







Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
33	No. 43 O'Connell St. Ned Kellys	Ground floor Electrical switch board				No visible asbestos containing materials identified.							
34	No. 43 O'Connell St. Ned Kellys	Ground floor Front gaming area				No visible asbestos containing materials identified.							
35	No. 43 O'Connell St. Ned Kellys	Ground floor Gaming area Ceiling void				No visible asbestos containing materials identified.							
36	No. 43 O'Connell St. Ned Kellys	Ground floor False wall cavity		Original walls behind partitions		No visible asbestos containing materials identified.							

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

Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
41	No. 43 O'Connell St. Ned Kellys	Ground floor Gents WC				No visible asbestos containing materials identified.							
42	No. 43 O'Connell St. Ned Kellys	Ground floor Snooker room				No visible asbestos containing materials identified.							
43	No. 43 O'Connell St. Ned Kellys	1 st floor Front room				No visible asbestos containing materials identified.							
44	No. 43 O'Connell St. Ned Kellys	1 st floor Front room Ceiling void				No visible asbestos containing materials identified.							

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



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Refurbishment & Demolition Asbestos Survey

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

Client: *Dublin Central GP Ltd*

Instructing Party: *Certo Management Services*

Survey Date: *October, 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:	Confirmed Asbestos [Requires removal and disposal as asbestos waste by a competent asbestos contractor prior to demolition.]
	No asbestos containing materials found.

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

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 A – Asbestos Bulk Identification Report

ASBESTOS BULK IDENTIFICATION REPORT

Report on:

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

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

TEST RESULT

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

Glossary





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

Chrysotile (white asbestos)


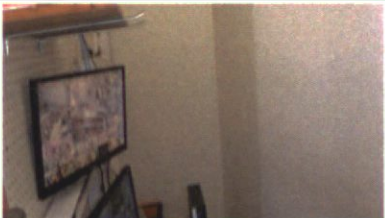
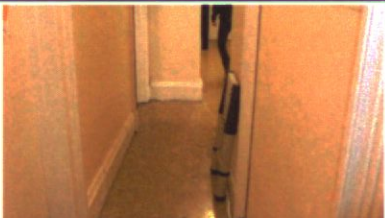

Amosite (brown asbestos)

Crocidolite (blue asbestos)

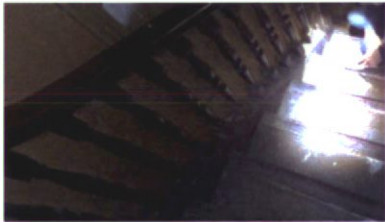



Analyst: John Kelleher

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





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

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

Key NAD = No asbestos detected AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM = Square Meters LM = Linear Meters	Confirmed Asbestos	Material Assessment Score		Risk
		≤ 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
17	No. 57 O'Connell St.	1 st floor Stairway to 2 nd floor	2029301	Brown lino to steps		NAD							
18	No. 57 O'Connell St.	2 nd floor Front room				No visible asbestos containing materials identified.							
19	No. 57 O'Connell St.	2 nd floor Front room				No visible asbestos containing materials identified.							
20	No. 57 O'Connell St.	2 nd floor Store room				No visible asbestos containing materials identified.							

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

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

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



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Refurbishment & Demolition Asbestos Survey

Location: *60A Henry Place (O'Connell St.)
Dublin 1*

Client: *Dublin Central GP Ltd*

Instructing Party: *Certo Management Services*

Survey Date: *October, 2020*

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

Executive Summary

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

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

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

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 A – Asbestos Bulk Identification Report

ASBESTOS BULK IDENTIFICATION REPORT

Report on:

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

**60A O'Connell Street
Dublin 1**

TEST RESULT

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

Glossary


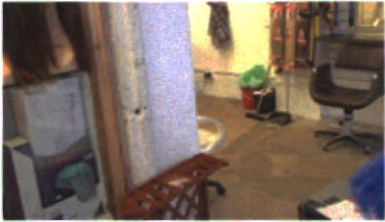


*NADIS = No Asbestos Detected in Sample
VFT = Vinyl Floor Tile

Chrysotile (white asbestos)

Amosite (brown asbestos)

Crocidolite (blue asbestos)

Analyst: John Kelleher

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

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



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Refurbishment & Demolition Asbestos Survey

Location: *No. 50-51 O'Connell Street Vacant Site
Dublin 1*

Client: *Dublin Central GP Ltd*

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

Survey Date: *23rd October, 2020*

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

Executive Summary

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

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

Ref:	Presumed/Strongly Presumed Asbestos [Requires investigation by a competent asbestos contractor prior to work likely to cause disturbance.]
1	<p>Beneath the site hardstand presumed to contain asbestos materials.</p> <p><i>Asbestos Contaminated Soils (ACS)</i></p> <p>The first point of contact with soil or ground contaminated with asbestos will be during site investigations and exploratory ground works. This may be defined as asbestos operative related work and applies where there is a potential for sporadic or low intensity exposure. People directly involved in these preliminary works, geotechnical engineers and ground workers, should receive formal training enabling them to work safely where asbestos could be present in the ground as a consequence of legacy use issues with the site. In principle, the general tiered approach to the assessment and management of potential risks posed by ACS is the same as that for any other contaminant. However, the unique nature of asbestos means that different methods of analysis, exposure estimation and risk estimation are required. Importantly, soil and air analysis methods need to be more detailed than those currently and commonly used to demonstrate compliance with the Asbestos Regulations.</p>

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. 50-51 O'Connell St.	Old walls				No visible asbestos containing materials identified.							

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

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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. 61 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

General Information	<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 extension to rear.
	<i>Date of Construction:</i>	Not known.
External Aspects:	<i>Roofs:</i>	Pitched roofs on main building and flat roofs on the extension.
Internal Aspects:	<i>Walls</i>	Original solid walls.
	<i>Ceilings</i>	Floating ceilings with lay-in ceiling tiles. Plasterboard and softboard
	<i>Floors</i>	Timber floor generally. Concrete in basement.
Services:	<i>Heating Systems:</i>	-
Reservations:	<i>Access restrictions:</i>	No invasive survey. The internal fabric of the building could not be compromised. Roofs were not accessible.

Survey Limitations

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

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

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

Asbestos Refurbishment & Demolition Survey: Definition

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

Where the refurbishment or demolition works may not take place for a significant period after the survey

General Caveat

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

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

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

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

Specific Notes

Legislation and Codes of Practice

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

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

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

Provision of information





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

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




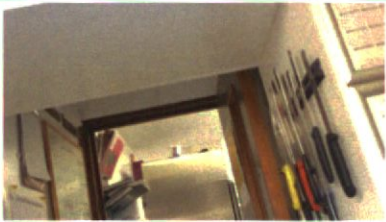
Competent Person

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





Appendix 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. 61 O'Connell Street	Ground floor Bar areas				No visible asbestos containing materials identified.							
6	No. 61 O'Connell Street	Ground floor Bar areas				No visible asbestos containing materials identified.							
7	No. 61 O'Connell Street	Ground floor Bar areas				No visible asbestos containing materials identified.							
8	No. 61 O'Connell Street	Ground floor Corridor				No visible asbestos containing materials identified.							





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

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

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

Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
21	No. 61 O'Connell Street	Stairway to 2 nd floor				No visible asbestos containing materials identified.							
22	No. 61 O'Connell Street	2 nd floor Plantroom		Polyurethane lagging jackets to calorifers. Modern plant and equipment in area.		No visible asbestos containing materials identified.							
23	No. 61 O'Connell Street					No visible asbestos containing materials identified.							
24	No. 61 O'Connell Street	2 nd floor		Softboard over drop ceiling		No visible asbestos containing materials identified.							

Key NAD = No asbestos detected AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM = Square Meters LM = Linear Meters	Confirmed Asbestos	Material Assessment Score		Risk
		≤ 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. 61 O'Connell Street	3 rd floor Offices WC				No visible asbestos containing materials identified.							
30	No. 61 O'Connell Street	3 rd floor Tank room				No visible asbestos containing materials identified.							
31	No. 61 O'Connell Street	Attic		MMMF insulation in attic.		No visible asbestos containing materials identified.							
32	No. 61 O'Connell Street	External Roofs		No access to main roof pitched roof or flat extension roof.		Presumed to contain asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	

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

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

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.

ASBESTOS BULK IDENTIFICATION REPORT

Report on:

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

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

TEST RESULT

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

Glossary



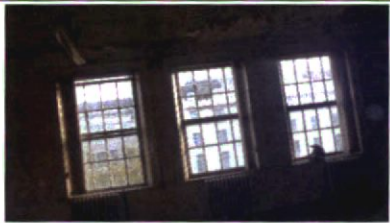
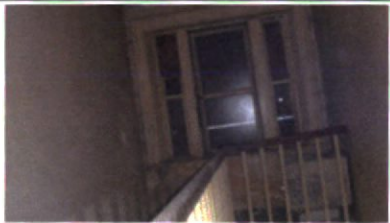
*NADIS = No Asbestos Detected in Sample
VFT = Vinyl Floor Tile

Chrysotile (white asbestos)



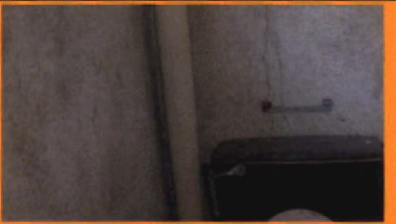

Amosite (brown asbestos)

Crocidolite (blue asbestos)



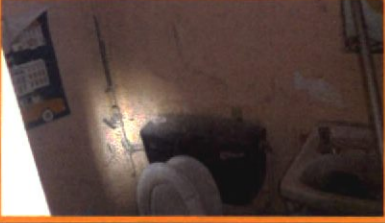

Analyst: John Kelleher

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. 44 O'Connell Street	Facades				No visible asbestos containing materials identified.							
2	No. 44 O'Connell Street	Main roof and lower flat roofs		Substrate roofing felts		Presumed to contain asbestos						Investigation by a competent asbestos contractor prior to work likely to cause disturbance.	
3	No. 44 O'Connell Street	3 rd floor Front room				No visible asbestos containing materials identified.							
4	No. 44 O'Connell Street	3 rd floor stairway				No visible asbestos containing materials identified.							




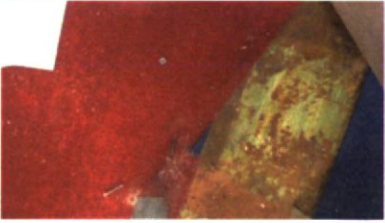
Key NAD = No asbestos detected AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM = Square Meters LM = Linear Meters	Confirmed Asbestos	Material Assessment Score		Risk
		≤ 4		Very Low
	5 - 6		Low	
	7 - 9		Medium	
	≥ 10		High	
Presumed/Strongly 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, <u>then a material assessment should be conducted and interim management arrangements put in place.</u>		

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


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

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




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

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

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

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

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

Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
41	No. 44 O'Connell Street	Ground floor Corridor Back room at Moore Lane				No visible asbestos containing materials identified.							
42	No. 44 O'Connell Street	Basement Locker rooms				No visible asbestos containing materials identified.							
43	No. 44 O'Connell Street	Basement		Integral areas of fire doors		Strongly presumed to contain asbestos						Investigation by a competent asbestos contractor prior to work likely to cause disturbance.	

Key NAD = No asbestos detected AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM = Square Meters LM = Linear Meters	Confirmed Asbestos	Material Assessment Score		Risk
		≤ 4		Very Low
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	7 - 9		Medium	
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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, then a material assessment should be conducted and interim management arrangements put in place.		

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

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 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. 45 O'Connell Street
Dublin 1**

TEST RESULT

SAMPLE NO	LAB. REF.	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIED
S01	2030401	Front façade aluminum framed windows ground floor	Mastic sealant	Chrysotile
S02	2030402	Rooflights on man roof	Window putty	NADIS
S03	2030403	1 st main stairway	Black thread nosing	NADIS
S04	2030404	1 st floor stairway landing – radiator valve	Doughnut handwheel	Chrysotile
S05	2030405	1 st floor kitchen sink unit	Bitumen heat pad	NADIS
S06	2030406	1 st floor corridor to back extensions	Wall paint	NADIS
S07	2030407	1 st floor room end of corridor ceiling	Ceiling tile	NADIS
S08	2030408	Ground floor mat well	Black edging	NADIS
S09	2030409	Ground floor behind reception deck – floor	Mastic adhesive	NADIS
S10	2030410	Ground floor back extension kitchen sink unit	Bitumen pad	NADIS
S11	2030411	Ground floor wall to back corridor	Paint	NADIS
S12	2030412	Basement boilers front inspection doors	Woven rope door seals	Chrysotile
S13	2030413	Basement boilers – back inspection plates	Woven webbing	Chrysotile
S14	2030414	Basement pipework bends	MMMF and debris	NADIS
S15	2030415	Basement boiler pipework under old MMMF insulation	Paper wrap to pipework	Chrysotile
S16	2030416	Basement boiler inspection doors	Fire cement sealant	NADIS
S17	2030417	Basement back extension ladies WC's	Grey VFT and Evode	NADIS
S18	2030418	Base main building stairway lobby	VFT and Evode	NADIS

Glossary





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

Chrysotile (white asbestos)





Amosite (brown asbestos)

Crocidolite (blue asbestos)





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. 45 O'Connell Street	Façade	2030401	Aluminum window frame. Old adhesive under blue adhesive	Small amount	Chrysotile	1	0	0	1	2	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
2	No. 45 O'Connell Street	Extension Roofs		Bitumen asphalt concrete roofs.		No visible asbestos containing materials identified.							
3	No. 45 O'Connell Street	Main roof	2030402	Putty to window bars.		NAD							
4	No. 45 O'Connell Street	Roof Tank room		Plastic water tanks		No visible asbestos containing materials identified.							





Key NAD = No asbestos detected AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM = Square Meters LM = Linear Meters	Confirmed Asbestos	Material Assessment Score		Risk
		≤ 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. 45 O'Connell Street	2 nd floor Back rooms				No visible asbestos containing materials identified.							
10	No. 45 O'Connell Street	2 nd floor Back WC's				No visible asbestos containing materials identified.							
11	No. 45 O'Connell Street	2 nd floor Dumb waiter				No visible asbestos containing materials identified.							
12	No. 45 O'Connell Street	2 nd floor Void		Georgian wire rooflight		Presumed asbestos in glazing bars						Investigation by a competent contractor prior to work likely to cause disturbance.	





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

Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
17	No. 45 O'Connell Street	1 st floor Side room				No visible asbestos containing materials identified.							
18	No. 45 O'Connell Street	1 st floor WC		Plastic cistern		NAD							
19	No. 45 O'Connell Street	1 st floor Side room				No visible asbestos containing materials identified.							
20	No. 45 O'Connell Street	1 st floor Kitchen	2030405	Bitumen pad to sink unit		NAD							





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

Ref No.	Building 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. 45 O'Connell Street	1 st floor Back room Moore Lane	2030407	Softboard ceiling tiles		NAD							
26	No. 45 O'Connell Street	Ground floor Reception		Aeroboard linings in radiator boxwork		NAD							
27	No. 45 O'Connell Street	Ground floor Reception		Original decorative ceilings over drop ceilings.		NAD							
28	No. 45 O'Connell Street	Ground floor Hallway		Original decorative ceilings over drop ceilings.		No visible asbestos containing materials identified.							





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

Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
33	No. 45 O'Connell Street	Ground floor Corridor to back room from counter area		Doughnut shaped Bakelite handwheel	1	Chrysotile	1	0	0	1	2	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
34	No. 45 O'Connell Street	Ground floor Counters area		Decorative ceiling		No visible asbestos containing materials identified.							
35	No. 45 O'Connell Street	Ground floor Back room		Doughnut shaped Bakelite handwheel	2	Chrysotile	1	0	0	1	2	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
36	No. 45 O'Connell Street	Ground floor back corridor	2030406	Wall paint		No visible asbestos containing materials identified.							





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

Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
41	No. 45 O'Connell Street	Ground floor Back corridor Rooms				No visible asbestos containing materials identified.							
42	No. 45 O'Connell Street	Ground floor Back corridor Rooms		Glazing bars in rooflights		Presumed to contain woven rope beading in glazing bars						Investigation by a competent contractor prior to work likely to cause disturbance.	
43	No. 45 O'Connell Street	Ground floor Back corridor Rooms		Lead sealed cast-iron collars		Presumed to contain woven rope packing in collars						Investigation by a competent contractor prior to work likely to cause disturbance.	
44	No. 45 O'Connell Street	Ground floor back rooms				No visible asbestos containing materials identified.							





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

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
49	No. 45 O'Connell Street	Ground floor Back corridor				No visible asbestos containing materials identified.							
50	No. 45 O'Connell Street	Ground floor Back corridor				No visible asbestos containing materials identified.							
51	No. 45 O'Connell Street	Ground floor Back corridor Exit		Integral areas of old wooden fire doors.		Strongly presumed asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
52	No. 45 O'Connell Street	Basement Boiler room		Integral areas of metal clad fire door.		Strongly presumed asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	

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

Ref No.	Building 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
57	No. 45 O'Connell Street	Basement Boiler room		Immersion flange gasket		Strongly presumed to contain asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
58	No. 45 O'Connell Street	Basement Corridor by side of boiler room				No visible asbestos containing materials identified.							
59	No. 45 O'Connell Street	Basement Back corridor				No visible asbestos containing materials identified.							
60	No. 45 O'Connell Street	Basement back corridor Shower room		Bakelite cisterns	3 cisterns	Amosite	1	0	1	2	4	Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	

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

Ref No.	Building 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
65	No. 45 O'Connell Street	Basement lobby Front of building		Integral areas and linings of old safe		Presumed asbestos						Investigation by a competent contractor prior to work likely to cause disturbance.	
66	No. 45 O'Connell Street	Basement lobby Front of building	2030418	VFT and adhesive		NAD							
67	No. 45 O'Connell Street	Basement Lobby Store room				No visible asbestos containing materials identified.							
68	No. 45 O'Connell Street	Basement back store rooms				No visible asbestos containing materials identified.							

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