



**REVISED**  
**Designated Substance**  
**Re-Survey Report**

Toronto Emergency Medical  
Services Building 12  
330 Bering Avenue, Toronto, Ontario

Prepared for:

**City of Toronto**  
55 John Street, 2nd Floor  
Toronto, Ontario, M5V 3C6

June 19, 2024

Pinchin File: 340571.001



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Revised

**Issued to:** City of Toronto  
**Issued on:** June 19, 2024  
**Pinchin File:** 340571.001  
**Issuing Office:** Toronto, ON

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## EXECUTIVE SUMMARY

City of Toronto (Client) retained Pinchin Ltd. (Pinchin) to conduct a Designated Substance Re-Survey (reassessment) of Toronto Emergency Medical Services Building 12 located at 330 Bering Avenue, Toronto, Ontario. Pinchin performed the reassessment on May 3, 2024.

The objective of the reassessment was to document any changes in condition and quantity of specified Designated Substances, polychlorinated biphenyls (PCBs) and mould (if any) identified in the previous Designated Substances Survey (2023, Pinchin File No. 309046.002), and develop corrective action plans as required. This reassessment is only to be used for the purposes of long-term management and routine maintenance. The results of this reassessment are not to be used for construction, renovation, demolition, or project tendering purposes.

## SUMMARY OF FINDINGS

The following is a summary of significant findings; refer to the body of the report for detailed findings:

Asbestos: Presumed asbestos-containing materials (ACM) are present as follows:

- Non-friable caulking at exterior doors.
- Non-friable roofing material.

Lead:

- Paint containing lead concentrations above the City of Toronto action limit of 0.1% was observed in good condition.
- Lead may be present within batteries of emergency lights.
- Lead caulking may be present in bell and spigot fittings on cast iron pipes.

Silica: Crystalline silica is present in concrete, mortar, masonry, ceramics, grout, stone and asphalt.

Mercury: Mercury vapour is present in lamp tubes.

Polychlorinated Biphenyls (PCBs): Based on the date of construction, PCBs is not presumed to be present.

Mould and Water Damage: Visible mould and water damage was not observed during the reassessment.

Urea Formaldehyde Foam Insulation (UFFI): UFFI was not observed during the reassessment.



## SUMMARY OF RECOMMENDATIONS

The following is a summary of significant recommendations; refer to the body of the report for detailed recommendations:

1. Perform a reassessment of asbestos materials on an annual basis.
2. Prepare a pre-construction survey and remove all ACM prior to alterations or maintenance work or if ACM may be disturbed by the work.
3. Recycle mercury-containing light tubes when removed from service.
4. Follow appropriate safe work procedures when handling or disturbing asbestos, lead, and silica.

Please refer to Section 5.0 of this report for detailed recommendations regarding administrative and remedial actions.

*This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.*



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## 1.0 INTRODUCTION AND SCOPE

City of Toronto (Client) retained Pinchin Ltd. (Pinchin) to conduct a Designated Substance Re-Survey (reassessment) of Toronto Emergency Medical Services Building 12 located at 330 Bering Avenue, Toronto, Ontario.

Pinchin performed the reassessment on May 3, 2024. The surveyor was unaccompanied during the reassessment. The assessed area was occupied at the time of the reassessment.

The objective of the reassessment was to document any changes in condition and quantity of specified Designated Substances, polychlorinated biphenyls (PCBs) and mould (if any) identified in the previous Designated Substances Survey (2023, Pinchin File No. 309046.002), and develop corrective action plans as required.

This reassessment is only to be used for the purposes of long-term management and routine maintenance. The results of this reassessment are not to be used for construction, renovation, demolition, or project tendering purposes.

### 1.1 Scope of Reassessment

For the purpose of the reassessment and this report, hazardous building materials are defined as follows:

- Asbestos
- Lead
- Silica
- Mercury
- Mould
- Urea Formaldehyde Foam Insulation (UFFI)

Based on the date of construction and known end of use dates, polychlorinated biphenyls are presumed not to be present in the building.

The following Designated Substances are not typically found in building materials in a composition/state that is hazardous and were not included in this reassessment:

- Arsenic
- Acrylonitrile
- Benzene
- Coke oven emissions
- Ethylene oxide
- Isocyanates
- Vinyl chloride monomer



## 2.0 METHODOLOGY

Pinchin conducted an inspection of previously identified hazardous building materials to evaluate the current condition of all accessible identified in the most recent assessment. The surveyor made reference to any existing assessment or abatement reports (as provided by the Client).

The reassessment was performed based on the methodology outlined in the City of Toronto, Facilities Management, Standard Operating Procedure for Designated Substance Surveys.

For further details on the methodology including test methods, refer to Appendix IV.

## 3.0 BACKGROUND INFORMATION

### 3.1 Building Description

Description Item	Details
Use	Toronto Emergency Medical Services Station
Number of Floors	The building is one storey
Total Area	The total area of the building is approximately 1,800 square feet
Year of Construction	The building was constructed in 1986 with interior and exterior renovations completed post-2020
Structure	Structural steel
Exterior Cladding	Masonry
HVAC	Forced air
Roof	Built-up roofing (Not assessed)
Flooring	Vinyl tile, ceramic tile, concrete
Interior Walls	Drywall, ceramic tile, masonry
Ceilings	Drywall, acoustic ceiling tile

### 3.2 Existing Reports and Summary of Asbestos Abatement

#### 3.2.1 Review of Previous Reports

Pinchin previously prepared the following report, which has been reviewed as part of this reassessment:

- “Designated Substance Survey, Emergency Medical Services, 330 Bering Avenue, Toronto, Ontario” dated December 6, 2023. Prepared by Pinchin Ltd. Project File No. 309046.002.

### 3.2.2 *Summary of Asbestos Abatement since the Previous Reassessment*

Based on a review of the above noted report, and observations made during the reassessment, asbestos abatement has not been conducted since the last reassessment.

## 4.0 FINDINGS

The following section summarizes the findings of the assessment and provides a general description of the hazardous materials identified and their locations. Reference to the bulk samples refers to samples collected during previous assessments.

For details on approximate quantities, condition, and locations of hazardous materials; refer to the Room-by-Room Inventory Sheet in Appendix I. A copy of the laboratory certificates are provided in Appendix II. Any quantities listed in this report or Inventory Sheet are estimated based on visual approximations only and are subject to variation.

### 4.1 Asbestos

#### 4.1.1 *Pipe Insulation*

Pipes are either uninsulated or insulated with fibreglass and jacketed in paper.



Uninsulated pipes – Storage Space (Location 1-01).



Pipes insulated with fibreglass and jacketed in paper – Storage Space (Location 1-01).

#### 4.1.2 *Duct Insulation and Mastic*

Ducts are either uninsulated or insulated with fibreglass and jacketed in foil.

Mastic was not observed on exterior sections of ducts assessed.

Mastic may be present on exterior sections of ducts in inaccessible spaces such as above solid ceilings, in chases and within shafts.





Uninsulated duct – Storage Space (Location 1-01).



Duct insulated with fibreglass and jacketed in foil – Garage (Location 1-07).

#### 4.1.3 Mechanical Equipment Insulation

Mechanical equipment observed is insulated with fibreglass and jacketed in metal.



Hot water tank insulated with fibreglass and jacketed in metal – Storage Space (Location 1-01).

#### 4.1.4 Acoustic Ceiling Tiles

Acoustic ceiling tiles are present in the assessed area, as follows:

Size, Type, Pattern	Locations	Date Code	Asbestos Type
ACT01: 24"x48", lay-in, pinhole and small fleck	Refer to the Room-by-Room Inventory Sheet in Appendix I for locations	05/10/22	*None

\*Ceiling tiles are presumed to be non-asbestos based on the date of manufacture determined from the date stamp applied to the top of the tiles. The tiles were manufactured after asbestos stopped being used in acoustic ceiling tiles.

Previously identified non-asbestos acoustic ceiling tiles (2'x4' pinhole fissure, 2'x2' crow's feet, and 2'x2' pinhole long fissure) were not observed and no longer present in the assessed area.



Non-asbestos acoustic ceiling tiles (ACT01).

#### 4.1.5 Drywall Joint Compound

Drywall (gypsum) and joint compound is present on wall and ceiling finishes throughout the assessed area.

Drywall joint compound, present on walls finishes throughout the assessed area, was previously sampled, and does not contain asbestos (samples 20-4967-7 to 11).

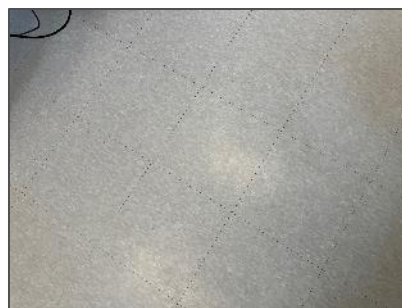
Drywall joint compound, present on ceiling finishes throughout the assessed area, does not contain asbestos (2024-samples S0001A-C).

#### 4.1.6 Vinyl Floor Tiles

Description	Locations	Sample Number	Asbestos Type (tile)	Asbestos Type (mastic)
VFT01: 12"x12", grey mosaic	Refer to the Room-by-Room Inventory Sheet in Appendix I for locations	N/A	Presumed non-asbestos	Presumed non-asbestos

Vinyl floor tiles (VFT01: 12"x12", grey mosaic) were installed post-2020 and are presumed to be non-asbestos.

Previously identified non-asbestos vinyl floor tiles (12"x12", grey with white smears) was not observed and no longer present in the assessed area.



Non-asbestos vinyl floor tiles (VFT01).



#### 4.1.7 Caulking

Previously identified asbestos-containing black caulking (samples 20-4967-12 to 14) on south exterior windows has been removed as part of a recent renovation and not observed during this reassessment. Pinchin is not aware of a report summarizing the removal of this material.

Brown caulking, present around exterior windows, was previously sampled, and does not contain asbestos (samples 330BER-AS-4).

Caulking present at the exterior doors has not been sampled and is therefore **presumed** to contain asbestos until proven by laboratory analysis. Caulking is a non-friable material.

#### 4.1.8 Roofing Materials

Roofing materials were not sampled to elevated height and inaccessibility. Roofing materials are **presumed** to contain asbestos until sampling proves otherwise.

#### 4.1.9 Excluded Materials

The following is a list of materials which may contain asbestos and was excluded from the reassessment. These materials are presumed to contain asbestos until otherwise proven by sampling and analysis:

- Ceramic tile setting compound
- Electrical components
- Vermiculite
- Concealed adhesives and mastics
- Caulking and putties (previously not sampled)
- Fire resistant doors
- Sealants on pipe threads

### 4.2 Lead

#### 4.2.1 Paints and Surface Coatings

The following table summarizes the analytical results of paints previously sampled.

Sample Number	Colour, Substrate Description	Sample Location	Lead (%)
15-2558-01	White paint on masonry wall	Storage Space (Location 1-01)	<b>3.29</b>

Paints containing lead at concentrations above the City of Toronto action limit of 0.1% were observed in good condition (i.e. not flaking, peeling, or delaminating).

All remaining painted surfaces were observed in good condition and was not sampled during this assessment to avoid causing visual damage.

Unsampled paints are presumed contain lead concentrations above the City of Toronto action limit of 0.1% until otherwise proven by sampling and analysis.

As informed by the City Staff during the reassessment visit, masonry wall with white paint (elevated lead levels) was repainted in 2023 after the last reassessment within Storage Space (Location 1-01) and Garage (Location 1-07). Pinchin was not aware about this activity.



Lead-containing white paint on masonry wall – Storage Space (Location 1-01).

#### 4.2.2 *Lead Products and Applications*

Lead-containing batteries may be present in emergency lighting.

Lead caulking may be present in bell and spigot fittings on cast iron pipes.



Emergency lighting.



Emergency lighting.

#### 4.2.3 *Excluded Lead Materials*

Lead is known to be present in a number of materials which were not assessed or sampled. The following materials, where found, should be presumed to contain lead:

- Electrical components, including wiring connectors, grounding conductors, and solder
- Solder on pipe connections
- Glazing on ceramic tiles

### 4.3 **Silica**

Crystalline silica is known to be a component of the following materials:

- Poured or pre-cast concrete
- Masonry and mortar
- Ceramic tiles and grout
- Stone
- Asphalt

### 4.4 **Mercury**

#### 4.4.1 *Lamps*

Mercury vapour is present in fluorescent lamp tubes.

#### 4.4.2 *Mercury-Containing Devices*

Mercury-containing devices were not found during the reassessment.

### 4.5 **Polychlorinated Biphenyls**

#### 4.5.1 *Caulking and Sealants*

PCBs were banned in 1980; however, are found to be present in caulking and sealants until 1985.

Caulking and sealants in the assessed area were installed in 1986 and are not suspected to contain PCBs.

#### 4.5.2 *Lighting Ballasts*

Based on the date of construction, the building does not contain PCB ballasts.

#### 4.5.3 *Transformers*

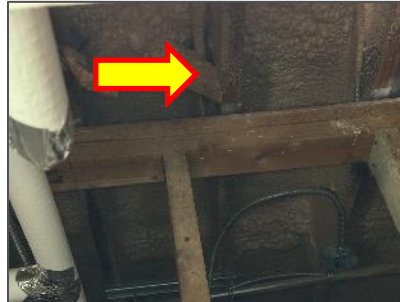
Transformers were not found during the reassessment.

#### **4.6 Mould and Water Damage**

Visible mould growth and water damage was not observed during the reassessment.

#### **4.7 Urea Formaldehyde Foam Insulation (UFFI)**

A foam insulation was observed on structural steel members within the assessed area during the reassessment. Based on the date of construction (1986) the foam insulation is not suspected to be UFFI.



Foam insulation on structural steel deck and joists – Crew Room (Location 1-02).

### **5.0 RECOMMENDATIONS**

#### **5.1 General**

Perform a detailed intrusive assessment prior to building renovation or demolition operations. The assessment should include; destructive testing (i.e. coring and/or removal of building finishes and components), and sampling of materials not previously tested (i.e. roofing materials, caulking, mastics). This report does not provide sufficient detail for most renovation or demolition.

#### **5.2 On-going Management and Maintenance**

The following recommendations are made regarding on-going management and maintenance work involving the hazardous materials identified:

##### **5.2.1 Asbestos**

Perform a reassessment of asbestos materials on an annual basis.

Perform a pre-construction survey and remove asbestos-containing materials (ACM) prior to alteration or maintenance work if ACM may be disturbed by the work. Follow appropriate asbestos precautions for the classification of work being performed.

Asbestos-containing materials must be disposed of at a landfill approved to accept asbestos waste.

Update the asbestos inventory report upon completion of any abatement and removal of asbestos-containing materials.



### 5.2.2 *Lead*

Disturbance of lead in paint and coatings (or other materials) during maintenance activities may result in over-exposure to lead dust or fumes. The need for work procedures, engineering controls and personal protective equipment will need to be assessed on a project-by-project basis and must comply with provincial standards or guidelines.

Performing an exposure assessment during work that disturbs lead in paints and coatings may be able to alleviate the use of some of the precautions specified by these standards or guidelines.

Lead-containing items should be recycled when taken out of service.

### 5.2.3 *Silica*

Disturbance of silica-containing products during maintenance activities may result in excessive exposures to airborne silica, especially if performed indoors and dry. Cutting, grinding, drilling or demolition of materials containing silica should be completed only with proper respiratory protection and other worker safety precautions that comply with provincial standards or guidelines.

### 5.2.4 *Mercury*

Do not break lamps. Recycle and reclaim mercury from fluorescent lamps when taken out of service. Mercury is classified as a hazardous waste and must be disposed of in accordance with local regulations.

## 6.0 **TERMS AND LIMITATIONS**

The work performed by Pinchin was conducted in accordance with the City of Toronto, Blanket Contract #47024791.

## 7.0 **REFERENCES**

The following legislation and documents were referenced in completing the assessment and this report:

1. Asbestos on Construction Projects and in Buildings and Repair Operations, Ontario Regulation 278/05.
2. Designated Substances, Ontario Regulation 490/09.
3. Lead on Construction Projects, Ministry of Labour Guidance Document.
4. The Environmental Abatement Council of Canada (EACC) Lead Guideline for Construction, Renovation, Maintenance or Repair.
5. Ministry of the Environment Regulation, R.R.O. 1990 Reg. 347 as amended.
6. Ministry of the Environment Regulation, R.R.O. 1990 Reg. 362 as amended.



**Designated Substance Re-Survey Report**

Toronto Emergency Medical Services Building 12, 330 Bering Avenue, Toronto, Ontario  
City of Toronto

June 19, 2024

Pinchin File: 340571.001

Revised

7. Silica on Construction Projects, Ministry of Labour Guidance Document.
8. Alert – Mould in Workplace Buildings, Ontario Ministry of Labour.
9. Surface Coating Materials Regulations, SOR/2016-193, Canada Consumer Product Safety Act.
10. Consolidated Transportation of Dangerous Goods Regulations, including Amendment SOR/2019-101, Transportation of Dangerous Goods Act.

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Template: Master Report for Hazardous Materials Assessment (Pre-Construction), HAZ, July 29, 2021



**APPENDIX I**  
**Room-by-Room Inventory Sheet**

APPENDIX I - ROOM-BY-ROOM INVENTORY SHEET

Building Address:	330 Bering Avenue	Date(s) of Current Reassessment:	May 3, 2024
Building Name:	Toronto Emergency Medical Services Station	Organization Completing Reassessment:	Pinchin Ltd.
Original Survey Conducted By:	Aqua Terre Solutions Inc.	Name of Surveyor:	Dzuy Dang
Date(s) of Original Survey:	January 31, 2007	Signature of Surveyor:	

**Notes: Renovation works were recently performed within the building.**  
 Black caulking has been removed from south exterior windows. Pinchin is not aware of a report summarizing the removal of this material.

Location Number	Location Name	Building System	Material Observed	Potential Hazardous Material	Sample ID	Analytical Result	Quantity	Condition	Notes / Recommended Actions
0-00	Exterior	Roof	Roofing Material	Asbestos	Not Sampled	ACM Assumed	1920 SF	Good	
0-00	Exterior	Windows	Caulking	Asbestos	330BER-AS-4*	None Detected	All	N/A	Brown Caulking around windows *From Survey Report 2007
0-00	Exterior	Doors	Caulking	Asbestos	Not Sampled	ACM Assumed	N/A	N/A	
0-00	Exterior	Windows	Window Caulking	Asbestos	20-4967-12 to 14*	0.5-5% Chrysotile	All	Good	<b>Reassessment 2023: Not Observed/Abated</b> Black Caulking on south windows. *From Fisher Project No. 20-10466, dated August 2020
0-00	Exterior	Walls	Brick	N/A	N/A	N/A	N/A	N/A	
1-01	Storage Space	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-01	Storage Space	Walls	Brick/Block	N/A	N/A	N/A	N/A	N/A	
1-01	Storage Space	Walls	White Paint	Lead	15-2558-01*	32,900 ppm	All	Good	*From Fisher Project No. 15-7315, dated September 2015
1-01	Storage Space	Ceiling	Drywall (DJC)	Asbestos	Homogeneous w/ S0001A-C	None Detected	N/A	N/A	
1-01	Storage Space	Pipe	Uninsulated	N/A	N/A	N/A	N/A	N/A	
1-01	Storage Space	Pipe	Fibreglass	N/A	N/A	N/A	N/A	N/A	
1-01	Storage Space	Duct	Uninsulated	N/A	N/A	N/A	N/A	N/A	
1-01	Storage Space	Mechanical	Fibreglass	N/A	N/A	N/A	N/A	N/A	Hot water tank
1-02	Crew Room	Floor	Vinyl Floor Tile (VFT01)	N/A	N/A	N/A	N/A	N/A	VFT01: 12"x12", grey mosaic *installed post-2020
1-02	Crew Room	Walls	Drywall (DJC)	Asbestos	20-4967-7*	None Detected	N/A	N/A	*From Fisher Project No. 20-10466, dated August 2020
1-02	Crew Room	Walls	Block	N/A	N/A	N/A	N/A	N/A	
1-02	Crew Room	Ceiling	Ceiling Tile (ACT02)	Asbestos	20-4967-4 to 6*	None Detected	N/A	N/A	<b>Reassessment 2023: Not Observed - ACT02: 2' x 2' Crow's Feet</b> *From Fisher Project No. 20-10466, dated August 2020
1-02	Crew Room	Ceiling	Ceiling Tile (ACT01)	Asbestos	Date code: 05/10/22	N/A	N/A	N/A	ACT01: 24"x48", lay-in, pinhole and small fleck
1-02	Crew Room	Ceiling	Drywall (DJC)	Asbestos	S0001A	None Detected	N/A	N/A	Reassessment 2023: Lab. Reference b302450
1-02	Crew Room	Structure	Steel	N/A	N/A	N/A	N/A	N/A	Covered with Presumed UFFI
1-02	Crew Room	Structure	Foam Insulation	UFFI	N/A	N/A	N/A	N/A	A foam insulation was observed on structural steel members within the assessed area during the reassessment. Based on the date of construction (1986) the foam insulation is not suspected to be UFFI.
1-02	Crew Room	Pipe	Uninsulated	N/A	N/A	N/A	N/A	N/A	
1-02	Crew Room	Pipe	Fibreglass	N/A	N/A	N/A	N/A	N/A	
1-02	Crew Room	Duct	Uninsulated	N/A	N/A	N/A	N/A	N/A	
1-02	Crew Room	Duct	Fibreglass	N/A	N/A	N/A	N/A	N/A	Plastic jacketing
1-03	Washroom	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-03	Washroom	Walls	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-03	Washroom	Walls	Drywall (DJC)	Asbestos	20-4967-8*	None Detected	N/A	N/A	*From Fisher Project No. 20-10466, dated August 2020
1-03	Washroom	Ceiling	Ceiling Tile (ACT03)	Asbestos	Homogeneous w/ 20-4967-1 to 3	None Detected	N/A	N/A	<b>Reassessment 2023: Not Observed/Abated</b> ACT03: 2' x 2' Pinhole Long Fissure
1-03	Washroom	Walls	Drywall (DJC)	Asbestos	S0001B	None Detected	N/A	N/A	Reassessment 2023: Lab. Reference b302450
1-03	Washroom	Pipe	Uninsulated	N/A	N/A	N/A	N/A	N/A	
1-04	Janitor Closet	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-04	Janitor Closet	Walls	Drywall (DJC)	Asbestos	Homogeneous w/ 20-4967-7 to 11	None Detected	N/A	N/A	
1-04	Janitor Closet	Walls	Brick/Block	N/A	N/A	N/A	N/A	N/A	

APPENDIX I - ROOM-BY-ROOM INVENTORY SHEET

1-04	Janitor Closet	Ceiling	Drywall (DJC)	Asbestos	Homogeneous w/ S0001A-C	None Detected	N/A	N/A	
1-04	Janitor Closet	Pipe	Uninsulated	N/A	N/A	N/A	N/A	N/A	
1-04	Janitor Closet	Pipe	Fibreglass	N/A	N/A	N/A	N/A	N/A	
1-05	Universal Washroom	Floor	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-05	Universal Washroom	Walls	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-05	Universal Washroom	Walls	Drywall (DJC)	Asbestos	20-4967-10*	None Detected	N/A	N/A	*From Fisher Project No. 20-10466, dated August 2020
1-05	Universal Washroom	Ceiling	Drywall (DJC)	Asbestos	S0001C	None Detected	N/A	N/A	Reassessment 2023: Lab. Reference b302450
1-05	Universal Washroom	Ceiling	Ceiling Tile (ACT03)	Asbestos	20-4967-1 to 3*	None Detected	N/A	N/A	<b>Not Observed/Abated</b> ACT03: 2' x 2' Pinhole Long Fissure *From Fisher Project No. 20-10466, dated August 2020
1-05	Universal Washroom	Pipe	Uninsulated	N/A	N/A	N/A	N/A	N/A	
1-06	Kitchenette	Floor	Vinyl Floor Tile (VFT01)	N/A	N/A	N/A	N/A	N/A	VFT01: 12"x12", grey mosaic *installed post-2020
1-06	Kitchenette	Walls	Drywall (DJC)	Asbestos	20-4967-9*	None Detected	N/A	N/A	*From Fisher Project No. 20-10466, dated August 2020
1-06	Kitchenette	Walls	Ceramic	N/A	N/A	N/A	N/A	N/A	
1-06	Kitchenette	Ceiling	Ceiling Tile (ACT01)	Asbestos	Date code: 05/10/22	N/A	N/A	N/A	ACT01: 24"x48", lay-in, pinhole and small fleck
1-06	Kitchenette	Structure	Steel	N/A	N/A	N/A	N/A	N/A	Covered with UFFI
1-06	Kitchenette	Pipe	Uninsulated	N/A	N/A	N/A	N/A	N/A	
1-06	Kitchenette	Pipe	Fibreglass	N/A	N/A	N/A	N/A	N/A	
1-06	Kitchenette	Duct	Uninsulated	N/A	N/A	N/A	N/A	N/A	
1-06	Kitchenette	Duct	Fibreglass	N/A	N/A	N/A	N/A	N/A	Plastic jacketing
1-07	Garage	Floor	Concrete	N/A	N/A	N/A	N/A	N/A	
1-07	Garage	Walls	Brick/Block	N/A	N/A	N/A	N/A	N/A	
1-07	Garage	Walls	White Paint	Lead	Homogeneous w/ 15-2558-01*	32,900 ppm	All	Good	*From Fisher Project No. 15-7315, dated September 2015
1-07	Garage	Ceiling	Drywall (DJC)	Asbestos	Homogeneous w/ S0001A-C	None Detected	N/A	N/A	
1-07	Garage	Pipe	Uninsulated	N/A	N/A	N/A	N/A	N/A	
1-07	Garage	Pipe	Fibreglass	N/A	N/A	N/A	N/A	N/A	
1-07	Garage	Duct	Uninsulated	N/A	N/A	N/A	N/A	N/A	
1-07	Garage	Duct	Fibreglass	N/A	N/A	N/A	N/A	N/A	Foil jacketing
<i>Surveyor's Field Notes</i>									

**APPENDIX II-A**  
**Asbestos Analytical Certificates**



## Pinchin Ltd. Asbestos Laboratory *Certificate of Analysis*

**Project Name:** 330BA  
**Project No.:** 0309046.002  
**Prepared For:** A. Qasemzada / A. Gimenez

**Lab Reference No.:** b302450  
**Analyst(s):** D. Wright

**Date Received:** October 18, 2023      **Samples Submitted:** 3  
**Date Analyzed:** October 25, 2023      **Phases Analyzed:** 4

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The Pinchin Ltd. Mississauga asbestos laboratory is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 101270-0) for the 'EPA – 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples,' and the 'EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials'; and meets all requirements of ISO/IEC 17025:2017. The Pinchin asbestos laboratory uses the aforementioned methods of analysis.

Bulk samples are checked visually and scanned under a stereomicroscope. Slides are prepared and observed under a Polarized Light Microscope (PLM) at magnifications of 40X, 100X or 400X as appropriate. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours. A visual estimate is made of the percentage of asbestos present. A reported concentration of less than (<) the regulatory threshold indicates the presence of confirmed asbestos in trace quantities, limited to only a few fibres or fibre bundles in an entire sample. This method complies with provincial regulatory requirements where applicable. Multiple phases within a sample are analyzed and reported separately.

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of three months. Samples may be retrieved, upon request, for re-examination at any time during that period.

This report relates only to the items tested.

*This report relates only to the items tested and is valid only when signed with a protected, authorized, electronic signature. This report may not be reproduced, except in full, without the written approval of Pinchin Ltd. The client may not use this report to claim product endorsement by NVLAP or any agency of the U.S. Government. Internal verification studies, quality assurance / control data and laboratory documentation on measurement uncertainty are available upon request.*



**Pinchin Ltd. Asbestos Laboratory  
Certificate of Analysis**

**Project Name:** 330BA  
**Project No.:** 0309046.002  
**Prepared For:** A. Qasemzada / A. Gimenez

**Lab Reference No.:** b302450  
**Date Analyzed:** October 25, 2023

**BULK SAMPLE ANALYSIS**

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0001A Ceiling,All,Drywall And Joint Compound,Loc:2,Crew Room	2 Phases: a) Homogeneous, white, drywall joint compound.	None Detected	Non-Fibrous Material > 75%
	b) Homogeneous, off-white, porous, drywall joint compound.	None Detected	Non-Fibrous Material > 75%
S0001B Ceiling,All,Drywall And Joint Compound,Loc:3, Washroom	Homogeneous, off-white, porous, drywall joint compound.	None Detected	Non-Fibrous Material > 75%
S0001C Ceiling,All,Drywall And Joint Compound,Loc:5,Universal Washroom	Homogeneous, off-white, porous, drywall joint compound.	None Detected	Non-Fibrous Material > 75%

**Reviewed by:**

Digitally signed by  
Kendra Bertuzzi  
Date: 2023.10.25  
14:35:40-04'00'

**Reporting Analyst:**

Digitally signed by  
Kendra Bertuzzi  
Date: 2023.10.25  
14:35:58-04'00'

**Pinchin Ltd. - Asbestos Laboratory**  
**Internal Asbestos Bulk Sample Chain of Custody**

Analysed by: DW  
 Reviewed by: [Signature]  
 Report Sent by: [Signature]

Client Name:		Project Address:	
Portfolio/Building No:	330BA	Pinchin File:	309046.002
Submitted by:	Abdullah Qasemzada	Email:	aqasemzada@pinchin.com
CC Results to:	Andres Gimenez	CC Email:	agimenez@pinchin.com
Date Submitted:	October 17 2023	Required by:	October 24 2023
# of Samples:	3	Priority:	5 Day Turnaround
Year of Building Construction (Mandatory, Years ONLY):		1980	
Do NOT Stop on Positive (Sample Numbers):		S0001	
Pinchin Group Company (Mandatory Field):		Pinchin	
HMIS2 Building Reference #:			
To be Completed by Lab Personnel Only:			
Lab Reference #:	b302450 <sup>01</sup>	Time:	24 hour clock
Received by:	6707 8 1 130	Date:	10/26/23
Name(s) of Analyst(s):	D Wright	Month	Day Year
Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0001	A	Ceiling, All, Drywall And Joint Compound, Loc:2, Crew Room a) ND b) ND
S	0001	B	Ceiling, All, Drywall And Joint Compound, Loc:3, Washroom ND
S	0001	C	Ceiling, All, Drywall And Joint Compound, Loc:5, Universal Washroom ND

**APPENDIX II-B**

**Lead Analytical Certificates (No Information to Report)**



**APPENDIX II-C**  
**PCB Analytical Certificates (No Information to Report)**

**APPENDIX III**  
**Drawings**

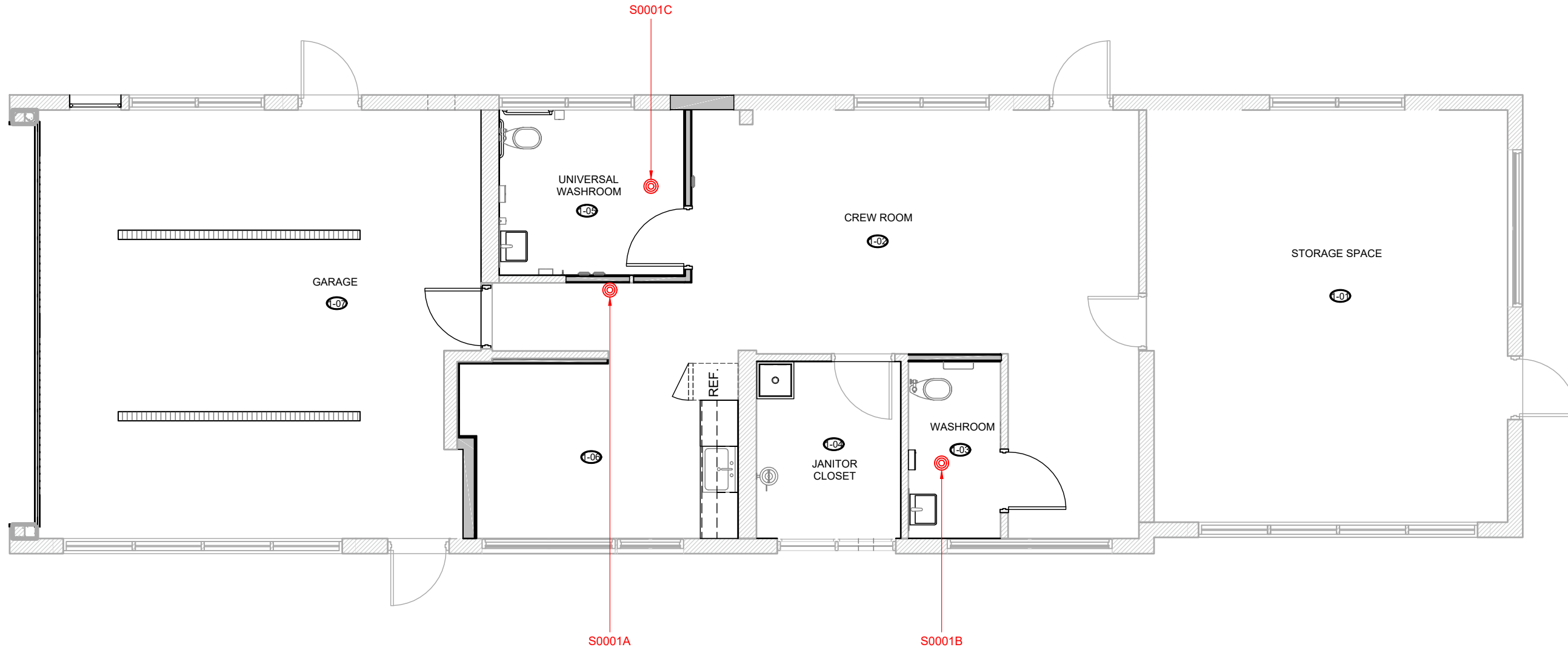


**LEGEND**

- (X) LOCATION NUMBER
- (◎) ASBESTOS BULK SAMPLE

FOR CLARITY, THE FOLLOWING PRESUMED ASBESTOS-CONTAINING MATERIALS, ARE PRESENT IN THE ASSESSED AREA, BUT HAVE NOT BEEN HATCHED ON THE DRAWING:

- ROOFING MATERIALS
- CAULKING AT EXTERIOR DOORS



NOT ALL KNOWN OR ASSUMED DESIGNATED SUBSTANCES ARE IDENTIFIED ON THE DRAWING. REFER TO THE DESIGNATED SUBSTANCES SURVEY REPORT FOR A COMPLETE LIST OF KNOWN AND ASSUMED DESIGNATED SUBSTANCES.

LEGEND IS COLOUR DEPENDENT. NON-COLOUR COPIES MAY ALTER INTERPRETATION.

BASE PLAN PROVIDED BY CLIENT.



PROJECT NAME:

DESIGNATED SUBSTANCE SURVEY

CLIENT NAME:

CITY OF TORONTO

PROJECT LOCATION:

EMS SERVICES BUILDING  
330 BERING AVENUE  
TORONTO, ONTARIO

FIGURE NAME:

GROUND FLOOR

PROJECT NUMBER: 340571.001 SCALE: NOT TO SCALE

DRAWN BY: DP REVIEWED BY: DD

DATE: MAY 2024 FIGURE NUMBER: 1 OF 1

**APPENDIX IV**  
**Methodology**



## 1.0 GENERAL

The following survey methodology is based on the requirements of the *Standard Operation Procedure for Designated Substance Surveys*, dated April, 2014, provided by the City of Toronto (the “SOP”).

Pinchin conducted a room-by-room survey (rooms, corridors, service areas, exterior, etc.) to identify the hazardous building materials as defined in Section 1.1. Information regarding the approximate quantity, location, and condition of hazardous building materials encountered and visually estimated quantities were recorded on the *Survey Form*, provided by the City of Toronto, found in Appendix IV. The locations of any samples collected were recorded on small-scale plans, found in Appendix I.

Drawings (i.e., floor plans), previous reports, and Survey Forms, were referenced where provided.

### 1.1 Limitations on Scope

The survey excludes the following:

- Owner or occupant articles (e.g. stored items, furniture, appliances, etc.);
- Underground materials or equipment (e.g. vessels, drums, underground storage tanks, pipes, etc.);
- Building envelope, structural components, inaccessible or concealed materials or other items where sampling may cause consequential damage to the property.
- Energized systems (e.g. internal boiler components, elevators, mechanical or electrical components);
- Controlled products (e.g. stored chemicals, operational or process-related substances); and
- Materials not typically associated with construction (e.g. settled dust, spills, residual contamination from prior spills, etc.).

The survey was limited to non-intrusive testing. Concealed spaces such as those above solid ceilings and within shafts and pipe chases were accessed via existing access panels only. Pinchin did not conduct demolition of walls, solid ceilings, structural items, interior finishes or exterior building finishes, to determine the presence of concealed materials.

### 1.2 Asbestos

Pinchin conducted an inspection for the presence of friable and non-friable asbestos-containing materials (ACM). A friable material is a material that when dry can be crumbled, pulverized or powdered by hand pressure.



Pinchin collected samples at a rate that is in compliance with Table 1 of O.Reg. 278/05. A separate set of samples was collected of each of homogenous material sampled. A homogenous material is defined by the US EPA<sup>1</sup> as material that is uniform in texture and appearance, was installed at one time, and is unlikely to consist of more than one type or formulation of material. The homogeneous materials are determined by visual examination, available information on the phases of the construction and prior renovations.

The following materials were sampled:

- All friable materials historically known to contain asbestos, regardless of year of installation, not identified in previous reports;
- Friable materials previously sampled in insufficient quantity to conclude the materials are non-asbestos, in accordance with the requirements of O.Reg. 278/05;
- Friable materials previously reported to contain less than 1% asbestos, if sampled prior to the Ministry of Labour defining an asbestos-containing material as a material containing contains 0.5 percent or more asbestos by weight;
- Non-friable acoustic ceiling tiles;
- Non-friable vinyl floor tiles and mastic.

The following materials were **not** sampled:

- Materials previously identified in previous reports provided as asbestos-containing;
- Materials previously confirmed to be non-asbestos in accordance with O.Reg. 278/05;
- Unless damaged the following materials were not sampled: plaster, drywall joint compound, mastic, window caulking, roofing materials, vinyl sheet flooring. Materials not sampled are assumed to contain asbestos.
- Materials where sampling poses an inherent, imminent danger to the Assessor such as high voltage wiring, materials present at heights greater than 12 feet, or those in confined spaces. These materials are assumed to be asbestos-containing.

In some cases, manufactured products such as asbestos cement pipe are visually identified without sample confirmation.

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<sup>1</sup> Environmental Protection Agency

Pinchin submits the bulk samples to a NVLAP<sup>2</sup> accredited laboratory for analysis. The analysis is performed in accordance with Test Method EPA/600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, July 1993.

The asbestos analysis is completed using a stop positive approach. Only one result of greater than the regulated criteria (0.5%) is required to determine that a material is asbestos-containing, but all samples must be analyzed to conclusively determine that a material is non-asbestos. The laboratory stops analyzing samples from a homogeneous material once a result greater than the regulated criteria is detected in any of the samples of that material. All samples of a homogeneous material are analyzed if no asbestos is detected. In some cases, all samples are analyzed in the sample set regardless of result. Where building materials are described in the report as non-asbestos, or described as containing no asbestos, this is subject to the limitations of the analytical method used, and should be understood to mean no asbestos was detected.

Asbestos materials are evaluated in order to make recommendations regarding remedial work. The priority for remedial action is based on several factors:

- Friability (friable or non-friable).
- Condition (good, fair, poor, debris, based on definitions in the SOP).
- Accessibility (ranking from accessible to all building users to inaccessible).
- Visibility (whether the material is obscured by other building components).
- Efficiency of the work (for example, if damaged ACM is being removed in an area, it may be most practical to remove all ACM in the area even if it is in good condition).

This includes friability, condition and efficiency and practicality of the work.

### **1.3 Lead**

Pinchin collected samples of damaged paint not identified in a previous report. Drawings included show sample locations.

Analysis for lead in paints or surface coatings is performed in accordance with EPA Method No. 3050B/Method No. 7420; flame atomic absorption at an accredited laboratory.

For this report, all paints containing lead at a concentration 0.1% or greater are discussed. Paint was evaluated for condition.

Lead building products (e.g. batteries, lead sheeting, flashing) are identified by visual observation only.

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<sup>2</sup> National Voluntary Laboratory Accreditation Program

#### **1.4 Silica**

Pinchin identifies building materials suspected of containing crystalline silica (e.g. concrete, cement, tile, brick, masonry, mortar) by knowledge of current and historic applications and visual inspection only. Pinchin does not perform sampling of these materials for laboratory analysis of crystalline silica content.

#### **1.5 Mercury**

Building materials/products/equipment (e.g. thermostats, barometers, pressure gauges, light tubes), suspected to contain mercury were identified by visual inspection only. Dismantling of equipment suspected of containing mercury was not performed. Sampling of these materials for laboratory analysis of mercury content was not performed.

Mercury spills or damaged mercury-containing equipment was recorded where observed.

#### **1.6 Polychlorinated Biphenyls**

Pinchin determines the potential for light ballast and wet transformers to contain PCBs based on the age of the building, a review of maintenance records and examination of labels or nameplates on equipment, where present and accessible. The information is compared to known ban dates of PCBs and Environment Canada publications.

Dry type transformers are assumed to be free of dielectric fluids and hence non-PCB.

Pinchin records spills or leakage of suspect PCB-containing fluids where observed.

Fluids (mineral oil, hydraulic or Askaral) in transformers or other equipment are not sampled for PCB content.

Non-liquid forms of PCBs (i.e. sealants or caulking) are not sampled for PCB content.

#### **1.7 Visible Mould**

Pinchin identifies the presence of mould if visibly present in a significant quantity on exposed building surfaces. If any mould growth is concealed within wall cavities it is not addressed in this survey.



**APPENDIX V**

**Corrective Action Inspection Report (No Information to Report)**