Asbestos Contaminated Soils (ACS)

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

Material Assessment

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

Material Assessment Algorithm

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

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

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

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

Analytical Techniques

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

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

General Caveat

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

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

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

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

Specific Notes

Legislation and Codes of Practice

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

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

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

Provision of information

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

Competent Person

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

Appendix A – Asbestos Bulk Identification Report

ASBESTOS BULK IDENTIFICATION REPORT

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

60A O'Connell Street
Dublin 1

TEST RESULT

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

Glossary

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

Chrysotile (white asbestos)

Amosite (brown asbestos)

Crocidolite (blue asbestos)

Analyst: John Kelleher

Appendix B – Schedule of Survey Sheets

Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
1	60A O'Connell St.	Roof		Flat roof - not accessible.		Presumed to contain asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
2	60A O'Connell St.	Ground floor Hairdressers		Concrete floor		NAD							
3	60A O'Connell St.	Ground floor Shop		Concrete floor		NAD							
4	60A O'Connell St.	Ground floor		Plasterboard to ceilings		NAD							

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

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

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

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

Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
5	60A O'Connell St.	1st floor Stairway		Timber and MDF		NAD							
6	60A O'Connell St.	1st floor Small retail outlets		MDF sheeting to walls.		NAD							
7	60A O'Connell St.	Roof		Plywood sheeting over joists to roof		NAD							

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

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

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

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

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Refurbishment & Demolition Asbestos Survey

Location:	*No. 50-51 O'Connell Street Vacant Site Dublin 1*
Client:	*Dublin Central GP Ltd*
Instructing Party:	*Certo Management Services*
Survey Date:	*23rd October, 2020*
Prepared by:	*John Kelleher, About Safety Ltd.*

TABLE OF CONTENTS

Executive Summary

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

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

Ref:	Presumed/Strongly Presumed Asbestos [Requires investigation by a competent asbestos contractor prior to work likely to cause disturbance.]
1	**Beneath the site hardstand presumed to contain asbestos materials.** *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 site. 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.**

Names and Addresses

Client Name:
Dublin Central GP Ltd

Contact:
Phone:

Site Full Name:
No. 50-51 O'Connell Street
Dublin 1

Instructing Party:
Certo Management Services

Contact: **Peter McIlhagger**
Phone:

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

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

Asbestos Surveyor: John Kelleher

British Occupational Hygiene Society (BOHS) Asbestos Proficiency Certification

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

iosh Chartered Safety and Health Practitioner

Introduction

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

Objectives

The objectives of this survey were to:

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

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

Scope of Works & Site Description

General Information	*Scope of Works:*	**Proposed redevelopment of vacant site.**
	Structural Details:	**Site consists of vacant site with adjoining party walls of neighbouring buildings.**
	Date of Construction:	**-**
External Aspects:	*Roofs:*	**-**
Internal Aspects:	*Walls*	**Brick walls**
	Ceilings	**-**
	Floors	**Hardstand**
Services:	*Heating Systems:*	**-**
Reservations:	*Access restrictions:*	**n/a**

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 site.

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

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

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

Specific Notes

Legislation and Codes of Practice

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

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

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

Provision of information

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

Competent Person

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

Appendix A – Asbestos Bulk Identification Report

ASBESTOS BULK IDENTIFICATION REPORT

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

No. 50-51 O'Connell Street
Dublin 1

TEST RESULT

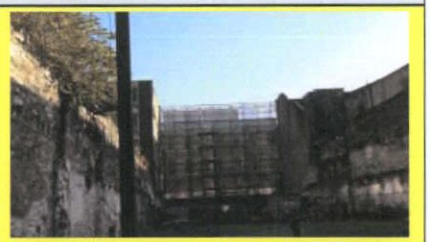
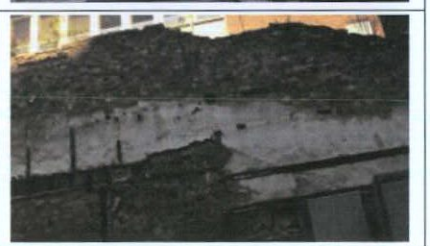
SAMPLE NO	LAB. REF.	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIEID
		No samples taken		

Glossary

*NADIS = No Asbestos Detected in Sample 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. 50-51 O'Connell St.	Vacant site		Under hardstand		Presumed to contain asbestos						Investigation by a competent contractor during excavation or work likely to cause disturbance.	
2	No. 50-51 O'Connell St.	Old walls				No visible asbestos containing materials identified.							
3	No. 50-51 O'Connell St.	Old walls				No visible asbestos containing materials identified.							
4	No. 50-51 O'Connell St.	Old walls				No visible asbestos containing materials identified.							

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

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

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

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

Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
5	No. 50-51 O'Connell St.	Old walls				No visible asbestos containing materials identified.							

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

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Refurbishment & Demolition Asbestos Survey

Location: *No. 61 O'Connell Street*
Dublin 1

Client: *Dublin Central GP Ltd*

Instructing Party: *Certo Management Services*

Survey Date: *October, 2020*

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

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

TABLE OF CONTENTS

Executive Summary

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

Ref:	Confirmed Asbestos [Requires removal and disposal as asbestos waste by a competent asbestos contractor prior to demolition.]
	No visible asbestos containing materials identified. The internal fabric of the building has been completely refurbished at some stage. No invasive or destructive investigation was possible.

Ref:	Presumed/Strongly Presumed Asbestos [Requires dismantling and investigation by a competent asbestos contractor prior to work likely to cause disturbance.]
32	The external roofs were not accessed. The main roof has slates and the back roof has roofing felt.

Names and Addresses

Client Name:
Dublin Central GP Ltd

Contact:
Phone:

Site Full Name:
No. 61 O'Connell Street
Dublin 1

Instructing Party:
Certo Management Services

Contact: **Peter McIlhagger**
Phone:

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

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

Asbestos Surveyor: John Kelleher

British Occupational Hygiene Society (BOHS) Asbestos Proficiency Certification

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

iosh Chartered Safety and Health Practitioner

Introduction

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

Objectives

The objectives of this survey were to:

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

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

Scope of Works & Site Description

General Information	*Scope of Works:*	**Proposed structural alterations, refurbishment and/or demolition.**
	Structural Details:	**4 storey over basement building of solid construction with extension to rear.**
	Date of Construction:	**Not known.**
External Aspects:	*Roofs:*	**Pitched roofs on main building and flat roofs on the extension.**
Internal Aspects:	*Walls*	**Original solid walls.**
	Ceilings	**Floating ceilings with lay-in ceiling tiles. Plasterboard and softboard**
	Floors	**Timber floor generally. Concrete in basement.**
Services:	*Heating Systems:*	**-**
Reservations:	*Access restrictions:*	**No invasive survey. The internal fabric of the building could not be compromised. Roofs were not accessible.**

Survey Limitations

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

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

Asbestos Refurbishment & Demolition Survey: Definition

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

(e.g. three months), then the information required for a management survey should be obtained.

Asbestos Contaminated Soils (ACS)

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

Material Assessment

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

Material Assessment Algorithm

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

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

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

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

Analytical Techniques

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

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

General Caveat

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

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

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

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

Specific Notes

Legislation and Codes of Practice

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

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

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

Provision of information

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

Competent Person

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

Appendix A – Asbestos Bulk Identification Report

ASBESTOS BULK IDENTIFICATION REPORT

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

No. 61 O'Connell Street
Dublin 1

TEST RESULT

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

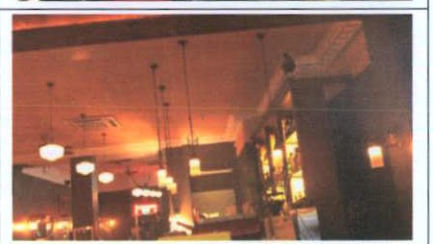
Glossary

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

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

Analyst: John Kelleher

Appendix B – Schedule of Survey Sheets

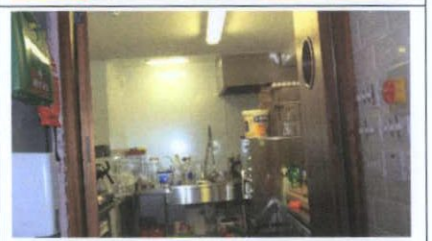
Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
1	No. 61 O'Connell Street	Basement				No visible asbestos containing materials identified.							
2	No. 61 O'Connell Street	Basement Undercroft Store				No visible asbestos containing materials identified.							
3	No. 61 O'Connell Street	Basement Store room under stairway				No visible asbestos containing materials identified.							
4	No. 61 O'Connell Street	Ground floor Front				No visible asbestos containing materials identified.							

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

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

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

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

Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
5	No. 61 O'Connell Street	Ground floor Bar areas				No visible asbestos containing materials identified.							
6	No. 61 O'Connell Street	Ground floor Bar areas				No visible asbestos containing materials identified.							
7	No. 61 O'Connell Street	Ground floor Bar areas				No visible asbestos containing materials identified.							
8	No. 61 O'Connell Street	Ground floor Corridor				No visible asbestos containing materials identified.							

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Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
9	No. 61 O'Connell Street	Ground floor Gents WC				No visible asbestos containing materials identified.							
10	No. 61 O'Connell Street	Ground floor Ladies WC				No visible asbestos containing materials identified.							
11	No. 61 O'Connell Street	Ground floor Cupboard at stairway.				No visible asbestos containing materials identified.							
12	No. 61 O'Connell Street	Disabled WC				No visible asbestos containing materials identified.							

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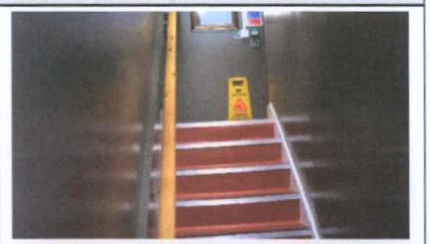
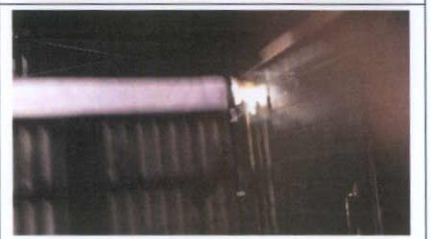
Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
13	No. 61 O'Connell Street	Ground floor Stairway to 1st floor				No visible asbestos containing materials identified.							
14	No. 61 O'Connell Street	1st floor Back roof Covered area				No visible asbestos containing materials identified.							
15	No. 61 O'Connell Street	1st floor Back roof				No visible asbestos containing materials identified.							
16	No. 61 O'Connell Street	1st floor Kitchen				No visible asbestos containing materials identified.							

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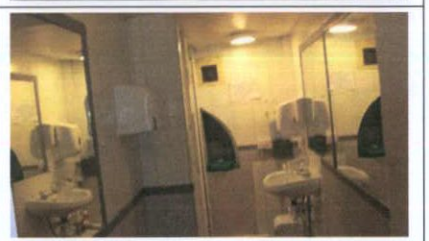
Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
17	No. 61 O'Connell Street	1st floor Stairway to O'Connell St.				No visible asbestos containing materials identified.							
18	No. 61 O'Connell Street	1st floor				No visible asbestos containing materials identified.							
19	No. 61 O'Connell Street	1st floor				No visible asbestos containing materials identified.							
20	No. 61 O'Connell Street	1st floor				No visible asbestos containing materials identified.							

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21	No. 61 O'Connell Street	Stairway to 2nd floor				No visible asbestos containing materials identified.							
22	No. 61 O'Connell Street	2nd floor Plantroom		Polyurethane lagging jackets to calorifers. Modern plant and equipment in area.		No visible asbestos containing materials identified.							
23	No. 61 O'Connell Street					No visible asbestos containing materials identified.							
24	No. 61 O'Connell Street	2nd floor		Softboard over drop ceiling		No visible asbestos containing materials identified.							

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25	No. 61 O'Connell Street	2nd floor Storerooms				No visible asbestos containing materials identified.							
26	No. 61 O'Connell Street	2nd floor Ladies locker room				No visible asbestos containing materials identified.							
27	No. 61 O'Connell Street	2nd floor Gents locker room				No visible asbestos containing materials identified.							
28	No. 61 O'Connell Street	3rd floor Offices				No visible asbestos containing materials identified.							

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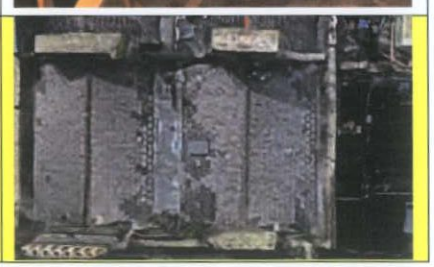
29	No. 61 O'Connell Street	3rd floor Offices WC				No visible asbestos containing materials identified.							
30	No. 61 O'Connell Street	3rd floor Tank room				No visible asbestos containing materials identified.							
31	No. 61 O'Connell Street	Attic		MMMF insulation in attic.		No visible asbestos containing materials identified.							
32	No. 61 O'Connell Street	External Roofs		No access to main roof pitched roof or flat extension roof.		Presumed to contain asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	

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ABOUT SAFETY LTD.

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

Refurbishment & Demolition Asbestos Survey

Location: *No. 44 O'Connell Street*
Dublin 1

Client: *Dublin Central GP Ltd*

Instructing Party: *Certo Management Services*

Survey Date: *29th October, 2020*

Prepared by: *John Kelleher*

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

TABLE OF CONTENTS

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.]
6, 7, 11, 19,	Asbestos containing Bakelite cisterns identified in various locations in the building.
10, 35	Integral areas of fire doors identified with asbestos insulation in keyholes. All similar fire doors should be treated as asbestos containing.
14	Grey thread nosings on the 1st floor back corridor contain asbestos.
16	Asbestos containing vinyl floor tiles and bitumen adhesive in 1st floor room.
21	Asbestos containing vinyl floor tiles and bitumen adhesive in old entrance lobby on the ground floor.
23	Asbestos containing textured coating identified the old entrance lobby wall paint and presumed to be in ceilings also. Will require further investigation to confirm the true extent.
29	Asbestos containing vinyl floor tiles and adhesive identified under the carpet in areas of the main lobby area of the ground floor presumed as a consequence of previous floor arrangements in the area.
39	Asbestos containing bitumen adhesive to the ground floor room to the back of building at Moore Lane.

Ref:	Presumed/Strongly Presumed Asbestos [Requires dismantling and investigation by a competent asbestos contractor prior to work likely to cause disturbance.]
2	Flat roofs are strongly presumed to contain asbestos substrate roofing felts.
12	Integral areas of the round electrical are presumed to contain asbestos.
22	Asbestos containing vinyl floor tiles and/or adhesive is presumed under the raised floor between the old lobby and reception area.
25	Integral areas of the old cable box in the ground floor is presumed to contain asbestos.
26, 30, 31	Fixed flooring in the front ground floor lobby, reception and associated rooms are presumed to contain asbestos vinyl floor tiles and/or adhesive.
24, 43	Integral of fire doors throughout the building are presumed to contain asbestos.

Names and Addresses

Client Name:
Dublin Central GP Ltd

Contact:
Phone:

Instructing Party:
Certo Management Services

Contact: **Peter McIlhagger**
Phone:

Site Full Name:
No. 45 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)

iosh Chartered Safety and Health Practitioner

Introduction

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

Objectives

The objectives of this survey were to:

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

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

Scope of Works & Site Description

General Information	*Scope of Works:*	**Proposed structural alterations, refurbishment and/or demolition.**
	Structural Details:	**Original 4 storey over basement building with 2 storey extensions to rear.**
	Date of Construction:	**Not known**
External Aspects:	*Roofs:*	**Flat roofs with roofing felts.**
Internal Aspects:	*Walls*	**Brick and concrete block generally**
	Ceilings	**Lat and plaster and plasterboard.**
	Floors	**Timber and concrete**
Services:	*Heating Systems:*	**Radiators.**
Reservations:	*Access restrictions:*	**The roofs 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 containing in Health and Safety Authority's document "Asbestos-containing materials (ACM's) in Workplaces – Practical Guidelines on ACM Management and Abatement".

Provision of information

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

Competent Person

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

Appendix A – Asbestos Bulk Identification Report

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

No. 44 O'Connell Street
Dublin 1

TEST RESULT

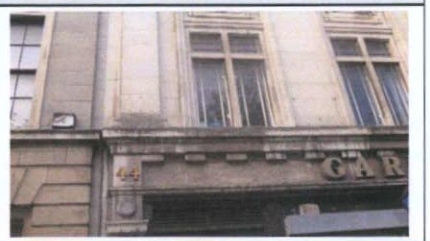
SAMPLE NO	LAB. REF.	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIEID
S19	2030419	Fire door on 2nd floor between 44/45	Internal linings in keyhole	Amosite
S20	2030420	Ground floor under stairway – wall in back corridor	Paint	NADIS
S21	2030421	Ground floor back corridor room at stairway	Bitumen adhesive	Chrysotile
S22	2030422	1st floor back corridor 4 steps at back of building	Grey thread nosing	Chrysotile
S23	2030423	1st floor back corridor – front room	VFT	Chrysotile
S24	2030424	1st floor back corridor – front room	VFT adhesive	Chrysotile
S25	2030425	1st floor corridor	Adhesive on floor	NADIS
S26	2030426	Ground floor – old entrance lobby	VFT	Chrysotile
S27	2030427	Ground floor – old entrance lobby	VFT adhesive	Chrysotile
S28	2030428	Ground floor – old entrance lobby	Textured layer in wall paint	Chrysotile
S29	2030429	Ground floor main reception area under carpet tile	Green tile under carpet	NADIS
S30	2030430	Ground floor main reception area under carpet tile	Adhesive under carpet	NADIS
S31	2030431	Ground floor new entrance under carpet tile	Grey VFT	Chrysotile
S32	2030432	Ground floor new entrance under carpet tile	Grey VFT adhesive	Chrysotile

Glossary

*NADIS = No Asbestos Detected in Sample Chrysotile (white asbestos) Amosite (brown asbestos) Crocidolite (blue asbestos)
VFT = Vinyll 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. 44 O'Connell Street	Facades				No visible asbestos containing materials identified.							
2	No. 44 O'Connell Street	Main roof and lower flat roofs		Substrate roofing felts		Presumed to contain asbestos						Investigation by a competent asbestos contractor prior to work likely to cause disturbance.	
3	No. 44 O'Connell Street	3rd floor Front room				No visible asbestos containing materials identified.							
4	No. 44 O'Connell Street	3rd floor stairway				No visible asbestos containing materials identified.							

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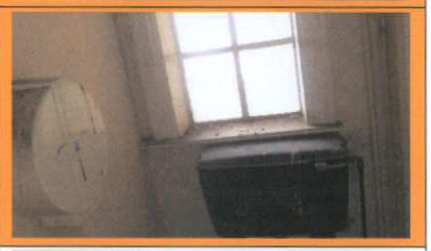
AC = Asbestos cement
VFT = vinyl floor tile
NQ = Not Quantified/Quantifiable
SM = Square Meters
LM = Linear Meters

Confirmed Asbestos
Presumed/Strongly presumed ACM Or Non Accessed Area

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

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

Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
5	No. 44 O'Connell Street	3rd floor Back room				No visible asbestos containing materials identified.							
6	No. 44 O'Connell Street	2nd floor WC's on landing		Bakelite cistern	1	Amosite	1	0	0	2	3	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
7	No. 44 O'Connell Street	2nd floor WC's on landing		Bakelite cistern	1	Amosite	1	0	0	2	3	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
8	No. 44 O'Connell Street	2nd floor Back room				No visible asbestos containing materials identified.							

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9	No. 44 O'Connell Street	2nd floor Front room				No visible asbestos containing materials identified.							
10	No. 44 O'Connell Street	2nd floor Door between floors	2030419	Internal areas of fire door. Encapsulated		Amosite	2	1	1	2	6	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
11	No. 44 O'Connell Street	1st floor Back corridor WC at stairway		Bakelite cistern	1	Amosite	1	0	0	2	3	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
12	No. 44 O'Connell Street	1st floor Back corridor WC		Integral areas of old electrical heaters		Presumed to contain asbestos.						Investigation by a competent asbestos contractor prior to work likely to cause disturbance.	

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Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
13	No. 44 O'Connell Street	1st floor Back corridor				No visible asbestos containing materials identified.							
14	No. 44 O'Connell Street	1st floor Back corridor Steps to rear of corridor	2030422	Grey thread nosing	4 steps	Chrysotile	1	0	0	1	2	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
15	No. 44 O'Connell Street	1st floor Back corridor Rooms on Moore Lane				NAD							
16	No. 44 O'Connell Street	1st floor Front corridor	2030423 2030424	VFT and adhesive	40 SM approx.	Chrysotile	1	0	0	1	2	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	

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Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
17	No. 44 O'Connell Street	1st floor Front corridor				No visible asbestos containing materials identified.							
18	No. 44 O'Connell Street	1st floor Front corridor				No visible asbestos containing materials identified.							
19	No. 44 O'Connell Street	1st floor Front corridor		Bakelite cistern	1	Amosite	1	0	0	2	3	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
20	No. 44 O'Connell Street	1st floor Front room				No visible asbestos containing materials identified.							

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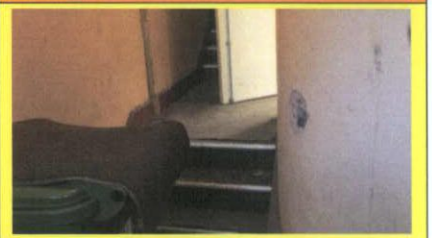
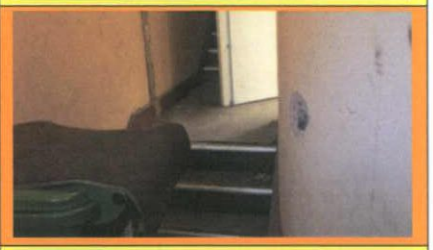
21	No. 44 O'Connell Street	Ground floor Old entrance lobby	2030426 2030427	VFT and adhesive	10 SM	Chrysotile	1	0	0	1	2	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
22	No. 44 O'Connell Street	Ground floor Old entrance lobby		Raised timber floor		VFT presumed to be under raised floors in corridor and main room						Investigation by a competent asbestos contractor prior to work likely to cause disturbance.	
23	No. 44 O'Connell Street	Ground floor Old entrance lobby	2030428	Wall paint	NQ	Chrysotile	1	1	1	1	4	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
24	No. 44 O'Connell Street	Ground floor		Integral areas of fire doors in the building		Presumed to contain asbestos						Investigation of all fire doors by a competent contractor prior to work likely to cause disturbance.	

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25	No. 44 O'Connell Street	Ground floor Lobby		Integral areas of the old electrical panel with main cable.		Presumed to contain asbestos						Investigation by a competent asbestos contractor prior to work likely to cause disturbance.	
26	No. 44 O'Connell Street	Ground floor Reception area		Fixed floor not disturbed		Presumed asbestos						Investigation by a competent asbestos contractor prior to work likely to cause disturbance.	
27	No. 44 O'Connell Street	Ground floor Main room		Plasterboard over drop ceiling		No visible asbestos containing materials identified.							
28	No. 44 O'Connell Street	Ground floor Main room	2030429	Green tile under carpet		NAD							

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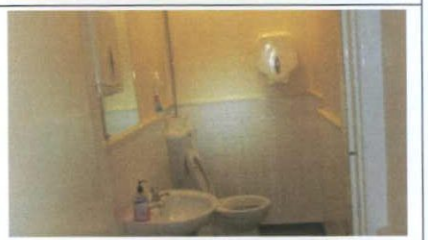
29	No. 44 O'Connell Street	Ground floor Main room	2030431 2030432	Old VFT and adhesive under screed	NQ	Chrysotile	1	0	0	1	2	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
30	No. 44 O'Connell Street	Ground floor Locker room		Fixed floor not disturbed		Presumed to contain VFT and/or adhesive						Investigation by a competent asbestos contractor prior to work likely to cause disturbance.	
31	No. 44 O'Connell Street	Ground floor WC		Fixed floor not disturbed		Presumed to contain VFT and/or adhesive						Investigation by a competent asbestos contractor prior to work likely to cause disturbance.	
32	No. 44 O'Connell Street	Store room											

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Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
33	No. 44 O'Connell Street	Ground floor Back corridor				No visible asbestos containing materials identified.							
34	No. 44 O'Connell Street	Ground floor Back corridor				No visible asbestos containing materials identified.							
35	No. 44 O'Connell Street	Ground floor Back corridor		Integral areas of fire doors		Amosite						Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
36	No. 44 O'Connell Street	Ground floor Back corridor				No visible asbestos containing materials identified.							

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37	No. 44 O'Connell Street	Ground floor Back corridor Stairway WC	2030420	Wall paint		NAD							
38	No. 44 O'Connell Street	Ground floor Back corridor Ground floor WC's				No visible asbestos containing materials identified.							
39	No. 44 O'Connell Street	Ground floor Back corridor Room at stairway	2030421	VFT adhesive	25 SM approx.	Chrysotile						Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
40	No. 44 O'Connell Street	Ground floor Back corridor				No visible asbestos containing materials identified.							

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41	No. 44 O'Connell Street	Ground floor Corridor Back room at Moore Lane				No visible asbestos containing materials identified.							
42	No. 44 O'Connell Street	Basement Locker rooms				No visible asbestos containing materials identified.							
43	No. 44 O'Connell Street	Basement		Integral areas of fire doors		Strongly presumed to contain asbestos						Investigation by a competent asbestos contractor prior to work likely to cause disturbance.	

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SURVEYING & TESTING
RISK MANAGEMENT | PROJECT MANAGEMENT

Refurbishment & Demolition Asbestos Survey

Location: *No. 45 O'Connell Street*
Dublin 1

Client: *Dublin Central GP Ltd*

Instructing Party: *Certo Management Services*

Prepared by: *John Kelleher*

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

TABLE OF CONTENTS

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.]
1	Asbestos containing mastic sealant to aluminum window frame on ground floor. Small amount.
15, 21, 30, 33, 35	Asbestos containing doughnut shaped handwheels to miscellaneous radiators in building.
54	Asbestos containing millboard paper wrap under old fiberglass to pipework in the boiler room.
55	Asbestos containing woven rope gaskets to inspection door and rear inspection plates on the four boilers.
60	Asbestos containing Bakelite cisterns in WC's in basement shower room.

Ref:	Presumed/Strongly Presumed Asbestos [Requires dismantling and investigation by a competent asbestos contractor prior to work likely to cause disturbance.]
12, 42,	The Georgian wire roof lights are presumed to contain woven rope beading in the glazing bars.
16	The flange gaskets to the wall mounted pipe on the 1st floor are presumed to contain asbestos.
43	The collars on the lead sealed cast-iron pipework throughout the building are presumed to contain asbestos packing often used to prevent run-off of molten lead during coupling joints.
51, 52, 61	Integral areas of wooden and steel-clad fire doors are strongly presumed to contain asbestos. Identified in fire doors through keyholes in some areas.
53	All flange gaskets in the boiler room are strongly presumed to contain asbestos. Industry standard at the time of installation.
56	The four boilers are strongly presumed to contain asbestos woven rope gaskets between the sections. Industry standard at the time of manufacture of these boilers.
57	The immersion flange gasket to the copper cylinder is strongly presumed to contain asbestos. Industry standard at the time of manufacture.
65	Integral areas of the old safe in the basement stairway lobby is presumed to contain asbestos.