AVONCREST

Designated Substance Audit Report

Project Location:
11 Avoncrest Drive
Sratford, Ontario

Prepared for:
Huron Perth Healthcare Alliance
46 General Hospital Drive
Sratford, ON N5A 2Y6

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July 6, 2018

MTE File No.: 43789-200

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1.0 INTRODUCTION

MTE Consultants Inc. (MTE) was retained by Huron Perth Healthcare Alliance (HPHA) to conduct a Designated Substance Audit for the building located at 11 Avoncrest Drive in Stratford, Ontario.

The purpose of the audit was to identify the presence of Designated Substances within the building(s) in accordance with Section 30 of the Occupational Health & Safety Act (OHSA), in advance of a potential building demolition or renovation. This report meets the requirements of Section 30 of the OHSA and the requirements of Ontario Regulation (O. Reg.) 278/05.

2.0 SCOPE OF WORK

The Scope of Work for this assessment was completed by MTE and included the following activities:

- Review of existing or historical reports and documentation pertaining to Designated Substances within the building;
- Visual inspection of all accessible areas within the building and all accessible exterior finishes and elements to identify the following suspect Designated Substances and Hazardous Building Materials:
    - Asbestos
    - Lead
    - Mercury
    - Silica
    - Biological materials.
- The following Designated Substances are not expected to be present due to the building use or in a form that is hazardous: Acrylonitrile, Arsenic, Benzene, Coke Oven Emissions, Ethylene Oxide, Isocyanates; and Vinyl Chloride;
- Collection of bulk building material samples suspected to contain asbestos;
- Collection of paint scrape samples suspected to contain lead;
- Submission of samples to an accredited and/or qualified laboratory;
- Interpretation of laboratory results; and
- Preparation of this report of findings and recommendations.

3.0 METHODOLOGY AND ASSESSMENT CRITERIA

This audit was conducted by visual and laboratory identification methods for the assessment of materials outlined in Section 2.0 and their corresponding location and use. Materials that are determined to be asbestos-containing materials (ACM) are further classified by their friability and condition. The areas outlined in Section 2.0 were inspected limited to building components, materials and service connections. Notwithstanding that reasonable attempts were made to identify all Designated Substances, the possibility of concealed substances and material exists and may not

become visible until substantial demolition has occurred and therefore are currently undocumented.

All work was conducted in accordance with industry accepted methods and MTE Standard Operating Procedures but did not include the following:

- Materials indicated in this report as ”Potential ACM Hidden or Not Assessed” or “Potentially Concealed Suspect ACM”;
- Locations that may be hazardous to the surveyor (located at heights, electrical equipment, confined spaces);
- Where invasive inspection could cause consequential damage to the property or impair the integrity of the equipment, such as roof system, sealants, exterior finishes, underground services or components of mechanical equipment;
- Locations concealed by building finishes that require substantial demolition or removal for access or determination of quantities;
- Non-permanent items or personal contents, furnishings; and
- Settled dust or airborne agents unless otherwise stated.

4.0 ASSESSMENT AND RESULTS

An inspection of the building was conducted by MTE on June 20, 2018.

The three-storey institutional building was constructed in 1893 and comprises approximately 5,550 square metres (60,000 square feet). Additions were constructed in 1947 and 1948.

A summary of assessed building elements and the potential Designated Substance associated with them is provided below. Refer to Section 4.1 for a summary of findings.

Assessed Building Element	**Material or Composition**	**Potential Designated Substance**
Exterior Finishes/ Structure	Concrete, concrete block	Silica
	Roofing materials	Asbestos
	Brick veneer	Silica
	Sealants	Asbestos
	Decorative copper trim	None
Mechanical Systems/ Insulations	Boiler insulation, refractory/gaskets	Asbestos
	Thermostats	Mercury
	Parging on pipe fittings Insulation on pipe straights Tank insulation Parging over cork insulation on ceiling mounted heaters	Asbestos
	Fibreglass, foil wrapped elbows	None

Assessed Building Element	Material or Composition	Potential Designated Substance
	Fiberglass insulation covered with Polyvinyl Chloride (PVC)	
Electrical Systems	Light tubes, bulbs	Mercury
Plumbing Systems	Solder on copper pipe connections Packing in pipe gaskets of sanitary lines	Lead
Floor Finishes	Vinyl sheet flooring with paper backing Vinyl floor tiles (and associated mastics)	Asbestos
	Carpet, hardwood, epoxy Vinyl sheet flooring (with no paper backing)	None
	Concrete Ceramic tile & grout Terrazzo	Silica Lead
Wall Finishes	Concrete Ceramic tile & grout	Silica Lead
	Drywall Plaster Hard texture finish	Asbestos Lead
Ceiling Finishes	2' by 4' ceiling tiles	None - manufacturing date stamp is post 1990
	2' by 4' fibreglass ceiling tiles 1' by 1' cellulose ceiling tiles	None
	Drywall Plaster	Asbestos Lead
	Concrete	Silica Lead

As part of this assignment MTE reviewed "*Stratford General Hospital Designated Substance and Hazardous Building Materials Audit* " dated March 3, 2012 and "*Revised – 2016 Asbestos Audit Update of Stratford General Hospital*" dated July 11, 2016 which were both prepared by MTE.

Review of these reports indicated the following Designated Substances have been confirmed or suspected present within the building:

- Asbestos-containing hard texture coat, floor tiles, sheet flooring, insulation on pipe systems, tanks and boilers;
- Suspect asbestos-containing sealants, roofing materials, mastics/leveling compounds, door core insulation, jacketing on electrical wiring, boiler refractory and vermiculite insulation;
- Lead-containing solder, gaskets, medical imaging shielding, paints and ceramic tile glazing:
    - All pink, green, yellow and black ceramic tile glaze was confirmed to be lead-containing using a direct-read portable X-Ray Fluorescent Spectrometer

(XRF) lead analyzer with a detection limit of 0.05 milligrams of lead per square centimetre (mg/cm²).
    - Due to changes in the standards for determining lead-containing material classifications, no other historical data collected using the XRF can be used to determine lead content of surface coatings.
- Mercury-containing fluorescent light tubes and thermostats;
- Silica was presumed to be present in brick and mortar, terrazzo, refractory brick, poured/sprayed concrete, concrete block, ceramic tile and grout; and fill and hardscaping throughout the site; and
- Water damaged/mould impacted walls/floors were noted throughout the building.

4.1 Findings and Analytical

Findings and analytical results are included in Appendix A. Laboratory certificates of analysis are included in Appendix B. Figures of inspected areas are included in Appendix C.

Asbestos

Asbestos was used in building materials throughout the years with a peak usage in the 1950s and 1960s. While the manufacture of most ACM was banned in the 1970s, buildings constructed in the 1980s have the potential for ACM as well. In 1986 legislation limiting the use of asbestos in consumer products was introduced.

A total of 83 bulk samples of suspect ACM were submitted for asbestos analysis with a total of 82 analyses being performed. The difference between the number of samples submitted and the number of samples analysed can be a function of either the stop-positive method or the requirement of analyzing multiple layers, performed by the laboratory, from a single sample reported as additional samples or subsets of a sample.

Bulk samples were submitted for asbestos analysis to Paracel Laboratories Ltd. (Paracel), in Mississauga, Ontario. Paracel is certified under the National Voluntary Laboratory Accreditation Program to perform asbestos analysis of bulk samples. Laboratory analysis was conducted in accordance with the United States Environmental Protection Agency (USEPA), Test Method EPA/600-R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, June, 1993 by Polarized Light Microscopy (PLM) as prescribed by O. Reg. 278/05.

A discussion of ACM identified at the time of the inspection, is provided below:

Friable ACM:

- Mechanical Insulations:
    - Parged pipe fittings on elbows/tees and valves located on pipe systems;
    - Air Cell, mag block, caposite insulation on pipe systems;
    - Mag Block insulation on tanks and boilers.

Non-Friable ACM:

- Hard texture finish on walls;
- Vinyl floor tile and mastics;
- Vinyl sheet flooring;
- Plaster walls/ceilings; and
- Exterior window/door sealants.

Suspect ACM:

- North Wing roofing materials (roof areas not accessible);
- Jacketing on electrical wiring (not sampled due to hazard to surveyor); and
- Boiler gaskets (boiler in service, interior not inspected).

Vermiculite:

- Attic spaces were confirmed to be uninsulated; and
- Openings to wall cavities were observed in locations throughout the building and no vermiculite was identified.

Potentially Concealed Suspect ACM:

- Additional parging on pipe systems throughout wall and ceiling spaces – may be concealed by wall or ceiling finishes;
- Floor levelling compounds – may be concealed by flooring finish;
- 1’ by 1’ ceiling tile mastic – may be present adhering tiles;
- Door core insulation - not inspected, requires dismantling of door;
- Elevator brakes – elevator equipment not inspected; and
- Vermiculite loose fill insulation in wall cavities, chimney liners – may be concealed by wall or ceiling finishes in select locations.

Lead

Lead was historically used in mortar pigments, ceramic glazing; plumbing solder, electrical equipment and electronics solder, in pipe gaskets as packing in cast iron bell and spigot joints of sanitary drains, flexible plumbing connections, flashing panels, acoustical dampeners, phone cable casing and some architectural applications. In buildings constructed after 1990, these applications are no longer applicable outside of specialized uses (shielding for medical imaging etc.).

Lead pipe gaskets and solder on copper pipe connections were visually identified throughout the building. In addition, shielding for medical imaging may be concealed behind wall finishes.

A total of 15 paint scrape samples were collected from surfaces representing all paint colours observed throughout the building.

Samples were submitted for laboratory analysis by ASTM D3335-85A “Standard Method to Test for Low Concentrations of Lead in Paint by Atomic Absorption Spectrophotometry” following MOE Method E3470 Inductively Coupled Plasma Optical

Emission Spectrometry to Paracel Laboratories Ltd., in Ottawa, Ontario. Paracel is accredited by the Canadian Association of Laboratory Accreditation to perform bulk lead analysis of paint.

Reported laboratory detections of lead ranged between 50 and 28400 micrograms per gram (µg/g).

Mercury

Mercury is typically used in building service applications such as fluorescent light tubes, compact fluorescent bulbs, metal halide (sodium halide) lamp bulbs, and neon lights as a vapour. Mercury may exist in thermostats and pipe or mechanical equipment thermometers as a liquid. Mercury is presumed to be present in the above materials.

The following mercury-containing materials were identified by visual observation:

- Fluorescent light tubes and thermostats throughout the building.

Silica

Silica is present in rock, stone, soil, and sand. Masonry products such as concrete block, brick, and mortar, as well as concrete and associated products contain silica. Due to its ubiquitous nature, silica was historically used in a wide variety of building materials and is still used today in new construction.

The following building materials were identified and are presumed to contain silica:

- Brick and mortar;
- Terrazzo;
- Refractory brick;
- Poured/sprayed concrete, concrete block;
- Ceramic tile and grout; and
- Fill and hardscaping throughout the site.

Biological Materials

Water damage and suspect mould growth was identified on building materials throughout the building. A summary of locations is provided below:

- Washrooms throughout the building (associated with toilets, showers and baths)
- Basement of the North Wing – Rooms 001 to 008 were not inspected due to mould growth;
- Corridor at Room 332 associated with chronic roof leaks;
- Room 329 associated with a historic pipe leak and window leak;
- Corridor connecting the North and West Wing associated with chronic roof leaks; and
- Additional mould is suspected present behind wall and ceiling finishes

In addition, bird/bat/rodent droppings and carcasses are present and suspected throughout.

4.2 Conclusions and Recommendations

A detailed summary of recommended actions is provided in Appendix A.

In accordance with Section 30 of OHSA and Section 8 of O. Reg. 278/05 the owner must provide a copy of this report to all contractors doing work at the building. The owner must also provide a copy of this report to all prospective contractors at the time of tendering any work at the building.

Should any additional suspect Designated Substances be discovered during building renovation or demolition, work in the vicinity should cease and the materials should not be disturbed until proper notification, testing and abatement instructions are provided. All waste generated as a result of any and all work at the Site must be handled, transported and disposed of in accordance with Ontario Regulation 347 made under the Environmental Protection Act and local by-laws. Based on the assessment findings and analytical results, the following abatement measures are presented. It should be noted that the recommended actions are the minimum required actions, as prescribed by the appropriate Acts, regulations, guidelines, standards, codes and general best practice measures.

Asbestos

ACMs were identified during the assessment. If these materials, including those deemed or suspected, will be disturbed, or will likely be disturbed, during building maintenance, renovations, construction, or demolition activities, they must be handled and disposed of in accordance with the procedures prescribed by O. Reg. 278/05.

Damaged ACM was identified and requires removal or repair.

If the building is scheduled for demolition, all ACM must be removed in advance, as in place management is not suitable for demolition.

All asbestos work must be conducted by contractors who are trained and experienced in the type of asbestos operations required, and should be overseen by a qualified third party Health, Safety and Environmental professional. In order to conduct Type 3 asbestos operations, contractors must be certified as Asbestos Abatement Workers AAW (Trade code 253W) and Asbestos Abatement Supervisors AAS (Trade code 253S) by The Ministry of Training, Colleges and Universities (Ministry of Advanced Education and Skills Development) as prescribed by Section 20 of O. Reg. 278/05.

ACM that could be present in concealed locations may become apparent during construction, renovation, alteration, or maintenance activities. If such activities are required or planned, invasive inspections of concealed locations for potential ACM must be performed prior to such activities. Should any suspect ACM be discovered during the course of construction, renovation, alteration, or maintenance activities, work which

disturbs the suspect ACM must cease immediately. Suspect ACM must be treated as asbestos-containing or sampled and proven to not contain asbestos. Any activities that require disturbance of ACM must be performed in accordance with Ontario Regulation 278/05. Suspect or visually confirmed ACM must be deemed to be asbestos-containing and treated as if they contain a type of asbestos other than Chrysotile. Alternatively they may be sampled prior to disturbance to assess the presence of ACM.

There are no requirements under current legislation to remove ACM from a building simply because it is present. However, O. Reg. 278/05 requires that an Asbestos Management Program be implemented and maintained by the owner/employer where ACM is identified or suspected present.

Lead

Lead-based paint, lead-containing paint, lead-containing pipe gaskets and solder on plumbing connections were identified. As such special requirements for the management, handling and disposal of lead-containing materials by the owner, constructor, contractor, sub-contractors and workers apply. The abatement contractor should consult EACO's *Lead Guideline for Construction, Renovation, Maintenance or Repair (October 2014)* for the procedures and methods required to remove and dispose of lead-containing materials.

Low level lead-containing paint is present and the following general procedures are recommended as a precautionary measure as per EACO's *Lead Guideline*:

- General dust control;
- The washing of hands and face at on-site facilities;
- No smoking, eating, chewing gum or drinking in the work area; and
- No removal of painted surfaces by means of abrasive blasting.

Building finishes with the lead-based paint require analysis of Leachable Lead according to Ontario Regulation 558/00 prior to disposal, or they can be deemed hazardous. If determined hazardous, materials must then be manifested and disposed of off-site at a Ministry of Environment facility that is licensed to accept hazardous waste.

Mercury

Mercury-containing light tubes and thermostats were observed. All mercury containing materials or sources should be removed, intact, prior to any work which may disturb or damage them and cause worker exposure to mercury liquid and/or vapour.

On-site crushing of mercury-containing materials should not occur. Care should be taken to ensure safe storage of the above until recycling or disposal can be coordinated. Under current legislation, mercury waste requires handling and disposal in accordance with Ontario Regulation 490/09 of the OHSA and Ontario Regulation 347 of the Environmental Protection Act.

Silica

Silica is known to be present; therefore special requirements for management and handing are required. The contractor should also consult MOL Occupational Health and Safety Branch's Guideline: *Silica on Construction Projects* (April 2011) for the procedures and methods required to remove and dispose of silica-containing materials.

Biological Materials

Mould growth requires remediation in accordance with current industry standards to protect occupant and worker health and safety. All remedial activities must be conducted following the Environmental Abatement Council of Ontario (EACO) *2015 Mould Abatement Guidelines* or other industry accepted standard. Bird/bat/rodent droppings and carcasses requires remediation in accordance EACO Mould Abatement Guidelines, Appendix B: Procedures for Clean-up of Bird and Bat Droppings.

If the building is scheduled for demolition and all unoccupied spaces will remain unoccupied, work can be conducted from the exterior using heavy machinery and the removal of mould impacted building materials is not required prior to demolition. The following procedures are recommended during demolition work:

- General dust control;
- Provide air purifying full-face-piece respirator with N-95, N-100, R-100, P-100 particulate filter;
- The washing of hands and face at on-site facilities; and
- No smoking, eating, chewing gum or drinking in the work area.

It should be noted that the passage of time can alter conditions as they existed at the time of assessment. Future water intrusions may occur which could result in significant structural damage. Immediate response to future water intrusions by a professional consultant or restoration contractor is recommended.

5.0 LIMITATIONS

Services performed by **MTE Consultants Inc.** (MTE) were conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Environmental Engineering & Consulting profession. No other representation expressed or implied as to the accuracy of the information, conclusions or recommendations is included or intended in this report.

This report was completed for the sole use of MTE and the Client. It was completed in accordance with the approved Scope of Work referred to in Section 2.0. As such, this report may not deal with all issues potentially applicable to the site and may omit issues that are or may be of interest to the reader. MTE makes no representation that the present report has dealt with all-important environmental features, except as provided in the Scope of Work. All findings and conclusions presented in this report are based on site conditions, as they existed during the time period of the investigation. This report is not intended to be exhaustive in scope or to imply a risk-free facility.

Any use which a third party makes of this report, or any reliance on, or decisions to be made based upon it, are the responsibility of such third parties. MTE accepts no responsibility for liabilities incurred by or damages, if any, suffered by any third party as a result of decisions made or actions taken, based upon this report. Others with interest in the site should undertake their own investigations and studies to determine how or if the condition affects them or their plans.

It should be recognized that the passage of time might affect the views, conclusions and recommendations (if any) provided in this report because environmental conditions of a property can change. Should additional or new information become available, MTE recommends that it be brought to our attention in order that we may re-assess the contents of this report.

All of which is respectfully submitted,

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APPENDIX A

TABLES

Table 4.3 - Summary of Designated Substances and Recommended Actions						
Avoncrest						
Material	**Location**	**Material Description**	**Approximate Quantity**	**Photograph**	**Management Requirements If No Impacts to Material**	**Recommended Actions If Material Will Be Or Likely Be Impacted By Maintenance, Renovation, Construction or Demolition Activities**
Damaged Asbestos Friable	Power Plant	Insulation on Pipe Fitting	1	-	Removal/Repair in accordance with O. Reg. 278/05 as a Type 2 Glove Bag Operation	Removal/Repair in accordance with O. Reg. 278/05 as a Type 2 Glove Bag Operation
	Laundry	Insulation on Pipe Fittings	2	-		
	037B	Insulation on Pipe Fitting	1	-		
	Basement Corridor	Insulation on Pipe Fitting	1	-		
	North Wing Basement Rooms 001 to 008 (Area Not inspected, Potential Damage is Present)	Insulation on Pipe Fittings	-	-		
	Second Floor Corridor	Insulation on Pipe Fitting	1	-		
Damaged Asbestos Friable	Laundry Ceiling Mounted Heaters	Cracked Parging on Cork Insulation	~1 m^2		Repair in accordance with O. Reg. 278/05 as a Type 2 Operation	Repair in accordance with O. Reg. 278/05 as a Type 2 Operation

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Asbestos Friable	Throughout Power Plant, Laundry, First Floor and Second Floor	Insulation on Pipe Fittings	~1000		In place management in accordance with O. Reg. 278/05	Removal in accordance with O. Reg. 278/05 as a Type 2/Type 2 Glove Bag or Type 3 Operation
Asbestos Friable	Power Plant Office	Air Cell and Mag Block Insulation on Piping	3 metres			
Asbestos Friable	035	Caposite Insulation on Hot Water Pipe	3 metres	-		
Asbestos Friable	Room, Building System, Exterior/Interior of Building	Mag Block Insulation on Tank and Boilers	~10-30 m^2		In place management in accordance with O. Reg. 278/05	Removal in accordance with O. Reg. 278/05 as a Type 3 Operation

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Material	Location	Material Description	Approximate Quantity	Photograph	Management Requirements If No Impacts to Material	Recommended Actions If Material Will Be Or Likely Be Impacted By Maintenance, Renovation, Construction or Demolition Activities
Asbestos Friable	Laundry Ceiling Mounted Heaters	Parging on Cork Insulation	~2 m^2 on 4 Units			
Asbestos Non-Friable	Room, Building System, Exterior/Interior of Building	9" x 9"' Floor Tiles: Grey with White Fleck & Associated Mastic, Beige with Rust Fleck (Associated Mastic is Non-ACM), Red with White Fleck (Associated Mastic is Non-ACM), bLue with White Streak, Dark Grey with White/Red Streak	~700 m^2		In place management in accordance with O. Reg. 278/05	Removal in accordance with O. Reg. 278/05 as a Type 1 Operation
Asbestos Non-Friable	Room, Building System, Exterior/Interior of Building	12" x 12" Floor Tiles: Beige with Brown Streak & Associated Mastic, White with Maroon Streak (Associated Mastic is Non-ACM), Grey with White Fleck (Associated Mastic is Non-ACM), White with Green Fleck/Green with White Fleck (Associated Mastic is Non-ACM), Green, White with Multi-Coloured Fleck, White with Black Fleck				
Asbestos Non-Friable	Elevator No. 1, Basement Corridor	Mastic	~10 m^2	-	In place management in accordance with O. Reg. 278/05	Removal in accordance with O. Reg. 278/05 as a Type 1 Operation

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Asbestos Non-Friable	Room, Building System, Exterior/Interior of Building	Beige, Brown, Red, Yellow/Green Vinyl Sheet Flooring	~450 m^2		In place management in accordance with O. Reg. 278/05	Removal in accordance with O. Reg. 278/05 as a Type 1 Operation (if paper layer is in good condition, and can be removed in tact)
Asbestos Non-Friable	North Building and Power Plant	Exterior Window/Door Frame Sealant	~75 metres		In place management in accordance with O. Reg. 278/05	Removal in accordance with O. Reg. 278/05 as a Type 1 Operation
Asbestos Non-Friable	West Building and Laundry	Exterior Grey Door Frame Sealant	~15 metres		In place management in accordance with O. Reg. 278/05	Removal in accordance with O. Reg. 278/05 as a Type 1 Operation
Asbestos Non-Friable	West Wing Roof	Exterior Flashing Sealant	~100 metres		In place management in accordance with O. Reg. 278/05	Removal in accordance with O. Reg. 278/05 as a Type 1 Operation

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Asbestos Non-Friable	West Wing Roof	Exterior White Door Frame	~5 metres		In place management in accordance with O. Reg. 278/05	Removal in accordance with O. Reg. 278/05 as a Type 1 Operation
Asbestos Non-Friable	Power Plant	Plaster	Throughout		In place management in accordance with O. Reg. 278/05	Removal in accordance with O. Reg. 278/05 Type 2 Operation – hand held tools only with dust suppression or power tools with HEPA vacuum attachment in conjunction with dust suppression OR Type 3 Operation – power tools with no dust suppression
Asbestos Non-Friable	Room 024	Hard texture Coat	~10 m^2	-	In place management in accordance with O. Reg. 278/05	Removal in accordance with O. Reg. 278/05 Type 2 Operation – hand held tools only with dust suppression or power tools with HEPA vacuum attachment in conjunction with dust suppression OR Type 3 Operation – power tools with no dust suppression
Suspect Asbestos Non-Friable	Power Plant	Boiler Gaskets	-	-	In place management in accordance with O. Reg. 278/05	Sample prior to maintenance/renovations/ construction/demolition activities and if confirmed ACM, Removal in accordance with O. Reg. 278/05 as a Type 1 Operation
Suspect Asbestos Non-Friable	North Wing Roof	Roofing materials (paper/felts/mastics/sealants)	-	-		
Suspect Asbestos Non-Friable	Electrical Wiring Throughout Interior of Building	Jacketing on Electrical Wiring	-	-		

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Potentially Concealed Asbestos	Wall/Ceiling Spaces Throughout Building	Insulation on Pipe Fittings, Air Cell/Mag Block Insulation on Piping	-	-	In place management in accordance with O. Reg. 278/05	If discovered, and sampling confirms as ACM, removal in accordance with O. Reg. 278/05
Potentially Concealed Asbestos	Power Plant Office	Ceiling Tile Mastic	-	-		
Potentially Concealed Asbestos	Subfloors Throughout Interior of Building	Floor Mastics and Levelling compounds	-	-		
Potentially Concealed Asbestos	Wall Cavities, Chimney Liners Throughout Building	Vermiculite Loose-Fill Insulation	-	-		
Potentially Concealed Asbestos	Doors Throughout Building	Door Core Insulation	-	-	In place management in accordance with O. Reg. 278/05	Invasive inspection prior to maintenance/renovations/construction/demolition activities, if present and sampling confirms as ACM, removal in accordance with O. Reg. 278/05
Potentially Concealed Asbestos	Elevator Shafts	Elevator Brakes	-	-		
Lead-Based Paint	North Wing - Room 109	Dark Pink Paint on Plaster Walls	-		In place management in accordance with EACO's Lead Guideline	If Renovation, removal as required prior in accordance with EACO's Lead Guideline as a: Class 1, Class 2A, Class 3A, or a Class 3B Operation . If Demolition, operating construction or demolition equipment (excavator/bulldozer) as a: Class 1 Operation in accordance with EACO's Lead Guideline If paint is not removed prior to disposal of building finishes, these materials require analysis of Leachable Lead according to Ontario Regulation 558/00. If confirmed or deemed hazardous, materials must then be manifested and disposed of off-site at a Ministry of Environment facility that is licensed to accept hazardous waste.

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Lead-Based Paint	West Wing - Stair No. 2	White Paint on Wood Doors	-		In place management in accordance with EACO's Lead Guideline	If Renovation, removal as required prior in accordance with EACO's Lead Guideline as a: Class 1, Class 2A, Class 3A, or a Class 3B Operation . If Demolition, operating construction or demolition equipment (excavator/bulldozer) as a: Class 1 Operation in accordance with EACO's Lead Guideline If paint is not removed prior to disposal of building finishes, these materials require analysis of Leachable Lead according to Ontario Regulation 558/00. If confirmed or deemed hazardous, materials must then be manifested and disposed of off-site at a Ministry of Environment facility that is licensed to accept hazardous waste.
Lead-Containing Paint	Throughout Interior of Building	Yellow, Light Orange, Beige, Light Pink, Light Grey, Green, Pink, White, Blue Paint on Walls, Ceilings and Trim	-	-	In place management in accordance with EACO's Lead Guideline	If Renovation, removal as required prior in accordance with EACO's Lead Guideline as a: Class 1, Class 2A, Class 3A, or a Class 3B Operation . If Demolition, operating construction or demolition equipment (excavator/bulldozer) as a: Class 1 Operation in accordance with EACO's Lead Guideline If paint is not removed prior to disposal of building finishes, these materials require analysis of Leachable Lead according to Ontario Regulation 558/00. If confirmed or deemed hazardous, materials must then be manifested and disposed of off-site at a Ministry of Environment facility that is licensed to accept hazardous waste.
Lead-Containing Paint	Exterior Fire Escape	Black Paint on Metal Stairs	-			
Lead-Containing Glazing on Ceramic Tile	Ceramic Tile	All Pink, Green, Yellow, Black Ceramic Tile Glaze	-			
Low Level Lead-Containing Paint	Power Plant	White Paint on Walls/Ceiling	-		None	General hygiene procedures during renovation activities: General dust control, Washing of hands and face at on-site facilities, No smoking, eating, chewing gum or drinking in the work area, No abrasive blasting
	North 109	White Paint on Wood Window Trim	-			

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Avoncrest						
Material	**Location**	**Material Description**	**Approximate Quantity**	**Photograph**	**Management Requirements If No Impacts to Material**	**Recommended Actions If Material Will Be Or Likely Be Impacted By Maintenance, Renovation, Construction or Demolition Activities**
Lead	Throughout Interior of Building on Plumbing Connections	Lead Solder on Copper Pipe	-		In place management in accordance with EACO's Lead Guideline	Removal prior to renovation/demolition activities in accordance with EACO's Lead Guideline as a: Class 1 Operation
Lead	Throughout Building on Sanitary/Waste Lines	Lead Packed Pipe Gaskets	-		In place management in accordance with EACO's Lead Guideline	Removal prior to renovation or demolition activities in accordance with EACO's Lead Guideline as a: Class 1 Operation
Mercury	Throughout Interior of Building in Light Fixtures	Fluorescent Light Tubes and Thermostats	-		None	Intact removal and storage with no on-site crushing and disposal of materials to a licensed facility
Silica	Throughout Interior and Exterior of Building	Brick and mortar, Terrazzo, Refractory brick, Poured/sprayed concrete, concrete block, Ceramic tile and grout, Fill and hardscaping throughout the site	-		None	During renovation, demolition activities, manage worker exposure in accordance with the Ministry of Labour Guideline Silica on Construction Projects

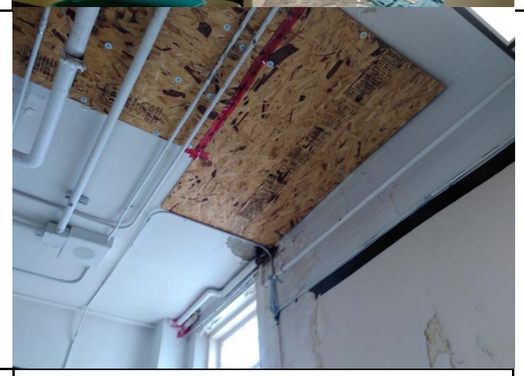
Table 4.3 - Summary of Designated Substances and Recommended Actions						
Avoncrest						
Material	**Location**	**Material Description**	**Approximate Quantity**	**Photograph**	**Management Requirements If No Impacts to Material**	**Recommended Actions If Material Will Be Or Likely Be Impacted By Maintenance, Renovation, Construction or Demolition Activities**
Mould	Corridor at Room 332	Mould Growth on Building Finishes	-		Removal in accordance with EACO 2015 Mould Abatement Guidelines	Implement worker hygiene program to control worker exposure Provide general dust control and hygiene measures, including but not limited to; air purifying full-face-piece respirator with N-95, N-100, R-100 or P-100 particulate filter, disposable coveralls and gloves, the washing of hands and face at on-site facilities and ensure no smoking, eating, chewing gum or drinking occurs in the work area.
Mould	Washrooms, North Wing Basement Rooms 001 to 008, Room 329, Corridor connecting the North and West Wing	Mould Growth on Building Finishes			Removal in accordance with EACO 2015 Mould Abatement Guidelines	Implement worker hygiene program to control worker exposure Provide general dust control and hygiene measures, including but not limited to; air purifying full-face-piece respirator with N-95, N-100, R-100 or P-100 particulate filter, disposable coveralls and gloves, the washing of hands and face at on-site facilities and ensure no smoking, eating, chewing gum or drinking occurs in the work area.
Potentially Concealed Mould	Behind Wall and Ceiling Finishes	Mould Growth	-			
Bat/Bird/Rodent Droppings and Carcasses	Throughout Building	Bat/Bird/Rodent Droppings and Carcasses	-		Removal in accordance with EACO Mould Abatement Guidelines, Appendix B: Procedures for Clean-up of Bird and Bat Droppings	

Table 4.3 - Summary of Designated Substances and Recommended Actions

Avoncrest

Material	Location	Material Description	Approximate Quantity	Photograph	Management Requirements If No Impacts to Material	Recommended Actions If Material Will Be Or Likely Be Impacted By Maintenance, Renovation, Construction or Demolition Activities

Notes:
1) A copy of this report should be provided to all prospective contractors prior to tender or quotation, in accordance with Section 30 of the Occupational Health and Safety Act.
2) Recommended actions are the minimum required actions, as prescribed by the appropriate Acts, regulations, guidelines, standards, codes and general best practice measures. Prior to demolition, the Contractor may choose to alter the approach and combine or break out sections of work. This is acceptable provided that the appropriate Acts, regulations, guidelines, standards and codes are followed and afford protection for the health and safety of workers, occupants and the public that is at least equal to the protection that would be provided by complying with the minimum requirements.
3) All waste generated is subject to characterization and disposal in accordance with Ontario Regulation 347.

TABLE 4.2: LEAD IN PAINT SAMPLE SUMMARY TABLE					
Sample #	**Location**	**Substrate**	**Colour**	**Lead Content (ug/g)**	**Classification**
LP1	**West - 3rd Floor Corridor**	**Plaster Wall**	**Yellow**	**2840**	**Lead-Containing**
LP2	**West - 338**	**Plaster Wall**	**Light Orange**	**1540**	**Lead-Containing**
LP3	**Stair No.2**	**Plaster Wall**	**Beige**	**1540**	**Lead-Containing**
LP4	**West - 339**	**Plaster Wall**	**Light Pink**	**1300**	**Lead-Containing**
LP5	**West - 331**	**Wood Window Trim**	**Light Grey**	**1920**	**Lead-Containing**
LP6	**West - 329**	**Plaster Wall**	**Green**	**2580**	**Lead-Containing**
LP7	**North - 212**	**Plaster Wall**	**Pink**	**2630**	**Lead-Containing**
LP8	**Roof Access Exterior Door**	**Wood**	**White**	**1780**	**Lead-Containing**
LP9	**West - 216**	**Plaster Wall/Ceiling**	**White**	**2380**	**Lead-Containing**
LP10	**North - 109**	**Plaster Wall**	**Dark Pink**	**28400**	**Lead-Based**
LP11	North - 109	Wood Window Trim	White	50	Low Level Lead-Containing
LP12	**Power Plant**	**Concrete Wall**	**Blue**	**3280**	**Lead-Containing**
LP13	Power Plant	Concrete Wall/Ceiling	White	818	Low Level Lead-Containing
LP14	**West - Stair No.2**	**Wood Door**	**White**	**21700**	**Lead-Based**
LP15	**North Fire Escape**	**Metal**	**Black**	**1790**	**Lead-Containing**

"<": The samples analysed reported concentrations of lead to be less than 1000 ug/g and are therefore classified as low level lead-containing. However, no lead concentrations were reported above the sample specific laboratory detection limit.

As outlined in EACO's Lead Guideline for Construction, Renovation, Maintenance or Repair (October 2014), for the purpose of classifying surface coatings and mortars by laboratory analysis, any material containing lead at a concentration:

• Greater than 0.5% by weight (5,000 µg/g, mg/kg, ppm) is considered lead-based;
• Between 0.1 % and 0.5% by weight (1,000 to 5,000 µg/g, mg/kg, ppm) is considered lead-containing; or
• Less than 0.1% (1,000 µg/g, mg/kg, ppm) is considered low level lead-containing.

APPENDIX B

LABORATORY CERTIFICATES OF ANALYSIS

PARACEL LABORATORIES LTD.
TRUSTED. RESPONSIVE. RELIABLE.

300 - 2319 St. Laurent Blvd
Ottawa, ON, K1G 4J8
1-800-749-1947
www.paracellabs.com

Certificate of Analysis

MTE Consultants Inc. (Kitchener)

520 Bingemans Centre Dr.
Kitchener, ON N2B 3X9
Attn: Aisling Dennett

Client PO:
Project: 43789-200
Custody:

Report Date: 3-Jul-2018
Order Date: 26-Jun-2018

Order #: 1826164

This Certificate of Analysis contains analytical data applicable to the following samples as submitted:

Paracel ID	Client ID
1826164-01	LP1
1826164-02	LP2
1826164-03	LP3
1826164-04	LP4
1826164-05	LP5
1826164-06	LP6
1826164-07	LP7
1826164-08	LP8
1826164-09	LP9
1826164-10	LP10
1826164-11	LP11
1826164-12	LP12
1826164-13	LP13
1826164-14	LP14
1826164-15	LP15

Approved By:

Dale Robertson, BSc
Laboratory Director

Certificate of Analysis
Client: MTE Consultants Inc. (Kitchener)
Client PO:

Report Date: 03-Jul-2018
Order Date: 26-Jun-2018
Project Description: 43789-200

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
Metals, ICP-OES	based on MOE E3470, ICP-OES	29-Jun-18	29-Jun-18

Sample Data Revisions

None

Work Order Revisions/Comments:

None

Other Report Notes:

n/a: not applicable
ND: Not Detected
MDL: Method Detection Limit
Source Result: Data used as source for matrix and duplicate samples
%REC: Percent recovery.
RPD: Relative percent difference.

Certificate of Analysis
Client: MTE Consultants Inc. (Kitchener)
Client PO:

Report Date: 03-Jul-2018
Order Date: 26-Jun-2018
Project Description: 43789-200

Sample Results

Lead

Matrix: Paint
Sample Date: 20-Jun-18

Paracel ID	Client ID	Units	MDL	Result
1826164-01	LP1	ug/g	20	2840
1826164-02	LP2	ug/g	20	1540
1826164-03	LP3	ug/g	20	1540
1826164-04	LP4	ug/g	20	1300
1826164-05	LP5	ug/g	20	1920
1826164-06	LP6	ug/g	20	2580
1826164-07	LP7	ug/g	20	2630
1826164-08	LP8	ug/g	20	1780
1826164-09	LP9	ug/g	20	2380
1826164-10	LP10	ug/g	20	28400
1826164-11	LP11	ug/g	20	50
1826164-12	LP12	ug/g	20	3280
1826164-13	LP13	ug/g	20	818
1826164-14	LP14	ug/g	20	21700
1826164-15	LP15	ug/g	20	1790

Laboratory Internal QA/QC

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Matrix Blank									
Lead	**ND**	**20**	**ug/g**						
Matrix Duplicate									
Lead	**2590**	**20**	**ug/g**	**2630**			**1.5**	**30**	
Matrix Spike									
Lead	1580		ug/L	1310	107	70-130			

PARACEL LABORATORIES LTD.

Paracel ID: 1826164

Environmental Lab)
urent Blvd., Unit 300
a, ON K1G 4J8

Chain of Custody
(Lab Use Only)
1826164

Page 1 of 1

Client Name: MTE Consultants Inc.	Project Reference:43789-200	TAT:
Contact Name: A. Dennett	Quote #: 18-009 MTE Standing Offer	[X] Regular [ ] 3 Day
Address: 520 Bingemans Centre Drive, Kitchener	PO #: N/A	[ ] 2 Day [ ] 1 Day
	Email Address: adennett@mte85.com	[ ] Same Day
Telephone:519-743-6500		Date Required:

LEAD ANALYSIS

Matrix Type: S (Soil/Sed.) GW (Ground Water) SW (Surface Water) SS (Storm/Sanitary Sewer) P (Paint) A (Air) O (Other)

Required Analyses: [√]Lead in Paint ASTM D3335-85A following MOE Method E3470

	Sample ID	Location	Substrate	Colour	Matrix Type	Sampling Date	Notes
1	LP1	West - 3rd Floor Corridor	Plaster Wall	Yellow	P	6/20/2018	Ziplock bag
2	LP2	West - 338	Plaster Wall	Light Orange	P	6/20/2018	
3	LP3	Stair No.2	Plaster Wall	Beige	P	6/20/2018	
4	LP4	West - 339	Plaster Wall	Light Pink	P	6/20/2018	
5	LP5	West - 331	Wood Window Trim	Light Grey	P	6/20/2018	
6	LP6	West - 329	Plaster Wall	Green	P	6/20/2018	
7	LP7	North - 212	Plaster Wall	Pink	P	6/20/2018	
8	LP8	Roof Access Exterior Door	Wood	White	P	6/20/2018	
9	LP9	West - 216	Plaster Wall/Ceiling	White	P	6/20/2018	
10	LP10	North - 109	Plaster Wall	Dark Pink	P	6/20/2018	
11	LP11	North - 109	Wood Window Trim	White	P	6/20/2018	
12	LP12	Power Plant	Concrete Wall	Blue	P	6/20/2018	
13	LP13	Power Plant	Concrete Wall/Ceiling	White	P	6/20/2018	
14	LP14	West - Stair No.2	Wood Door	White	P	6/20/2018	
15	LP15	North Fire Escape	Metal	Black	P	6/20/2018	

*** Each layer is charged as a separate analysis** **** Homogenize = Sample is combined to a uniform mixture**

Comments:

Method of Delivery: Purolator

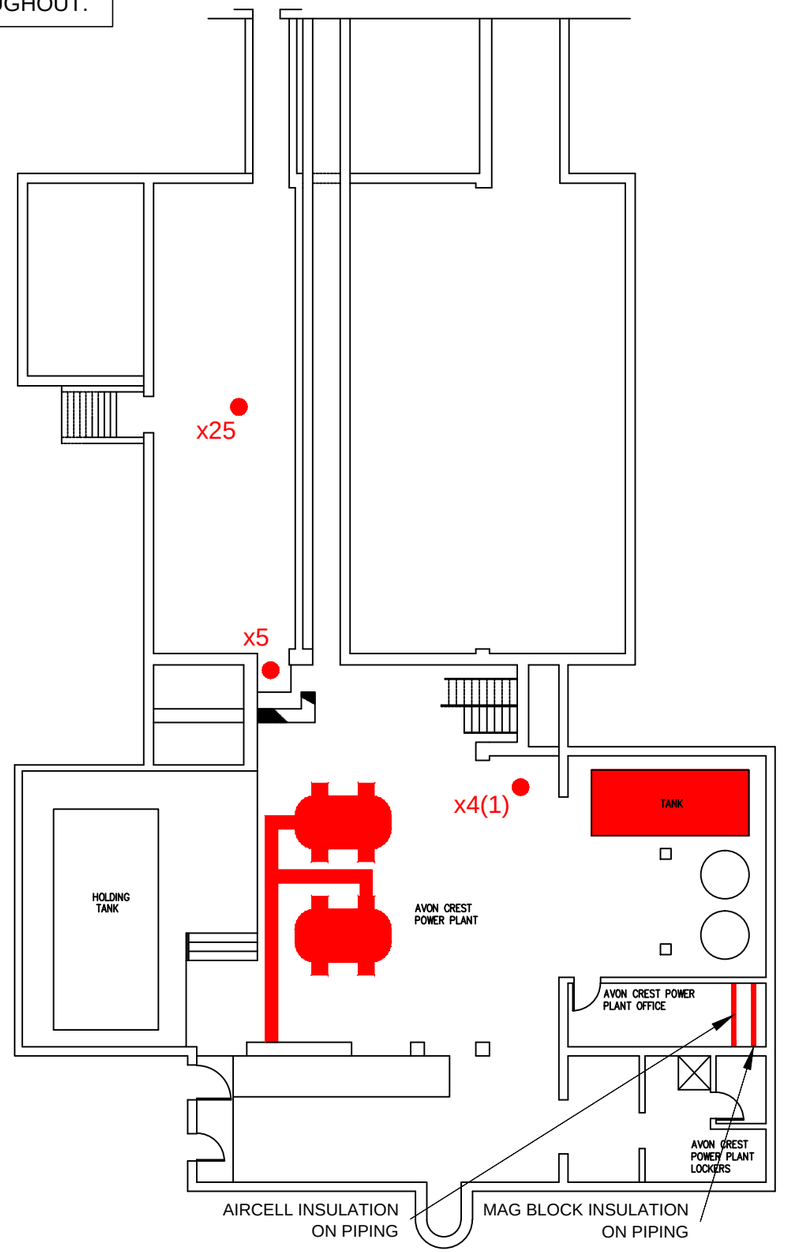
Relinquished By (Sign):	Received at Depot:	Received at Lab:	Verified By:
Relinquished By (Print)& Date/Time: A Dennett June 24/18 5PM	Date/Time:	Date/Time: 26/6/18 8:46	Date/Time: 26/6/18 9:07

FIGURES

PLASTER IS ASBESTOS-CONTAINING THROUGHOUT.

LAUNDRY (1947 Addition)

POWER PLANT



Notes:

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ALL KNOWN OR SUSPECT ASBESTOS-CONTAINING MATERIALS ARE NOT DEPICTED ON THIS DRAWING. REFER TO THE DESIGNATED SUBSTANCE AUDIT REPORT FOR A COMPLETE LIST OF IDENTIFIED KNOWN AND SUSPECT ASBESTOS-CONTAINING MATERIALS.

THIS FIGURE IS COLOUR DEPENDENT, PHOTOCOPIES MAY ALTER INTERPRETATION OF FIGURE. ALWAYS REFER TO ORIGINAL DRAWINGS AND ASBESTOS AUDIT REPORT.

Asbestos-Containing Materials Legend

- Ceiling Tile
- Friable Soft Textured Finish Ceiling
- Spray On Fire Proofing
- Non-Friable Hard Stipple Coat / Textured Plaster Ceilings
- Transite (Asbestos Cement) Paneling
- Floor Tile
- Floor Tile Mastic
- Rolled Flooring
- Mag Block Insulation
- No Access
- Boiler
- Fire Door
- Friable Debris
- x2(1) Pipe Fitting Insulation with Quantity (Brackets indicate No. of damaged fittings)
- Pipe Insulation (Vertical and Horizontal)
- Transite (Asbestos Cement) Pipe (Vertical and Horizontal)
- x#(1) Duct Expansion Joints with Quantity (Brackets indicates No. of damaged joints)

MTE

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CLIENT
HURON PERTH HEALTHCARE ALLIANCE

PROJECT
2018 DESIGNATED SUBSTANCE AUDIT

DRAWING
AVONCREST LAUNDRY & POWER PLANT

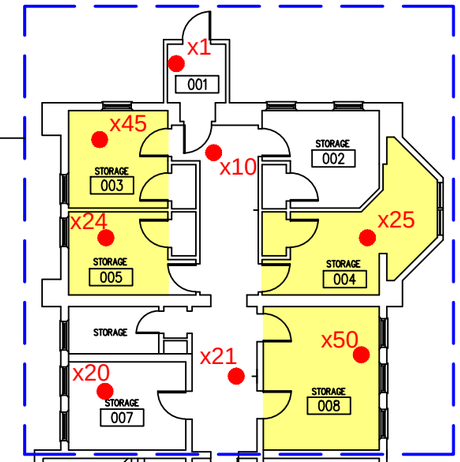
STRATFORD GENERAL HOSPITAL

Project Manager	A. DENNETT	Date	AUGUST 2018
Baseplan By	HPHA	Project No.	43789-200
Figure By	PXS	Drawing No.	1.0
Scale	N.T.S.		

NORTH WING (Original 1893)

EXTERIOR WINDOW/DOOR SEALANT IS ACM THROUGHOUT NORTH WING ORIGINAL 1893 BUILDING SECTION.

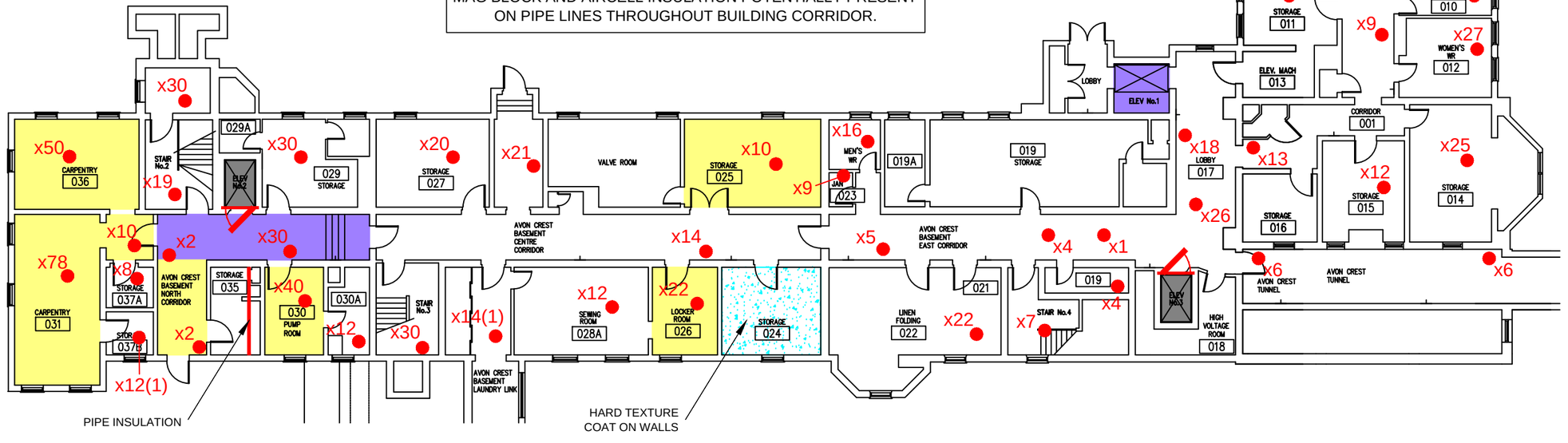
AREA NOT INSPECTED DUE TO MOULD GROWTH



WEST WING (1947/1948 Additions)

EXTERIOR WINDOW/DOOR SEALANT IS ACM THROUGHOUT WEST WING 1947/1948 ADDITION.

MAG BLOCK AND AIRCELL INSULATION POTENTIALLY PRESENT ON PIPE LINES THROUGHOUT BUILDING CORRIDOR.



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- Non-Friable Hard Stipple Coat / Textured Plaster Ceilings
- Transite (Asbestos Cement) Paneling
- Floor Tile
- Floor Tile Mastic
- Rolled Flooring
- Mag Block Insulation
- No Access
- Boiler
- Fire Door
- Friable Debris
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- Pipe Insulation (Vertical and Horizontal)
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- x#(1) Duct Expansion Joints with Quantity (Brackets indicates No. of damaged joints)

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CLIENT
HURON PERTH HEALTHCARE ALLIANCE

PROJECT
2018 DESIGNATED SUBSTANCE AUDIT

DRAWING
AVONCREST BASEMENT

STRATFORD GENERAL HOSPITAL

Project Manager	A. DENNETT	Date	AUGUST 2018
Baseplan By	HPHA	Project No.	43789-200
Figure By	PXS	Drawing No.	1.0
Scale	N.T.S.		

NORTH WING (Original 1893)

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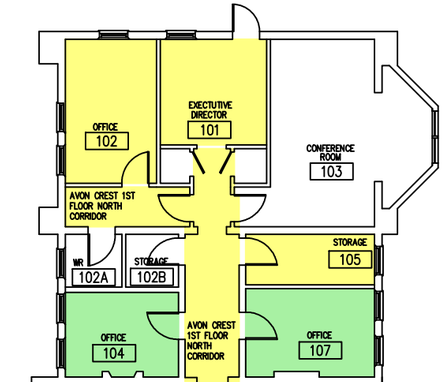

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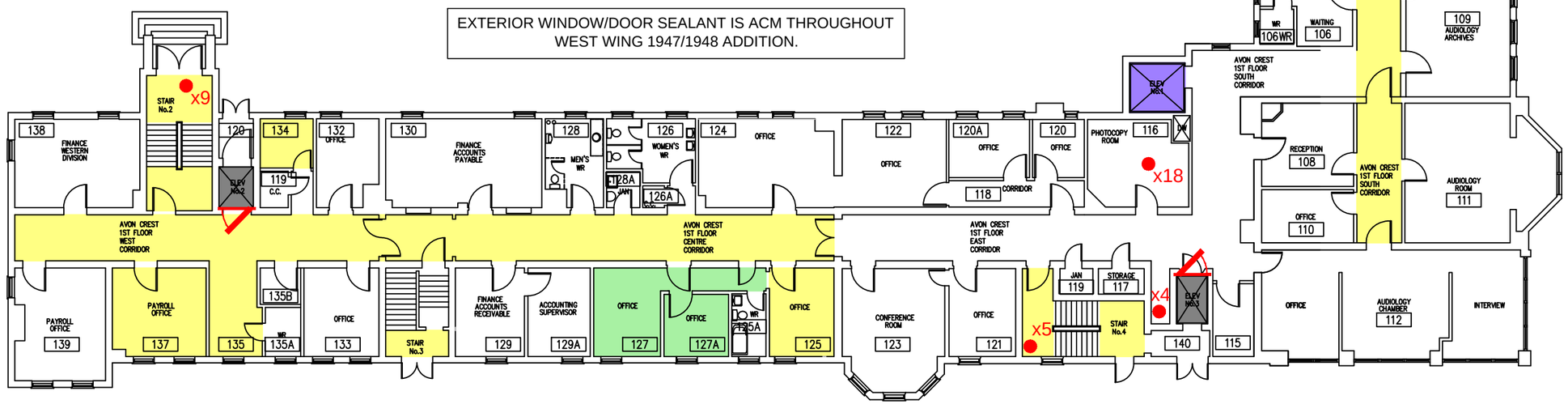

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- Transite (Asbestos Cement) Paneling
- Floor Tile
- Floor Tile Mastic
- Rolled Flooring
- Mag Block Insulation
- No Access
- Boiler
- Fire Door
- Friable Debris
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- Pipe Insulation (Vertical and Horizontal)
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- x#(1) Duct Expansion Joints with Quantity (Brackets indicates No. of damaged joints)

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HURON PERTH HEALTHCARE ALLIANCE

PROJECT

2018 DESIGNATED SUBSTANCE AUDIT

DRAWING

AVONCREST FIRST FLOOR

STRATFORD GENERAL HOSPITAL

Project Manager	A. DENNETT	Date	AUGUST 2018
Baseplan By	HPHA	Project No.	43789-200
Figure By	PXS	Drawing No.	1.0
Scale	N.T.S.		

NORTH WING (Original 1893)

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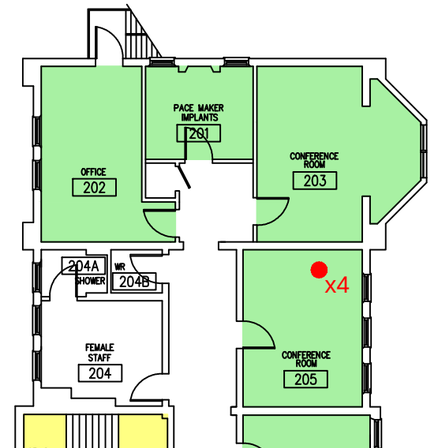

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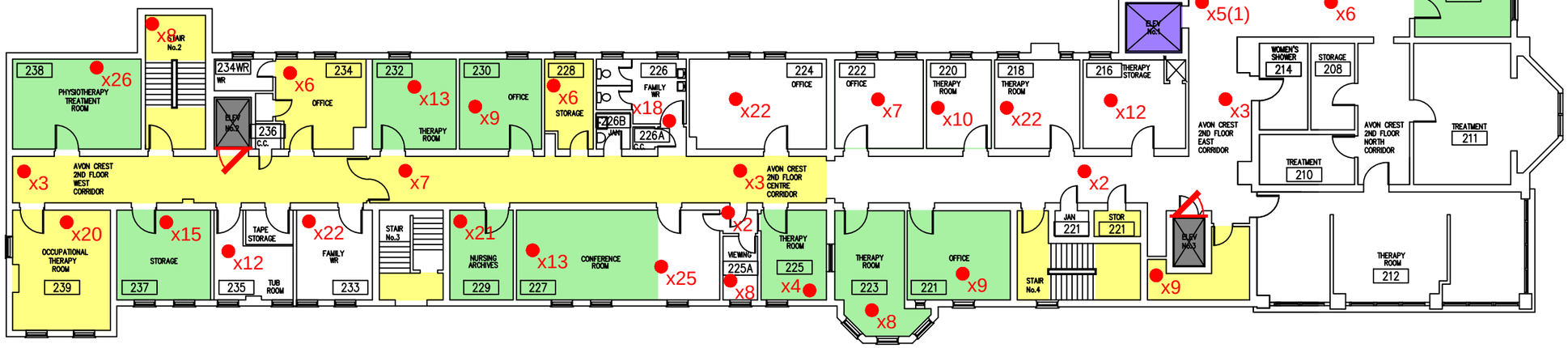

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- Transite (Asbestos Cement) Paneling
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- Floor Tile Mastic
- Rolled Flooring
- Mag Block Insulation
- No Access
- Boiler
- Fire Door
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- x#(1) Duct Expansion Joints with Quantity (Brackets indicates No. of damaged joints)

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HURON PERTH HEALTHCARE ALLIANCE

PROJECT

2018 DESIGNATED SUBSTANCE AUDIT

DRAWING

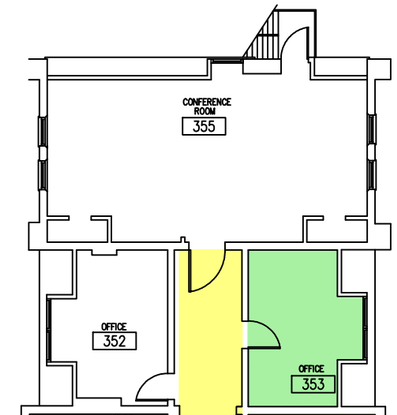
AVONCREST SECOND FLOOR

STRATFORD GENERAL HOSPITAL

Project Manager	A. DENNETT	Date	AUGUST 2018
Baseplan By	HPHA	Project No.	43789-200
Figure By	PXS	Drawing No.	1.0
Scale	N.T.S.		

NORTH WING (Original 1893)

EXTERIOR WINDOW/DOOR SEALANT IS ACM THROUGHOUT NORTH WING ORIGINAL 1893 BUILDING SECTION.



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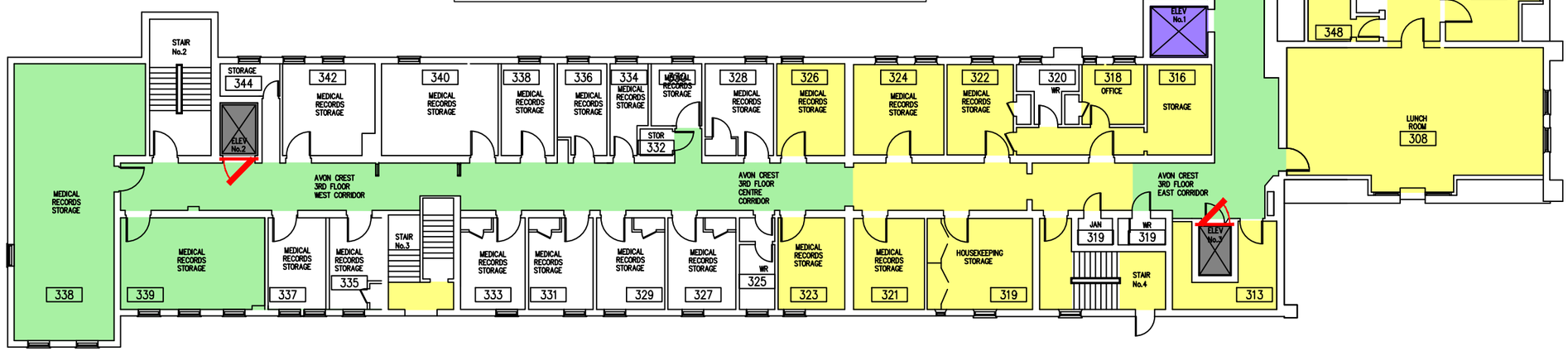

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- x#(1) Duct Expansion Joints with Quantity (Brackets indicates No. of damaged joints)

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CLIENT

HURON PERTH HEALTHCARE ALLIANCE

PROJECT

2018 DESIGNATED SUBSTANCE AUDIT

DRAWING

AVONCREST THIRD FLOOR

STRATFORD GENERAL HOSPITAL

Project Manager	A. DENNETT	Date	AUGUST 2018
Baseplan By	HPHA	Project No.	43789-200
Figure By	PXS	Drawing No.	1.0
Scale	N.T.S.		

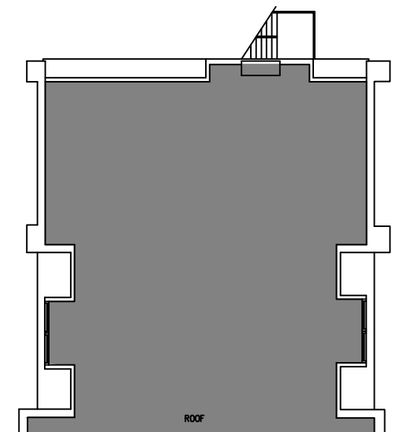
Notes:

ALL DRAWINGS TO BE REFERENCED WITH THE DESIGNATED SUBSTANCE AUDIT REPORT, LOCATIONS AND QUANTITIES ARE APPROXIMATE.

ALL KNOWN OR SUSPECT ASBESTOS-CONTAINING MATERIALS ARE NOT DEPICTED ON THIS DRAWING. REFER TO THE DESIGNATED SUBSTANCE AUDIT REPORT FOR A COMPLETE LIST OF IDENTIFIED KNOWN AND SUSPECT ASBESTOS-CONTAINING MATERIALS.

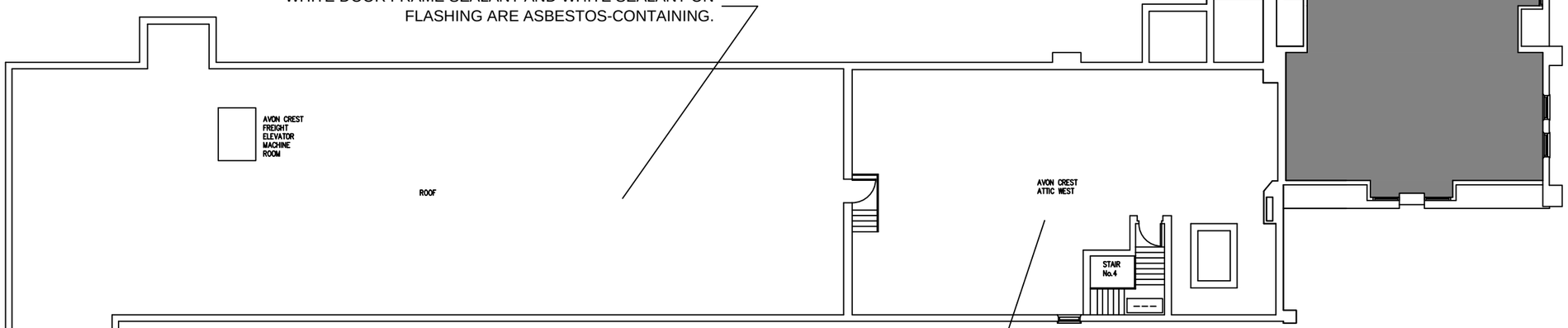
THIS FIGURE IS COLOUR DEPENDENT, PHOTOCOPIES MAY ALTER INTERPRETATION OF FIGURE. ALWAYS REFER TO ORIGINAL DRAWINGS AND ASBESTOS AUDIT REPORT.

NORTH WING (Original 1893)



WEST WING (1947/1948 Additions)

WHITE DOOR FRAME SEALANT AND WHITE SEALANT ON FLASHING ARE ASBESTOS-CONTAINING.



STORED VINYL SHEET FLOORING IS PRESUMED ASBESTOS-CONTAINING.

Asbestos-Containing Materials Legend

- Ceiling Tile
- Friable Soft Textured Finish Ceiling
- Spray On Fire Proofing
- Non-Friable Hard Stipple Coat / Textured Plaster Ceilings
- Transite (Asbestos Cement) Paneling
- Floor Tile
- Floor Tile Mastic
- Rolled Flooring
- Mag Block Insulation
- No Access
- Boiler
- Fire Door
- Friable Debris
- x2(1) Pipe Fitting Insulation with Quantity (Brackets indicate No. of damaged fittings)
- Pipe Insulation (Vertical and Horizontal)
- Transite (Asbestos Cement) Pipe (Vertical and Horizontal)
- x#(1) Duct Expansion Joints with Quantity (Brackets indicates No. of damaged joints)

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CLIENT
HURON PERTH HEALTHCARE ALLIANCE

PROJECT
2018 DESIGNATED SUBSTANCE AUDIT

DRAWING
AVONCREST FOURTH FLOOR

STRATFORD GENERAL HOSPITAL

Project Manager	A. DENNETT	Date	AUGUST 2018
Baseplan By	HPHA	Project No.	43789-200
Figure By	PXS	Drawing No.	1.0
Scale	N.T.S.		