

July 12, 2023

WalterFedy

675 Queen Street South, Suite #111
Kitchener, Ontario, N2M 1A1

Attention: Clay Cope,
Senior Project Manager, Mechanical
ccope@walterfedy.com

Re: Site Inspection Report for July 11, 2023
Type 3 Pre-Contamination Inspection – Laundry Room and Power Plant
Avon Crest Facility – Stratford General Hospital
86 John Street South, Stratford, Ontario (Site)

1.0 BACKGROUND

On July 11, 2023, Safetech Environmental Limited (Safetech) conducted a pre-abatement visual inspection for the asbestos abatement to be conducted within the Laundry Room and Power Plant of the Avon Crest Facility at Stratford General Hospital located at 86 John Street South, Stratford, Ontario, as part of the Avon Crest Demolition Project.

These services were conducted on behalf of Clay Cope, Senior Project Manager for WalterFedy (the Client), to ensure that all work was conducted in accordance with the requirements set forth in Ontario Regulation 278/05 (O. Reg. 278/05) *Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations* as made under the Occupational Health and Safety Act and the project specifications. This work is classified as a Type 3 operation under O. Reg. 278/05.

It should be noted that the Type 3 asbestos abatement is being conducted within a building that is to be demolished and will not be re-occupied prior to demolition.

2.0 METHODOLOGY

A visual inspection was conducted prior to the start of asbestos abatement. The objective of our pre-abatement visual inspection was to ensure that the work area was properly constructed and contained, equipment and materials were adequately protected and that adequate engineering controls were in place in accordance with project specifications and O.Reg. 278/05 requirements. Safetech also verified that the contractor had the proper equipment, materials, and personal protective equipment (PPE) on site. Lastly, an on-site review was conducted with the remediation contractor prior to the start of abatement to confirm the scope of work and expected contractor work practices and procedures.

3.0 RESULTS OF PROGRESS INSPECTION – JULY 11, 2023

Safetech conducted an inspection on July 11, 2023, at approximately 3:00 PM, to ensure all project requirements and engineering controls were in place and fully operational prior to the start of asbestos abatement work. Photographs of conditions observed are referenced where applicable (as **P#**) and are included in Appendix A.

Results of our pre-abatement visual inspection indicated the following:

- Access to the work area was secured with lockable doors.
 - Appropriate cautionary signage was posted at each door, warning of the hazards of asbestos exposure (**P1**).
- Entry and exit from the work area was limited to the doorway on the west side of the Avon Crest Basement Laundry Link (the Link).
- The entry points into the Link from the east (from the exterior) and the north (from the Avon Crest Facility) were sealed off using a combination of polyethylene sheeting and tape (**P2**).
- The Type 3 work area was observed to be adequately isolated from other work areas at the Site.
- The decontamination facility to be used during the Type 3 asbestos abatement work was observed to be a trailer located on the south side of the building.
 - The decontamination trailer contains a dirty room, shower and clean room with signage posted to direct the workers appropriately (**P3**).
- The Link is to be used as an anteroom for the Type 3 work area and contained appropriate personal protective equipment and a HEPA vacuum (**P4**).
 - All workers are to decontaminate using the HEPA vacuum prior to exiting the anteroom directly to outdoors and then proceed directly to the decontamination facility.
- At the time of inspection, workers were finishing sealing all gaps in site isolation barriers along exterior walls and air plenum supply diffusers and return intakes with a combination of polyethylene sheeting and tape (**P5**), as well as removing all movable contents from the work area.
- Workers were observed to be pre-cleaning the work area.
- One (1) HEPA-filtered construction air handling unit (CAHU) was observed within the work area and was exhausting through an exterior window in the Laundry Room (**P6**).
 - It was reported that an additional CAHU will be used within the Power Plant area; but was not yet installed.
 - Note that 0.02" w.c. negative pressure is not required to be maintained during the abatement work, as the building will be demolished and will not be re-occupied.
- All required personal protective equipment (PPE) was observed on site.
- All required equipment was observed on site.

4.0 CONCLUSION

Based on our pre-abatement visual inspection conducted on July 11, 2023, the Type 3 asbestos abatement work area controls located in the Laundry Room and Power Plant of the Avon Crest Facility at Stratford General Hospital located at 86 John Street South, Stratford, Ontario, are considered acceptable and Budget was given verbal approval to commence work following final sealing of gaps along exterior walls and pre-cleaning activities. At the notification of the Client, Safetech will return to site to conduct a post remediation inspection for adequate abatement and cleanliness prior to containment removal.

5.0 LIMITATIONS

The investigation, assessments and recommendations detailed in this report were carried out in a manner consistent with the level of care and skill normally exercised by reasonable members of the environmental and industrial hygiene consulting profession currently practicing under similar conditions in the area. Furthermore, the investigation, assessments and recommendations in this report have been made based on conditions observed at the time of the assessment and are limited to the areas investigated.

In preparing this report, Safetech Environmental Limited (Safetech) relied on information supplied by others, including independent laboratories and testing services. Conclusions made in this report are based on the laboratory analytical results for the air samples analyzed. Except as expressly set-out in this report, Safetech has not made any independent verification of such information.

This report has been prepared for the sole use of the person or entity to who it is addressed. No other person or entity is entitled to use or rely upon this report without the express written consent of Safetech Environmental Limited and the person or entity to who it is addressed. Any use that a third party makes of this report, or any reliance based on conclusions and recommendations made, are the responsibility of such third parties. Safetech accepts no responsibility for damages suffered by third parties as a result of actions based on this report.

Should you have any questions regarding this project, please contact our office.

Sincerely,
SAFETECH ENVIRONMENTAL LIMITED



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Attached:
Appendix A: Photographs

Appendix A

Photographs



P1 – Outside Type 3 Work Area

Appropriate cautionary signage was posted to warn of the hazards of asbestos exposure.



P2 – Type 3 Anteroom

All entrances/exits within the anteroom not designated as part of the path for workers were sealed with polyethylene sheeting and tape.



P3 – Exterior

Decontamination trailer with signs to the dirty room and clean room in order to direct workers.



P4 – Type 3 Anteroom

Workers shall use the HEPA vacuum (blue arrow) prior to leaving for the decontamination trailer.



P5 – Type 3 Work Area

Gaps in the exterior walls were sealed from the Type 3 work area with polyethylene sheeting and tape.



P6 – Type 3 Work Area

HEPA-filtered construction air handling unit was observed present and exhausting to the exterior of the building.