

July 10, 2023

**WalterFedy**

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

**Attention: Clay Cope,**  
*Senior Project Manager, Mechanical*  
[ccope@walterfedy.com](mailto:ccope@walterfedy.com)

**Re: Site Inspection Report for July 6, 2023  
Avon Crest Building Demolition Project  
Avon Crest Facility – Stratford General Hospital  
86 John Street South, Stratford, Ontario (Site)**

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## 1.0 BACKGROUND

Safetech Environmental Limited (Safetech) was retained by Clay Cope, Senior Project Manager for WalterFedy (the Client), to provide environmental inspection and consulting services in connection with abatement of designated substances being performed by Budget Demolition (Budget) ahead of the planned demolition project of the Avon Crest Facility at Stratford General Hospital located at 86 John Street South, Stratford, Ontario. This work is being performed at the Avon Crest Building and the attached Laundry/Power Plant. All work is being conducted in accordance with the project specification documents prepared by Safetech as well as with Ontario Regulation 278/05 and Ontario Regulation 490/09.

Safetech personnel were on-site on July 6, 2023 to conduct a progress inspection. Details of Budget's progress towards abatement completion are presented below.

## 2.0 RESULTS OF PROGRESS INSPECTION – JULY 6, 2023

Safetech attended the site at the Avon Crest Facility starting at approximately 3:00 PM on July 6, 2023. Safetech observed worker practices, progress completion, the condition of the work site, and adherence to the specifications and location regulations. Photographs of conditions observed are referenced where applicable (as **P#**) and are included in Appendix B.

The following observations were made during our site assessment:

- Construction fencing remained in place and adequately signed;
- The decontamination facility was observed to be clean, neat, and tidy. Workers' day clothes were observed on hooks in the clean room;
- Workers were observed wearing appropriate PPE, including dust impervious cover-all's, rubber boots, gloves, and full-face air purifying respirators;

- The majority of asbestos-containing materials have been removed from the basement between Room 025A and Room 001, including:
  - Vinyl floor tiles;
  - Parged Cement Pipe Fitting Insulation;
  - Pipe Insulation from the Avon Crest Tunnel;
- Some rooms were sealed off and were reported to contain asbestos waste bags. These rooms will require additional inspection prior to clearance;
- Asbestos and non-asbestos pipe insulation were removed from the Avon Crest Tunnel during abatement and bagged as asbestos waste. The waste bags were lined up neatly and the tunnel was noted to be clean of dust and debris. The waste bags were being transported to a secured storage room to await a waste bin (**P1**);
- Pipes were inspected for parging cement insulation remnants and were observed to be visually clean (**P2**);
- The work site appeared to be clean and tidy during the inspection (**P3**);
- A waste bin was observed on site. Waste within the bin was wrapped with polyethylene sheeting, sealed with tape (**P4**).

### 3.0 CONCLUSION

Results of our progress inspection conducted on July 6, 2023, determined that abatement work is progressing as planned at the Avon Crest Facility. While performing their work, the abatement contractor, Budget, is maintaining a clean and safe workspace and are following appropriate procedures. No corrective actions are required at this time.

Budget will continue with abatement activities throughout the building.

Should you require any further information, please contact our office at 519.954.2732.

Yours very truly,



*Prepared by:*  
**Josh Metler, B.Eng., M.Eng., EIT**  
Occupational Health & Safety Technician  
[jmetler@safetechenv.com](mailto:jmetler@safetechenv.com)



*Reviewed by:*  
**Jordan Miller, B.Sc., CRSP**  
Senior Project Manager  
[jmiller@safetechenv.com](mailto:jmiller@safetechenv.com)

Attached:

- Appendix A: Figures PR01 to PR03: Progress Inspection #1, June 29, 2023
- Appendix B: Photographs

# Appendix A

## Figures PR04: Progress Inspection #2 – July 6, 2023

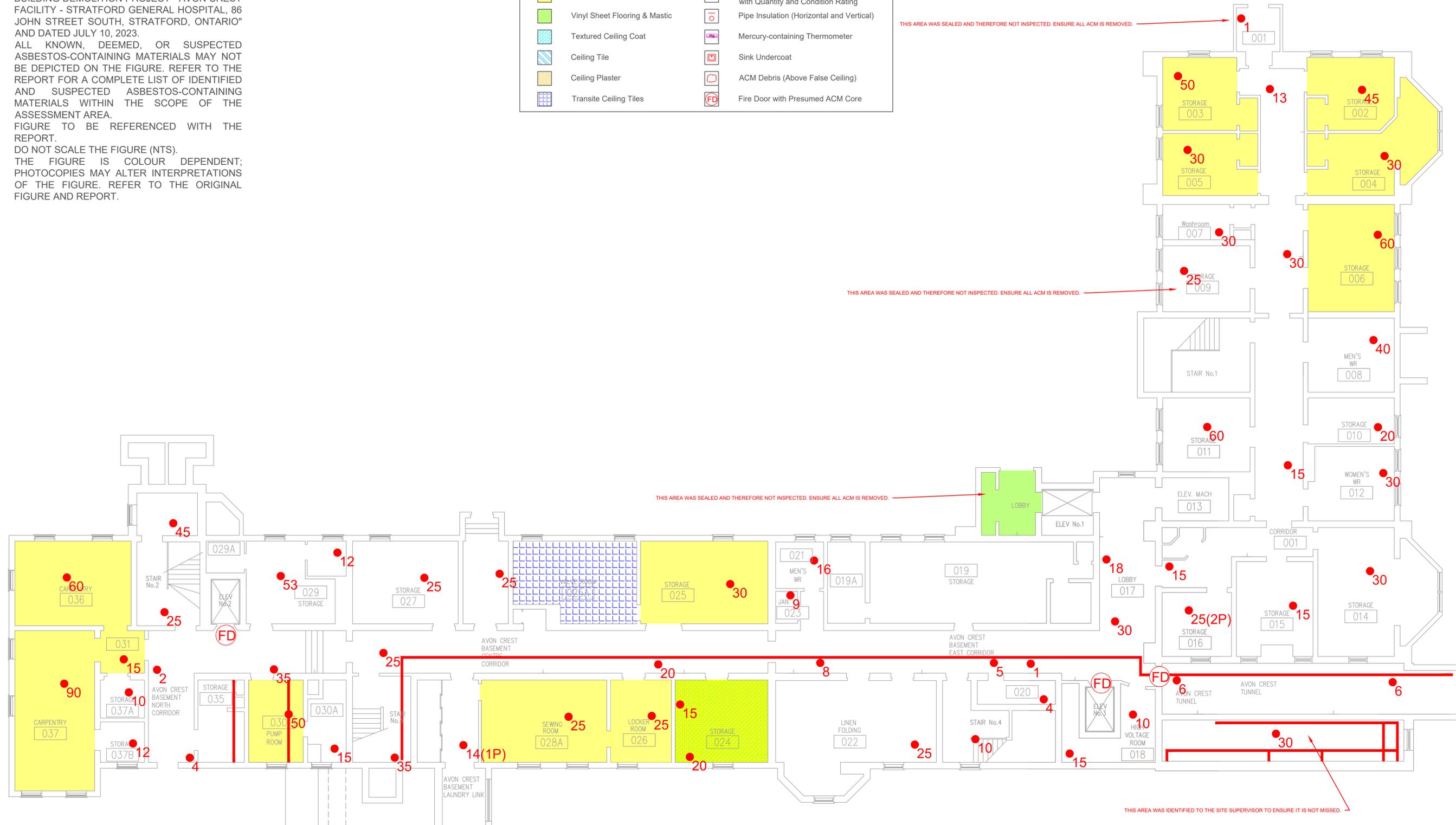
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**GENERAL NOTES:**

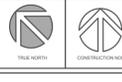
1. REFER TO REPORT TITLED "SITE INSPECTION REPORT FOR JULY 06, 2023 - AVON CREST BUILDING DEMOLITION PROJECT - AVON CREST FACILITY - STRATFORD GENERAL HOSPITAL, 86 JOHN STREET SOUTH, STRATFORD, ONTARIO" AND DATED JULY 10, 2023.
2. ALL KNOWN, DEEMED, OR SUSPECTED ASBESTOS-CONTAINING MATERIALS MAY NOT BE DEPICTED ON THE FIGURE. REFER TO THE REPORT FOR A COMPLETE LIST OF IDENTIFIED AND SUSPECTED ASBESTOS-CONTAINING MATERIALS WITHIN THE SCOPE OF THE ASSESSMENT AREA.
3. FIGURE TO BE REFERENCED WITH THE REPORT.
4. DO NOT SCALE THE FIGURE (NTS).
5. THE FIGURE IS COLOUR DEPENDENT; PHOTOCOPIES MAY ALTER INTERPRETATIONS OF THE FIGURE. REFER TO THE ORIGINAL FIGURE AND REPORT.

**ASBESTOS-CONTAINING MATERIALS LEGEND**

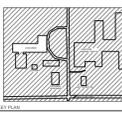
	Vinyl Floor Tile & Mastic		Parged Cement Pipe Fitting Insulation with Quantity and Condition Rating
	Vinyl Sheet Flooring & Mastic		Pipe Insulation (Horizontal and Vertical)
	Textured Ceiling Coat		Mercury-containing Thermometer
	Ceiling Tile		Sink Undercoat
	Ceiling Plaster		ACM Debris (Above False Ceiling)
	Transite Ceiling Tiles		Fire Door with Presumed ACM Core



AVONCREST, WEST WING – BASEMENT



WALTERFEDY



THE CONTRACTOR SHALL VERIFY ALL OPERATIONS AND METHODS ARE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PERMITS AND THE WORK. THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT/ENGINEER AND ARE NOT TO BE REPRODUCED OR COPIED WITHOUT WRITTEN PERMISSION. THE PLANES REPRESENTED ON THESE FIGURES BASED UPON THE DETAILS AND DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY NOTED TO BE SO. DO NOT SCALE THESE DRAWINGS.



PROJECT	
Avon Crest Demolition 86 John Street South, Stratford, Ontario NSA 216	
DRAWN BY: J. Milby DATE: July 16, 2023	
CHECKED BY: SCALE: N.T.S.	
PROJECT NO: 2-2210000	
DRAWING NO: <b>PR04</b>	

# Appendix B

## Photographs

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**P1 – Avon Crest Tunnel**

Pipe insulation was removed from the Avon Crest Tunnel. The work area was neat and tidy. Waste was being transported to a secure location to await a waste bin.



**P2 – Pipe Insulation Removed**

Asbestos-containing parged cement pipe fitting insulation was removed adequately throughout the majority of the basement.



**P3 – Room 025A**

The work site, including all abatement areas, was clean and tidy during the inspection.



**P4 – Asbestos Waste Bin**

The asbestos waste bin was lined. The liner was closed and sealed.