









| Ref No. | Building                                     | Location or Functional Space           | Sample No. | Material Description, surface treatment and condition    | Extent | Asbestos identified (presumed, strongly presumed or identified) | Product type | Condition | Surface treatment | Asbestos type | Material assessment score | Recommendations  | Photo   |
|---------|--|--|------------|--|--------|---|--------------|-----------|-------------------|---------------|---------------------------|--|---|
| 13      | Fingal Co. Co. Office and Carpark Moore Lane | Building exterior south elevation roof | 2027307    | Expansion joint putty to roof plinth                     |        | NAD   |              |           |                   |               |                           |  |    |
| 14      | Fingal Co. Co. Office and Carpark Moore Lane | 5 <sup>th</sup> floor lift lobby       |            | Internal areas of lifts                                  |        | Presumed  |              |           |                   |               |                           | Further inspection is required by a competent contractor prior to any disturbance. |    |
| 15      | Fingal Co. Co. Office and Carpark Moore Lane | 5 <sup>th</sup> floor lobby dry riser  |            |  |        | NAD   |              |           |                   |               |                           |  |   |
| 16      | Fingal Co. Co. Office and Carpark Moore Lane | 5 <sup>th</sup> floor lobby            |            | Drop ceilings with lay-in ceiling tiles under roof slab. |        | NAD   |              |           |                   |               |                           |  |  |





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



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| 21      | Fingal Co. Co. Office and Carpark Moore Lane | 5 <sup>th</sup> floor cleaners store  |            | Ceramic floor tiles                                   |              | NAD   |              |           |                   |               |                           |   |    |
| 22      | Fingal Co. Co. Office and Carpark Moore Lane | 5 <sup>th</sup> floor Gents WC        |            | Rope to air handling ductwork in dry riser            | Small amount | Chrysotile  | 2            | 1         | 1                 | 1             | 5                         | Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance. |    |
| 23      | Fingal Co. Co. Office and Carpark Moore Lane | 5 <sup>th</sup> floor Gents WC        |            | Ceramic tiles and toiletware                          |              | NAD   |              |           |                   |               |                           |   |   |
| 24      | Fingal Co. Co. Office and Carpark Moore Lane | 5 <sup>th</sup> floor office corridor |            | Plasterboard partition between individual offices.    |              | NAD   |              |           |                   |               |                           |   |  |





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



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|         |  |                                    |            |   |              |   |              |           |                   |               |                           |   |   |
| 29      | Fingal Co. Co. Office and Carpark Moore Lane | 5 <sup>th</sup> floor kitchen      | 2027315    | Supalux ceiling tiles                                 |              | NAD   |              |           |                   |               |                           |   |    |
| 30      | Fingal Co. Co. Office and Carpark Moore Lane | 5 <sup>th</sup> floor stairway     | 2027317    | VFT   |              | Chrysotile  | 1            | 0         | 0                 | 1             | 2                         | Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance. |    |
| 31      | Fingal Co. Co. Office and Carpark Moore Lane | 5 <sup>th</sup> floor stairway     | 2027312    | Threads   |              | Chrysotile  | 1            | 0         | 0                 | 1             | 2                         | Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance. |   |
| 32      | Fingal Co. Co. Office and Carpark Moore Lane | 4 <sup>th</sup> floor half landing |            | Insulation board back of riser doors                  | 1 SM approx. | Amosite   | 2            | 2         | 2                 | 2             | 8                         | Removal and disposal by a competent contractor prior to any works likely to cause disturbance.              |  |





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



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|         |  |                                    |            |   |        |   |              |           |                   |               |                           |   |   |
| 37      | Fingal Co. Co. Office and Carpark Moore Lane | 4 <sup>th</sup> floor front office |            | Softboard ceiling tiles                               |        | NAD   |              |           |                   |               |                           |   |    |
| 38      | Fingal Co. Co. Office and Carpark Moore Lane | 4 <sup>th</sup> floor Ladies WC    |            | Rope to air handling ductwork in dry riser            |        | Chrysotile  | 2            | 1         | 1                 | 1             | 5                         | Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance. |    |
| 39      | Fingal Co. Co. Office and Carpark Moore Lane | 4 <sup>th</sup> floor Ladies WC    |            | Ceramic tiles and ceramic toileware                   |        | NAD   |              |           |                   |               |                           |   |   |
| 40      | Fingal Co. Co. Office and Carpark Moore Lane | 4 <sup>th</sup> floor Ceilings     |            |   |        | NAD   |              |           |                   |               |                           |   |  |





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



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| 45      | Fingal Co. Co. Office and Carpark Moore Lane | 4 <sup>th</sup> floor East stairway                      |            | VFT and adhesive                                      |        | Chrysotile  | 1            | 0         | 0                 | 1             | 2                         | Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance. |    |
| 46      | Fingal Co. Co. Office and Carpark Moore Lane | 4 <sup>th</sup> floor offices                            |            | Old radiators assemblies                              |        | NAD   |              |           |                   |               |                           |   |    |
| 47      | Fingal Co. Co. Office and Carpark Moore Lane | 4 <sup>th</sup> floor East offices to front of building. |            |   |        | NAD   |              |           |                   |               |                           |   |   |
| 48      | Fingal Co. Co. Office and Carpark Moore Lane | 4 <sup>th</sup> floor offices over takeaway              |            |   |        | NAD   |              |           |                   |               |                           |   |  |





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|   | 5 - 6              |                           | Low    |          |
|   | 7 - 9              |                           | Medium |          |
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|---------|--|----------------------------------|------------|--|--------|---|--------------|-----------|-------------------|---------------|---------------------------|-----------------|---|
| 53      | Fingal Co. Co. Office and Carpark Moore Lane | 3 <sup>rd</sup> Floor Offices    |            |  |        | NAD   |              |           |                   |               |                           |                 |    |
| 54      | Fingal Co. Co. Office and Carpark Moore Lane | 3 <sup>rd</sup> floor Comms room |            |  |        | NAD   |              |           |                   |               |                           |                 |    |
| 55      | Fingal Co. Co. Office and Carpark Moore Lane | 3 <sup>rd</sup> Floor Corridor   |            | Plasterboard partitions between individual offices. MMMF in wall cavities. |        | NAD   |              |           |                   |               |                           |                 |   |
| 56      | Fingal Co. Co. Office and Carpark Moore Lane | 3 <sup>rd</sup> Floor Corridor   |            | Plasterboard panels in fire door   |        | NAD   |              |           |                   |               |                           |                 |  |

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| Presumed/Strongly presumed ACM Or Non-Accessed Area  |                    | No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, <u>then a material assessment should be conducted and interim management arrangements put in place.</u> |        |             |  |


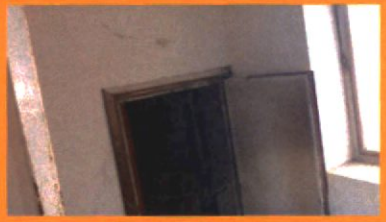




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|         |  |                                    |            |  |        |   |              |           |                   |               |                           |   |   |
| 61      | Fingal Co. Co. Office and Carpark Moore Lane | 3 <sup>rd</sup> floor half landing | 2027301    | Insulation board back of riser doors                         |        | Amosite   | 2            | 2         | 2                 | 2             | 8                         | Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance. |    |
| 62      | Fingal Co. Co. Office and Carpark Moore Lane | 3 <sup>rd</sup> floor corridor     |            | Plasterboard partitions to offices and rooms. MMMF in walls. |        | NAD   |              |           |                   |               |                           |   |    |
| 63      | Fingal Co. Co. Office and Carpark Moore Lane | 3 <sup>rd</sup> floor office       | 2027320    | Wall mounted heater felt                                     |        | NAD   |              |           |                   |               |                           |   |   |
| 64      | Fingal Co. Co. Office and Carpark Moore Lane | 3 <sup>rd</sup> floor half landing | 2027301    | Insulation board to dry riser doors                          |        | Amosite   | 2            | 2         | 2                 | 2             | 8                         | Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance. |  |

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| Confirmed Asbestos  | Material Assessment Score                           |     | Risk   |
|---|---|-----|--------|
|   | Presumed/Strongly presumed ACM Or Non-Accessed Area | ≤ 4 |        |
| 5 - 6   |   |     | Low    |
| 7 - 9   |   |     | Medium |
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|---------|--|------------------------------|------------|---|--------------|---|---------------------------|-----------|-------------------|---------------|---------------------------|---|---|
|         |  |                              |            |   |              |   | Product type              | Condition | Surface treatment | Asbestos type |                           |   |   |
| 69      | Fingal Co. Co. Office and Carpark Moore Lane | 2 <sup>nd</sup> floor office |            | Red adhesive to ductwork                              | NQ           | Chrysotile  | 1                         | 0         | 0                 | 1             | 2                         | Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance. |    |
| 70      | Fingal Co. Co. Office and Carpark Moore Lane | 2 <sup>nd</sup> floor office |            | AIB to back of panel                                  | 1 SM approx. | Chrysotile  | 2                         | 2         | 2                 | 2             | 8                         | Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance. |    |
| 71      | Fingal Co. Co. Office and Carpark Moore Lane | 2 <sup>nd</sup> floor office |            | VFT and grey thread nosings                           |              | Chrysotile  | 1                         | 0         | 0                 | 1             | 2                         | Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance. |   |
| 72      | Fingal Co. Co. Office and Carpark Moore Lane | Ground floor Security room   |            |   |              | No visible asbestos containing materials identified.            |                           |           |                   |               |                           |   |  |





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|  |                    | ≤ 4   |        | Very Low    |
|  | 5 - 6              |   | Low    |             |
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| 77      | Fingal Co. Co. Office and Carpark Moore Lane         | Ground floor Car Park        |            | Occupied  |        | Presumed to contain asbestos                                    |              |           |                   |               |                           | Investigate prior to work likely to cause disturbance. |    |
| 78      | Fingal Co. Co. Office and Carpark Moore Lane         |                              |            | Misc. individual retail outlets not accessible.       |        | Presumed to contain asbestos                                    |              |           |                   |               |                           | Investigate prior to work likely to cause disturbance. | No photo  |
| 79      | Fingal Co. Co. Office and Carpark Chinese Restaurant | Fortune TCE                  |            |   |        | No visible asbestos containing materials identified.            |              |           |                   |               |                           |  |   |
| 80      | Fingal Co. Co. Office and Carpark Chinese Restaurant | Ground floor Lobby           |            |   |        | No visible asbestos containing materials identified.            |              |           |                   |               |                           |  |  |





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|   |                    | Presumed/Strongly presumed ACM Or Non-Accessed Area | ≤ 4    | Very Low |
|   | 5 - 6              |   | Low    |          |
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| 85      | Fingal Co. Co. Office and Carpark Chinese Restaurant | Ground floor Old lift lobby  |            | Under floor coverings not disturbed.                  |        | No visible asbestos containing materials identified.            |              |           |                   |               |                           |                 |    |
| 86      | Fingal Co. Co. Office and Carpark Chinese Restaurant | Ground floor Dumb waiter     |            | Plasterboard linings to sides                         |        | No visible asbestos containing materials identified.            |              |           |                   |               |                           |                 |    |
| 87      | Fingal Co. Co. Office and Carpark Chinese Restaurant | Ground floor WC              |            |   |        | No visible asbestos containing materials identified.            |              |           |                   |               |                           |                 |   |
| 88      | Fingal Co. Co. Office and Carpark Chinese Restaurant | Ground floor WC              |            |   |        | No visible asbestos containing materials identified.            |              |           |                   |               |                           |                 |  |





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|   |  |                                  | ≤ 4   | Very Low    |  |
|   | <b>Presumed/Strongly presumed ACM Or Non-Accessed Area</b> |                                  | 5 - 6 | Low         |  |
|   |  |                                  | 7 - 9 | Medium      |  |
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| 93      | Fingal Co. Co. Office and Carpark Chinese Restaurant |                                       |            |   |        | No visible asbestos containing materials identified.            |              |           |                   |               |                           |  |    |
| 94      | Fingal Co. Co. Office and Carpark Chinese Restaurant | 1 <sup>st</sup> floor Lift lobby area |            | No access   |        | VFT and adhesive presumed under fixed flooring                  |              |           |                   |               |                           | Investigation by a competent contractor prior to work likely to cause disturbance. |    |
| 95      | Fingal Co. Co. Office and Carpark Chinese Restaurant |                                       |            |   |        | No visible asbestos containing materials identified.            |              |           |                   |               |                           |  |   |
| 96      | Fingal Co. Co. Office and Carpark Chinese Restaurant |                                       |            |   |        | No visible asbestos containing materials identified.            |              |           |                   |               |                           |  |  |





|   |   |                                  |  |             |  |
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|   |   | 5 - 6                            |  | Low         |  |
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|         |  |   |            |   |        |   |              |           |                   |               |                           |   |   |
| 101     | Fingal Co. Co. Office and Carpark Chinese Restaurant | 1 <sup>st</sup> floor Gents WC  |            | Modern refurb.  |        | No visible asbestos containing materials identified.            |              |           |                   |               |                           |   |    |
| 102     | Fingal Co. Co. Office and Carpark Chinese Restaurant | 1 <sup>st</sup> floor Main kitchen  |            | Modern refurb. Ceramic tiles to floors.               |        | No visible asbestos containing materials identified.            |              |           |                   |               |                           |   |    |
| 103     | Fingal Co. Co. Office and Carpark Chinese Restaurant | Stairway to 2 <sup>nd</sup> floor.  |            | VFT under carpet                                      |        | Chrysotile  | 1            | 0         | 0                 | 1             | 2                         | Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance. |   |
| 104     | Fingal Co. Co. Office and Carpark Chinese Restaurant | 2 <sup>nd</sup> floor Stairway to 3 <sup>rd</sup> floor of Fingal Co. Co. |            | VFT on stairway                                       |        | Chrysotile  | 1            | 0         | 0                 | 1             | 2                         | Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance. |  |





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



| Ref No. | Building   | Location or Functional Space   | Sample No. | Material Description, surface treatment and condition | Extent | Asbestos identified (presumed, strongly presumed or identified) | Product type | Condition | Surface treatment | Asbestos type | Material assessment score | Recommendations   | Photo   |
|---------|--|--------------------------------|------------|---|--------|---|--------------|-----------|-------------------|---------------|---------------------------|---|---|
|         |  |                                |            |   |        |   |              |           |                   |               |                           |   |   |
| 109     | Fingal Co. Co. Office and Carpark Chinese Restaurant | 2 <sup>nd</sup> floor Gents WC |            | Woven rope gaskets to air handling duct               |        | Chrysotile  | 2            | 1         | 1                 | 1             | 5                         | Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance. |    |
| 110     | Fingal Co. Co. Office and Carpark Chinese Restaurant | 2 <sup>nd</sup> floor Gents WC |            |   |        | No visible asbestos containing materials identified.            |              |           |                   |               |                           |   |    |
| 111     | Fingal Co. Co. Office and Carpark Chinese Restaurant | 2 <sup>nd</sup> floor Gents WC |            | Old mineral fibre ceiling tiles.                      |        | No visible asbestos containing materials identified.            |              |           |                   |               |                           |   |   |
| 112     | Fingal Co. Co. Office and Carpark Chinese Restaurant | 2 <sup>nd</sup> floor Offices  |            |   |        | No visible asbestos containing materials identified.            |              |           |                   |               |                           |   |  |

|  |   |                                  |  |             |          |
|--|---|----------------------------------|--|-------------|----------|
| <b>Key</b><br>NAD = No asbestos detected<br>NAA = Non-Accessed Area<br>AIB = Asbestos insulation board<br>AC = Asbestos cement<br>VFT = vinyl floor tile<br>NQ = Not Quantified/Quantifiable<br>SM = Square Meters<br>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   | 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   |
|---------|--|---------------------------------------|------------|---|--------|---|--------------|-----------|-------------------|---------------|---------------------------|-----------------|---|
|         |  |                                       |            |   |        |   |              |           |                   |               |                           |                 |   |
| 117     | Fingal Co. Co. Office and Carpark Chinese Restaurant | 2 <sup>nd</sup> floor Water tank room |            | Modern gas boiler                                     |        | NAD   |              |           |                   |               |                           |                 |    |
| 118     | Fingal Co. Co. Office and Carpark Chinese Restaurant | 2 <sup>nd</sup> floor Front room      |            |   |        | No visible asbestos containing materials identified.            |              |           |                   |               |                           |                 |    |
| 119     | Fingal Co. Co. Office and Carpark Chinese Restaurant | 2 <sup>nd</sup> floor Front room      |            |   |        | No visible asbestos containing materials identified.            |              |           |                   |               |                           |                 |   |
| 120     | Fingal Co. Co. Office and Carpark                    | Basement                              |            | Old electrical panels                                 |        | No visible asbestos containing materials identified.            |              |           |                   |               |                           |                 |  |

|   |   |                                  |       |             |        |  |
|---|---|----------------------------------|-------|-------------|--------|--|
| <b>Key</b><br>NAD = No asbestos detected<br>NAA = Non-Accessed Area<br>AIB = Asbestos insulation board<br>AC = Asbestos cement<br>VFT = vinyl floor tile<br>NQ = Not Quantified/Quantifiable<br>SM = Square Meters<br>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. |   |                                  |       |             |        |  |





# ABOUT SAFETY LTD.

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

## Refurbishment & Demolition Asbestos Survey

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

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

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

**Survey Date:** *2<sup>nd</sup> October 2020*

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



## Executive Summary

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

| Ref: | <b>Confirmed Asbestos</b><br>[Requires removal and disposal as asbestos waste by a competent asbestos contractor prior to works likely to cause disturbance] |
|------|--|
| 45   | Asbestos containing slates on the lower pitched roof to the back of the building.  |
| 48   | Asbestos containing red thread nosings in the basement of No. 59. 18 nosings.  |

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



## 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.*



## 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



employer working with or removing asbestos.

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

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

### *Provision of information*



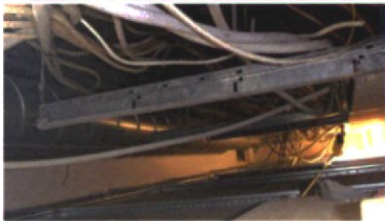

It is recommended that this report is brought to the attention of any person likely to be involved in refurbishment/demolition works.

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




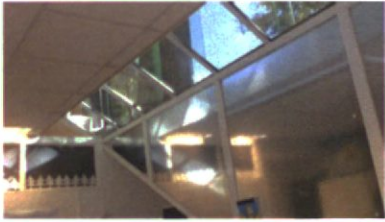


## Appendix B – Schedule of Survey Sheets



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





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



| Ref No. | Building                   | Location or Functional Space | Sample No. | Material Description, surface treatment and condition | Extent | Asbestos identified (presumed, strongly presumed or identified) | Product type | Condition | Surface treatment | Asbestos type | Material assessment score | Recommendations | Photo   |
|---------|----------------------------|------------------------------|------------|---|--------|---|--------------|-----------|-------------------|---------------|---------------------------|-----------------|---|
| 13      | No. 59/60 O'Connell Street | Basement stairway            |            | Plastic threads                                       |        | No visible asbestos containing materials identified             |              |           |                   |               |                           |                 |    |
| 14      | No. 59/60 O'Connell Street | Basement Public info office  |            |   |        | No visible asbestos containing materials identified             |              |           |                   |               |                           |                 |    |
| 15      | No. 59/60 O'Connell Street | Basement Public info office  |            |   |        | No visible asbestos containing materials identified             |              |           |                   |               |                           |                 |   |
| 16      | No. 59/60 O'Connell Street | Basement Public info office  |            | Mineral fibre ceiling tiles                           |        | No visible asbestos containing materials identified             |              |           |                   |               |                           |                 |  |

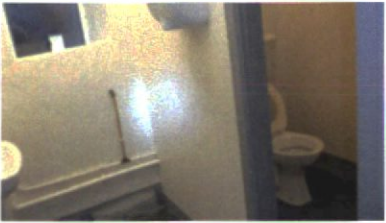



|   |                           |                                  |  |                 |
|---|---------------------------|----------------------------------|--|-----------------|
| <b>Key</b><br>NAD = No asbestos detected<br>NAA = Non Accessed Area<br>AIB = Asbestos insulation board<br>AC = Asbestos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



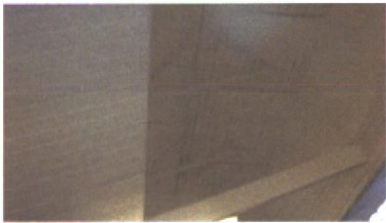



| Ref No. | Building                   | Location or Functional Space | Sample No. | Material Description, surface treatment and condition | Extent | Asbestos identified (presumed, strongly presumed or identified) | Product type | Condition | Surface treatment | Asbestos type | Material assessment score | Recommendations | Photo   |
|---------|----------------------------|------------------------------|------------|---|--------|---|--------------|-----------|-------------------|---------------|---------------------------|-----------------|---|
| 21      | No. 59/60 O'Connell Street | Basement office              |            |   |        | No visible asbestos containing materials identified             |              |           |                   |               |                           |                 |    |
| 22      | No. 59/60 O'Connell Street | Basement office              |            | MMM insulation pipework                               |        | No visible asbestos containing materials identified             |              |           |                   |               |                           |                 |    |
| 23      | No. 59/60 O'Connell Street | Building exterior rear       |            | Plastic downpipes generally                           |        | No visible asbestos containing materials identified             |              |           |                   |               |                           |                 |   |
| 24      | No. 59/60 O'Connell Street | Basement main boiler room    |            | Modern boiler unit                                    |        | No visible asbestos containing materials identified             |              |           |                   |               |                           |                 |  |

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







| Ref No. | Building                   | Location or Functional Space | Sample No. | Material Description, surface treatment and condition | Extent | Asbestos identified (presumed, strongly presumed or identified) | Product type | Condition | Surface treatment | Asbestos type | Material assessment score | Recommendations | Photo   |
|---------|----------------------------|------------------------------|------------|---|--------|---|--------------|-----------|-------------------|---------------|---------------------------|-----------------|---|
| 29      | No. 59/60 O'Connell Street | Basement toilets             |            |   |        | No visible asbestos containing materials identified             |              |           |                   |               |                           |                 |    |
| 30      | No. 59/60 O'Connell Street | Exterior pipe run            |            | Foamrubber insulation to pipework                     |        | No visible asbestos containing materials identified             |              |           |                   |               |                           |                 |    |
| 31      | No. 59/60 O'Connell Street | Basement locker room         |            |   |        | No visible asbestos containing materials identified             |              |           |                   |               |                           |                 |   |
| 32      | No. 59/60 O'Connell Street | Basement Gents WC            |            |   |        | No visible asbestos containing materials identified             |              |           |                   |               |                           |                 |  |

|   |                           |                                  |  |             |  |
|---|---------------------------|----------------------------------|--|-------------|--|
| <b>Key</b><br>NAD = No asbestos detected<br>NAA = Non Accessed Area<br>AIB = Asbestos insulation board<br>AC = Asbestos cement<br>VFT = vinyl floor tile<br>NQ = Not Quantified/Quantifiable<br>SM = Square Meters<br>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                   | Location or Functional Space           | Sample No. | Material Description, surface treatment and condition | Extent | Asbestos identified (presumed, strongly presumed or identified) | Product type | Condition | Surface treatment | Asbestos type | Material assessment score | Recommendations | Photo   |
|---------|----------------------------|--|------------|---|--------|---|--------------|-----------|-------------------|---------------|---------------------------|-----------------|---|
| 37      | No. 59/60 O'Connell Street | Ground floor carpark                   |            | Timber cladding on roof                               |        | No visible asbestos containing materials identified             |              |           |                   |               |                           |                 |    |
| 38      | No. 59/60 O'Connell Street | Ground floor stairway from carpark     |            |   |        | No visible asbestos containing materials identified             |              |           |                   |               |                           |                 |    |
| 39      | No. 59/60 O'Connell Street | Ground floor office                    |            |   |        | No visible asbestos containing materials identified             |              |           |                   |               |                           |                 |   |
| 40      | No. 59/60 O'Connell Street | Ground floor corridor electrical panel |            |   |        | No visible asbestos containing materials identified             |              |           |                   |               |                           |                 |  |




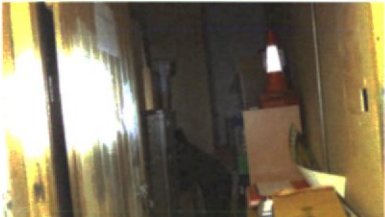
|   |                           |                                  |  |             |
|---|---------------------------|----------------------------------|--|-------------|
| <b>Key</b><br>NAD = No asbestos detected<br>NAA = Non Accessed Area<br>AIB = Asbestos insulation board<br>AC = Asbestos cement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



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





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



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





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



| Ref No. | Building                   | Location or Functional Space | Sample No. | Material Description, surface treatment and condition | Extent | Asbestos identified (presumed, strongly presumed or identified) | Product type | Condition | Surface treatment | Asbestos type | Material assessment score | Recommendations  | Photo   |
|---------|----------------------------|------------------------------|------------|---|--------|---|--------------|-----------|-------------------|---------------|---------------------------|--|---|
| 61      | No. 59/60 O'Connell Street | No. 60 Ground floor front    |            |   |        | No visible asbestos containing materials identified             |              |           |                   |               |                           |  |    |
| 62      | No. 59/60 O'Connell Street | Ground floor front offices   |            |   |        | No visible asbestos containing materials identified             |              |           |                   |               |                           |  |    |
| 63      | No. 59/60 O'Connell Street | Ground floor front corridor  |            |   |        | No visible asbestos containing materials identified             |              |           |                   |               |                           |  |   |
| 64      | No. 59/60 O'Connell Street | Ground floor front office    |            | Integral areas of strongroom and door                 |        | Presumed asbestos   |              |           |                   |               |                           | investigation by a competent contractor prior to work likely to cause disturbance. |  |





|   |  |                                  |       |             |
|---|--|----------------------------------|-------|-------------|
| <b>Key</b><br>NAD = No asbestos detected<br>NAA = Non Accessed Area<br>AIB = Asbestos insulation board<br>AC = Asbestos cement<br>VFT = vinyl floor tile<br>NQ = Not Quantified/Quantifiable<br>SM = Square Meters<br>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                   | Location or Functional Space              | Sample No. | Material Description, surface treatment and condition | Extent      | Asbestos identified (presumed, strongly presumed or identified) | Product type | Condition | Surface treatment | Asbestos type | Material assessment score | Recommendations | Photo   |
|---------|----------------------------|---|------------|---|-------------|---|--------------|-----------|-------------------|---------------|---------------------------|-----------------|---|
| 69      | No. 59/60 O'Connell Street | 2 <sup>nd</sup> floor half landing toilet | 2027605    | Textured paint  | 2sm approx. | NAD   |              |           |                   |               |                           |                 |    |
| 70      | No. 59/60 O'Connell Street | 3 <sup>rd</sup> floor Office              |            |   |             | No visible asbestos containing materials identified             |              |           |                   |               |                           |                 |    |
| 71      | No. 59/60 O'Connell Street | 3 <sup>rd</sup> floor Office              |            |   |             | No visible asbestos containing materials identified             |              |           |                   |               |                           |                 |   |
| 72      | No. 59/60 O'Connell Street | 3 <sup>rd</sup> floor attic void          |            | Fiberglass insulation                                 |             | No visible asbestos containing materials identified             |              |           |                   |               |                           |                 |  |





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



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

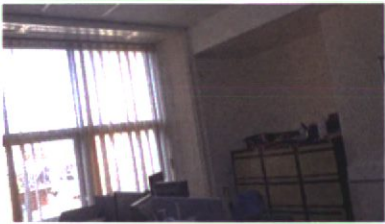


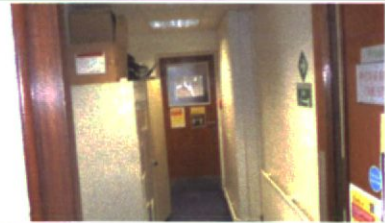
|   |                    |                                  |        |             |  |
|---|--------------------|----------------------------------|--------|-------------|--|
| <b>Key</b><br>NAD = No asbestos detected<br>NAA = Non Accessed Area<br>AIB = Asbestos insulation board<br>AC = Asbestos cement<br>VFT = vinyl floor tile<br>NQ = Not Quantified/Quantifiable<br>SM = Square Meters<br>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                   | Location or Functional Space | Sample No. | Material Description, surface treatment and condition | Extent | Asbestos identified (presumed, strongly presumed or identified) | Product type | Condition | Surface treatment | Asbestos type | Material assessment score | Recommendations  | Photo   |
|---------|----------------------------|------------------------------|------------|---|--------|---|--------------|-----------|-------------------|---------------|---------------------------|--|---|
| 85      | No. 59/60 O'Connell Street | Roof Tank room               |            |   |        | No visible asbestos containing materials identified             |              |           |                   |               |                           |  |    |
| 86      | No. 59/60 O'Connell Street | Tank room                    |            | Roofing felt  |        | Presumed asbestos   |              |           |                   |               |                           | investigation by a competent contractor prior to work likely to cause disturbance. |    |
| 87      | No. 59/60 O'Connell Street | 2 <sup>nd</sup> floor WC     |            |   |        | No visible asbestos containing materials identified             |              |           |                   |               |                           |  |   |
| 88      | No. 59/60 O'Connell Street | 2 <sup>nd</sup> floor WC     |            | Immersion flange gasket to copper cylinder            |        | Presumed asbestos   |              |           |                   |               |                           | investigation by a competent contractor prior to work likely to cause disturbance. |  |





|  |                           |                                  |  |             |  |
|--|---------------------------|----------------------------------|--|-------------|--|
| <b>Key</b><br>NAD = No asbestos detected<br>NAA = Non Accessed Area<br>AIB = Asbestos insulation board<br>AC = Asbestos cement<br>VFT = vinyl floor tile<br>NQ = Not Quantified/Quantifiable<br>SM = Square Meters<br>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        |  |
| <b>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.</b> |                           |                                  |  |             |  |



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





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



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

|  |  |                                  |       |             |
|--|--|----------------------------------|-------|-------------|
| <b>Key</b><br>NAD = No asbestos detected<br>NAA = Non Accessed Area<br>AIB = Asbestos insulation board<br>AC = Asbestos cement<br>VFT = vinyl floor tile<br>NQ = Not Quantified/Quantifiable<br>SM = Square Meters<br>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        |
| <b>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.</b> |  |                                  |       |             |



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

|   |                    |   |        |          |
|---|--------------------|---|--------|----------|
| <b>Key</b><br>NAD = No asbestos detected<br>NAA = Non Accessed Area<br>AIB = Asbestos insulation board<br>AC = Asbestos cement<br>VFT = vinyl floor tile<br>NQ = Not Quantified/Quantifiable<br>SM = Square Meters<br>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. |                    |   |        |          |



# ABOUT SAFETY LTD.

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

## Refurbishment & Demolition Asbestos Survey

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

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

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

**Survey Date:** *29<sup>th</sup> September, 2020*

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



## 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><br>[Requires removal and disposal as asbestos waste by a competent asbestos contractor prior to demolition.] |
|------|--|
| 2    | Residual asbestos containing adhesive under the plastic vinyl tile and Evode in the entrance porch. Small amount.                      |
| 25   | Miscellaneous asbestos containing repair slates among the natural quarry slates to the back-roof area and side.                        |

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

## 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.*



## *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.









## 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   |
|---------|--------------------------|------------------------------|------------|--|--------|---|--------------|-----------|-------------------|---------------|---------------------------|-----------------|---|
|         |                          |                              |            |  |        |   |              |           |                   |               |                           |                 |   |
| 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><br>NAD = No asbestos detected<br>AIB = Asbestos insulation board<br>AC = Asbestos cement<br>VFT = vinyl floor tile<br>NQ = Not Quantified/Quantifiable<br>SM = Square Meters<br>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   |
|---------|--------------------------|--|------------|---|--------|---|--------------|-----------|-------------------|---------------|---------------------------|--|---|
| 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><br>NAD = No asbestos detected<br>AIB = Asbestos insulation board<br>AC = Asbestos cement<br>VFT = vinyl floor tile<br>NQ = Not Quantified/Quantifiable<br>SM = Square Meters<br>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><br>NAD = No asbestos detected<br>AIB = Asbestos insulation board<br>AC = Asbestos cement<br>VFT = vinyl floor tile<br>NQ = Not Quantified/Quantifiable<br>SM = Square Meters<br>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  |
|---------|--------------------------|--|------------|---|--------|---|--------------|-----------|-------------------|---------------|---------------------------|-----------------|--|
| 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><br>NAD = No asbestos detected<br>AIB = Asbestos insulation board<br>AC = Asbestos cement<br>VFT = vinyl floor tile<br>NQ = Not Quantified/Quantifiable<br>SM = Square Meters<br>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. |                           |                                  |  |             |

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## 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)



## 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<br>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.



## 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**



| 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. |  |




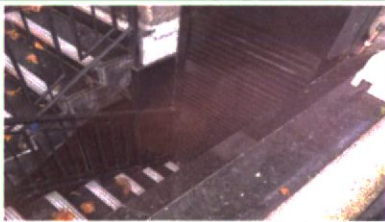
|   |                           |                                  |  |             |
|---|---------------------------|----------------------------------|--|-------------|
| <b>Key</b><br>NAD = No asbestos detected<br>AIB = Asbestos insulation board<br>AC = Asbestos cement<br>VFT = vinyl floor tile<br>NQ = Not Quantified/Quantifiable<br>SM = Square Meters<br>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   |
|---------|--------------------------|----------------------------------|------------|---|--------|---|--------------|-----------|-------------------|---------------|---------------------------|-----------------|---|
| 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.            |              |           |                   |               |                           |                 |  |





|   |                    |                                  |        |             |
|---|--------------------|----------------------------------|--------|-------------|
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|---------|---------------------------------|-----------------------------------|------------|---|--------|---|--------------|-----------|-------------------|---------------|---------------------------|--|---|
| 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.            |              |           |                   |               |                           |  |  |

|  |                           |                                  |  |             |
|--|---------------------------|----------------------------------|--|-------------|
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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   |
|---------|---------------------------------|------------------------------|------------|---|--------|---|--------------|-----------|-------------------|---------------|---------------------------|-----------------|---|
| 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.            |              |           |                   |               |                           |                 |  |

|   |                           |                                  |  |             |
|---|---------------------------|----------------------------------|--|-------------|
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