st</sup> floor WC				No visible asbestos containing materials identified.							





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

Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
13	No. 57 O'Connell St.	1 <sup>st</sup> floor Staff canteen		Lino over floor		No visible asbestos containing materials identified.							
14	No. 57 O'Connell St.	1 <sup>st</sup> floor Kitchen		Lino over floor		No visible asbestos containing materials identified.							
15	No. 57 O'Connell St.	1 <sup>st</sup> floor Offices		Laminate flooring.		No visible asbestos containing materials identified.							
16	No. 57 O'Connell St.	1 <sup>st</sup> floor Offices				No visible asbestos containing materials identified.							

<b>Key</b> NAD = No asbestos detected AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM = Square Meters L = Linear Meters	<b>Confirmed Asbestos</b>	<b>Material Assessment Score</b>		<b>Risk</b>	
		≤ 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, a material assessment should be conducted and interim management arrangements put in place.					

Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
17	No. 57 O'Connell St.	1 <sup>st</sup> floor Stairway to 2 <sup>nd</sup> floor	2029301	Brown lino to steps		NAD							
18	No. 57 O'Connell St.	2 <sup>nd</sup> floor Front room				No visible asbestos containing materials identified.							
19	No. 57 O'Connell St.	2 <sup>nd</sup> floor Front room				No visible asbestos containing materials identified.							
20	No. 57 O'Connell St.	2 <sup>nd</sup> floor Store room				No visible asbestos containing materials identified.							

<p>Key</p> <p>NAD = No asbestos detected</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>	Material Assessment Score		Risk
		<p>Presumed/Strongly presumed ACM Or Non Accessed Area</p>	≤ 4	Very Low
			5 - 6	Low
			7 - 9	Medium
			≥ 10	High
<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 or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
21	No. 57 O'Connell St.	2 <sup>nd</sup> floor Store room				No visible asbestos containing materials identified.							
22	No. 57 O'Connell St.	2 <sup>nd</sup> floor Store room				No visible asbestos containing materials identified.							
23	No. 57 O'Connell St.	2 <sup>nd</sup> floor Store room				No visible asbestos containing materials identified.							
24	No. 57 O'Connell St.	3 <sup>rd</sup> floor Back room				No visible asbestos containing materials identified.							





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

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

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, a material assessment should be conducted and interim management arrangements put in place.

Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
25	No. 57 O'Connell St.	3 <sup>rd</sup> floor				No visible asbestos containing materials identified.							
26	No. 57 O'Connell St.	3 <sup>rd</sup> floor				No visible asbestos containing materials identified.							
27	No. 57 O'Connell St.	3 <sup>rd</sup> floor				No visible asbestos containing materials identified.							
28	No. 57 O'Connell St.	3 <sup>rd</sup> floor Front room	2029302	Textured paint to ceiling		NAD							

<p>Key</p> <p>NAD = No asbestos detected</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>	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
29	No. 57 O'Connell St.	Side wall of No. 56	2029303	Old felt roof section on wall		NAD							
30	No. 57 O'Connell St.	Façade		Pipe in wall between 3 <sup>rd</sup> and 4 <sup>th</sup> floor windows		Presumed asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
31	No. 57 O'Connell St.	Main Roof		Roofing felts		Presumed asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	

<b>Key</b> NAD = No asbestos detected AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM = Square Meters L = Linear Meters	Confirmed Asbestos	<b>Material Assessment Score</b>		<b>Risk</b>	
	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, 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:** *60A Henry Place (O'Connell St.)  
Dublin 1*

**Client:** *Dublin Central GP Ltd*

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

**Survey Date:** *October, 2020*

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

# TABLE OF CONTENTS

<b>TABLE OF CONTENTS</b>	<b>2</b>
<b>Executive Summary</b>	<b>3</b>
<b>Names and Addresses</b>	<b>4</b>
<b>Introduction</b>	<b>5</b>
<b>Objectives</b>	<b>5</b>
<b>Scope of Works &amp; Site Description</b>	<b>6</b>
<b>Survey Limitations</b>	<b>6</b>
Asbestos Refurbishment & Demolition Survey: Definition	6
Asbestos Contaminated Soils (ACS)	7
<b>Material Assessment</b>	<b>7</b>
Material Assessment Algorithm	7
<b>Analytical Techniques</b>	<b>7</b>
<b>General Caveat</b>	<i>Error! Bookmark not defined.</i>
<b>Specific Notes</b>	<b>8</b>
Legislation and Codes of Practice	8
Provision of information	8
<b>Competent Person</b>	<b>8</b>
<b>Appendix A – Asbestos Bulk Identification Report</b>	<b>9</b>
<b>Appendix B – Schedule of Survey Sheets</b>	<b>10</b>

## Executive Summary

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

<b>Ref:</b>	<b>Confirmed Asbestos</b> [Requires removal and disposal as asbestos waste by a competent asbestos contractor prior to demolition.]
	No asbestos containing materials found

<b>Ref:</b>	<b>Presumed/Strongly Presumed Asbestos</b> [Requires dismantling and investigation by a competent asbestos contractor prior to work likely to cause disturbance.]
<b>1</b>	Roofing felts are presumed to contain asbestos until proven otherwise. No access to roof.

## Names and Addresses

**Client Name:**  
Dublin Central GP Ltd

**Instructing Party:**  
Certo Management Services

**Contact:**  
**Phone:**

**Contact:** Peter McIlhagger  
**Phone:**

**Site Full Name:**  
60A O'Connell 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

<b>General Information</b>	<i>Scope of Works:</i>	Proposed demolition
	<i>Structural Details:</i>	2 storey building of solid construction with flat roof.
	<i>Date of Construction:</i>	
<b>External Aspects:</b>	<i>Roofs:</i>	Flat roof
<b>Internal Aspects:</b>	<i>Walls</i>	Original brick and block walls.
	<i>Ceilings</i>	Plasterboard on ground floor. Open joists under plywood sheeting on 1 <sup>st</sup> floor.
	<i>Floors</i>	Concrete on ground floor and timber on 1 <sup>st</sup> floor.
<b>Services:</b>	<i>Heating Systems:</i>	n/a
<b>Reservations:</b>	<i>Access restrictions:</i>	Roof not accessed

## 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.