



**REPORT**

# 2022 ASBESTOS-CONTAINING BUILDING MATERIALS CONDITION RE-ASSESSMENT

*Beaverton-Thorah Community Centre, 176 Main Street, Beaverton, Ontario*

Submitted to:

**Cathy Gray**

Public Works Coordinator  
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The Corporation of the Township of Brock  
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Submitted by:

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## Distribution List

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# Table of Contents

**INTRODUCTION** ..... 1

**SCOPE OF WORK**..... 1

**FINDINGS AND RECOMMENDATIONS**..... 2

**LIMITATIONS**..... 3

## **APPENDICES**

### **APPENDIX A**

Asbestos-Containing Material Re-Assessment Forms

### **APPENDIX B**

Re-Assessment Methodology and Regulations

## INTRODUCTION

The Township of Brock (the Township) retained Golder Associates Ltd. (Golder) to conduct a condition re-assessment of previously identified asbestos-containing materials (ACM) at the Beaverton-Thorah Community Centre, located at 176 Main Street, Beaverton, Ontario. (the Site). The assessment was conducted by Mr. Irfan Khan of Golder's EHS Management and Compliance Group on January 27<sup>th</sup>, 2022.

This report is based solely upon Site conditions encountered at the time of the Site visit, supplemented by historical information and data obtained by Golder as described in this report.

The following outlines the scope of work, methodology and findings of the ACM re-assessment.

## SCOPE OF WORK

The objective of the 2022 ACM re-assessment was to meet the Township's requirements for ongoing management of the ACM at the Site.

The scope of work included the following:

- Visually inspect the condition and quantities of previously reported ACM;
- Completion of the ACM Condition Assessment Form (Form 1); and,
- Preparation of a final report detailing findings and recommendations where warranted.

The historical reports referenced as part of this scope of work are as follows:

- "Asbestos-Containing Building Materials Survey of the Beaverton-Thorah Community Centre, Beaverton, Ontario", dated July 29, 2008 (Golder Project No. 07-1182-0503(8000)); henceforth referred to as the "2008 Golder Report";
- "Annual Asbestos-Containing Materials Inspection, Beaverton Town Hall, 397 Simcoe Street, Beaverton, Ontario", dated May 29, 2009 (Golder Project No. 09-1187-0034(6000));
- "Annual Asbestos-Containing Materials Inspection, Beaverton-Thorah Community Centre, Beaverton, Ontario", dated February 10, 2011 (Golder Project No. 10-1187-0275(1005));
- "Asbestos-Containing Materials Condition Inspection Survey of the Beaverton-Thorah Community Centre, Beaverton, Ontario", dated July 10, 2012 (Golder Project No. 11-1187-0311);
- "Asbestos-Containing Materials Condition Inspection Survey of the Beaverton-Thorah Community Centre, Beaverton, Ontario", dated June 3, 2013 (Golder Project No. 13-1187-0037);
- "Asbestos-Containing Materials Condition Inspection – Beaverton-Thorah Community Centre, 176 Main Street, Beaverton, Ontario", dated January 13, 2015 (Golder Project No. 1402935);
- "2015 Asbestos-Containing Building Materials Condition Re-Assessment – Beaverton-Thorah Community Centre, 176 Main Street, Beaverton, Ontario", dated August 21, 2015 (Golder Project No. 1532957);

- “2016 Asbestos-Containing Building Materials Condition Re-Assessment – Beaverton-Thorah Community Centre, 176 Main Street, Beaverton, Ontario”, dated February 10, 2017 (Golder Project No. 1671096); and,
- “2018 Asbestos-Containing Building Materials Condition Re-Assessment – Beaverton-Thorah Community Centre, 176 Main Street, Beaverton, Ontario”, dated January 22, 2019 (Golder Project No. 18104311).

Details pertaining to the methodology used and regulations referenced in this assessment are provided in Appendix B.

## FINDINGS AND RECOMMENDATIONS

A review of the historical reports identified asbestos in the following materials:

- Grey exterior caulking;
- Beige with brown flecks vinyl floor tile;
- Black interior caulking;
- Beige with grey streaks vinyl floor tile; and,
- Beige with brown streaks vinyl floor tile.

Based on Site observations, which include location, friability, accessibility, and overall condition, the materials listed in the table below can be managed in place:

Asbestos-Containing Materials in Good Condition	Description
<b>Grey exterior caulking</b>	Grey exterior caulking on metal flashing throughout the building perimeter
<b>Beige with brown flecks vinyl floor tile</b>	Approximately 3,000 square feet of beige with brown flecks 12” x 12” vinyl floor tile in the main area of the Second Floor
<b>Black interior caulking</b>	Approximately 240 linear feet of black interior window caulking on the ice pad viewing windows on the Second Floor
<b>Beige with grey streaks vinyl floor tile</b>	Approximately 165 square feet of beige with grey streaks 12” x 12” vinyl floor tile within the Second Floor Kitchen
<b>Beige with brown streaks vinyl floor tile</b>	Approximately 120 square feet of beige with brown streaks 12” x 12” vinyl floor tile in the Bar on the Second Floor

Based on the findings presented herein, the ACM as outlined above were all noted in good condition and can continue to be managed in place. Please refer to the Form 1 provided in Appendix A for specific details.

Due to the non-intrusive nature of the investigation, asbestos-containing building materials may be present beneath existing flooring, behind wall cavities, within crawlspaces, and above ceilings that were inaccessible. Any suspicious materials found in these spaces that were not previously identified or sampled should be considered asbestos-

containing until proven otherwise. If work is scheduled whereby these areas may be disturbed, a Project Specific Pre-Renovation/Pre-Demolition Survey may be required dependent on the review of the on-site conditions. Should these building materials be found to contain asbestos, it is recommended that these materials be managed in accordance with O. Reg. 278/05.

## LIMITATIONS

This report was prepared for the exclusive use of the Township of Brock and is based on data and information collected during a Site visit conducted by Golder on January 27<sup>th</sup>, 2022. This report is based solely upon Site conditions encountered at the time of the Site visit, supplemented by historical information and data obtained by Golder as described in this report.

The quantities of ACM as reported, are estimates only and may not accurately reflect the exact quantities at the Site. Contractors retained to complete or quote on the abatement activities should independently confirm the reported quantities.

Please note that the original 2008 Golder Report has not been updated and is intended to be read in conjunction with subsequent re-assessment reports. All subsequent re-assessment reports and/or changes to the building with respect to the asbestos-containing materials need to be incorporated into the Site Asbestos Management Plan.

## CLOSURE

If you have any questions or require any further information, please feel free to contact the undersigned at (905) 723-2727. Thank you for the opportunity to be of service. We look forward to working with you again.

## Signature Page

### Golder Associates Ltd.



Irfan Khan, EIT  
*EHS Specialist*



Jason McGonigle, CRSP, CHSC, B.Tech., Dipl  
*Principal, Senior EHS Practice Leader*

IK/JM:kc

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[https://golderassociates.sharepoint.com/sites/139230/project files/6 deliverables/2022 reports/beaverton-thorah community centre/20447470 \(1000\) brock re-assessment beaverton thorah-community centre 29mar22.docx](https://golderassociates.sharepoint.com/sites/139230/project%20files/6%20deliverables/2022%20reports/beaverton-thorah%20community%20centre/20447470%20(1000)%20brock%20re-assessment%20beaverton%20thorah-community%20centre%2029mar22.docx)

**APPENDIX A**

**Asbestos-Containing Material  
Re-Assessment Forms**



Site: Beaverton-Thorah Community Centre, 176 Main Street, Beaverton, ON      Date: January 27, 2022      Inspected by: Irfan Khan

Area Inspected: Location: Exterior      Use: \_\_\_\_\_

**Material Inspected**

Type of Material: Exterior grey caulking

If there is no change in condition, quantity, or accessibility then check box. If changes are noted, then complete table below.

Material	Location	Friability	Accessibility	Condition	Quantity	Recommendations
Grey caulking	Throughout Site exterior	NF	A	A	5,000 Sq. Ft.	5

Friability	Accessibility	Condition	Quantity	Recommended Actions
<b>(F)</b> Friable – easily crumbles with hand strength  <b>(NF)</b> Non-friable – material tightly bound	<b>(A)</b> Accessible to all building occupants.  <b>(B)</b> Accessible to maintenance staff and lower than 6'.  <b>(C)</b> Accessible to maintenance staff, above 6' and exposed to view.  <b>(D)</b> Accessible to maintenance staff, above 6' and hidden from view.	<b>(A)</b> Good  <b>(B)</b> Fair  <b>(C)</b> Poor	<b>Sq. Ft.</b> = square feet  <b>Ln. Ft.</b> = linear feet  <b>Ftg.</b> = fittings	<b>(1)</b> Immediate clean-up of debris.  <b>(2)</b> Entry to area under Type 2 precautions.  <b>(3)</b> Removal.  <b>(4)</b> Repair.  <b>(5)</b> Annual surveillance.

**Township of Brock  
ACM Condition Assessment Form**

**FORM 1**

Site: Beaverton-Thorah Community Centre, 176 Main Street, Beaverton, ON

Date: January 27, 2022

Inspected by: Irfan Khan

Area Inspected: Location: Second Floor

Use: \_\_\_\_\_

**Material Inspected**

Type of Material: Beige 12'x 12' vinyl floor tile with brown flecks

If there is no change in condition, quantity, or accessibility, then check box. If changes are noted, then complete table below.

Material	Location	Friability	Accessibility	Condition	Quantity	Recommendations
VFT	Second Floor	NF	A	A	3,000 Sq. Ft	5

Friability	Accessibility	Condition	Quantity	Recommended Actions
<b>(F)</b> Friable – easily crumbles with hand strength  <b>(NF)</b> Non-friable – material tightly bound	<b>(A)</b> Accessible to all building occupants.  <b>(B)</b> Accessible to maintenance staff and lower than 6'.  <b>(C)</b> Accessible to maintenance staff, above 6' and exposed to view.  <b>(D)</b> Accessible to maintenance staff, above 6' and hidden from view.	<b>(A)</b> Good  <b>(B)</b> Fair  <b>(C)</b> Poor	<b>Sq. Ft.</b> = square feet  <b>Ln. Ft.</b> = linear feet  <b>Ftg.</b> = fittings	<b>(1)</b> Immediate clean-up of debris.  <b>(2)</b> Entry to area under Type 2 precautions.  <b>(3)</b> Removal.  <b>(4)</b> Repair.  <b>(5)</b> Annual surveillance.

**Township of Brock  
ACM Condition Assessment Form**

**FORM 1**

Site: Beaverton-Thorah Community Centre, 176 Main Street, Beaverton, ON

Date: January 27, 2022

Inspected by: Irfan Khan

Area Inspected: Location: Second Floor Use: \_\_\_\_\_

**Material Inspected**

Type of Material: Interior black caulking

If there is no change in condition, quantity, or accessibility, then check box. If changes are noted, then complete table below.

Material	Location	Friability	Accessibility	Condition	Quantity	Recommendations
Black Caulking	Windows	NF	A	A	240 Ln. Ft.	5

Friability	Accessibility	Condition	Quantity	Recommended Actions
<b>(F)</b> Friable – easily crumbles with hand strength  <b>(NF)</b> Non-friable – material tightly bound	<b>(A)</b> Accessible to all building occupants.  <b>(B)</b> Accessible to maintenance staff and lower than 6'.  <b>(C)</b> Accessible to maintenance staff, above 6' and exposed to view.  <b>(D)</b> Accessible to maintenance staff, above 6' and hidden from view.	<b>(A)</b> Good  <b>(B)</b> Fair  <b>(C)</b> Poor	<b>Sq. Ft.</b> = square feet  <b>Ln. Ft.</b> = linear feet  <b>Ftg.</b> = fittings	<b>(1)</b> Immediate clean-up of debris.  <b>(2)</b> Entry to area under Type 2 precautions.  <b>(3)</b> Removal.  <b>(4)</b> Repair.  <b>(5)</b> Annual surveillance.

**Township of Brock  
ACM Condition Assessment Form**

**FORM 1**

Site: Beaverton-Thorah Community Centre, 176 Main Street, Beaverton, ON

Date: January 27, 2022

Inspected by: Irfan Khan

Area Inspected: Location: Second Floor Use: \_\_\_\_\_

**Material Inspected**

Type of Material: Beige 12" x 12" vinyl floor tile with grey streaks

If there is no change in condition, quantity, or accessibility, then check box. If changes are noted, then complete table below.

Material	Location	Friability	Accessibility	Condition	Quantity	Recommendations
VFT	Kitchen	NF	A	A	165 Sq. Ft.	5

Friability	Accessibility	Condition	Quantity	Recommended Actions
<b>(F)</b> Friable – easily crumbles with hand strength  <b>(NF)</b> Non-friable – material tightly bound	<b>(A)</b> Accessible to all building occupants.  <b>(B)</b> Accessible to maintenance staff and lower than 6'.  <b>(C)</b> Accessible to maintenance staff, above 6' and exposed to view.  <b>(D)</b> Accessible to maintenance staff, above 6' and hidden from view.	<b>(A)</b> Good  <b>(B)</b> Fair  <b>(C)</b> Poor	<b>Sq. Ft.</b> = square feet  <b>Ln. Ft.</b> = linear feet  <b>Ftg.</b> = fittings	<b>(1)</b> Immediate clean-up of debris.  <b>(2)</b> Entry to area under Type 2 precautions.  <b>(3)</b> Removal.  <b>(4)</b> Repair.  <b>(5)</b> Annual surveillance.

**Township of Brock  
ACM Condition Assessment Form**

**FORM 1**

Site: Beaverton-Thorah Community Centre, 176 Main Street, Beaverton, ON

Date: January 27, 2022

Inspected by: Irfan Khan

Area Inspected: Location: Second Floor Use: \_\_\_\_\_

**Material Inspected**

Type of Material: Beige 12' x 12' vinyl floor tile with brown streaks

If there is no change in condition, quantity, or accessibility, then check box. If changes are noted, then complete table below.

Material	Location	Friability	Accessibility	Condition	Quantity	Recommendations
VFT	Bar	NF	A	A	120 Sq. Ft.	5

Friability	Accessibility	Condition	Quantity	Recommended Actions
<b>(F)</b> Friable – easily crumbles with hand strength  <b>(NF)</b> Non-friable – material tightly bound	<b>(A)</b> Accessible to all building occupants.  <b>(B)</b> Accessible to maintenance staff and lower than 6'.  <b>(C)</b> Accessible to maintenance staff, above 6' and exposed to view.  <b>(D)</b> Accessible to maintenance staff, above 6' and hidden from view.	<b>(A)</b> Good  <b>(B)</b> Fair  <b>(C)</b> Poor	<b>Sq. Ft.</b> = square feet  <b>Ln. Ft.</b> = linear feet  <b>Ftg.</b> = fittings	<b>(1)</b> Immediate clean-up of debris.  <b>(2)</b> Entry to area under Type 2 precautions.  <b>(3)</b> Removal.  <b>(4)</b> Repair.  <b>(5)</b> Annual surveillance.

**APPENDIX B**

**Re-Assessment Methodology and  
Regulations**

## METHODOLOGY

The risks associated with asbestos exposure from asbestos-containing building materials are dependent on a number of factors including “accessibility”, “condition” and “friability” of the material in question. These are primary factors typically used to establish the rationale for abatement options such as removal, encasement, or encapsulation, and for ongoing management. For the purpose of this condition assessment, these criteria were used to assess the condition of known materials and to provide subsequent recommendations. A brief overview of these risk factors is provided below.

### Friability

Friability is the ease at which a material will crumble under hand pressure. Materials that are tightly bound are considered non-friable. Friability is directly proportional to the exposure potential, as friability increases so does the exposure potential. The following scale (low to high) was used to assess friability.

- **Low:** requires mechanical abrasion to release fibres;
- **Medium:** requires moderate impact to release fibres; and,
- **High:** readily releases fibres with minimal contact.

### Condition

Each ACM identified at the Site was evaluated based on its condition. The criteria used to assess the condition of a material are summarized in Table A.

Table A – Condition of Materials	
<b>Good</b>	<p><b>Mechanical Insulation:</b> Insulation is covered in intact jacketing with minor or no damage or deterioration. No ACM is exposed. Includes materials where the covering has minor deterioration but no holes.</p> <p><b>Spray or Trowel-Applied Material:</b> Surface of material shows no evidence of damage or deterioration and no delamination. Includes textured finishes or fireproofing that are not encapsulated or painted and where no delamination or damage is observed. Also includes encapsulated fireproofing or sealed textured finishes.</p> <p><b>Non-Friable Material:</b> Material intact or with minor cracks or breaks but with no loose, friable material and no friable debris is present.</p>
<b>Fair</b>	<p><b>Mechanical Insulation:</b> Minor damage to jacketed insulation including tears, cuts or deterioration, or undamaged insulation that is not covered. Insulation is exposed with no surface deterioration. May be minor pieces of insulation missing but may be repaired.</p> <p><b>Spray or Trowel-Applied Material:</b> Includes materials that are not thoroughly sealed but with no evidence of deterioration or delamination. Generally, fireproofing materials should be classified as either good or poor.</p> <p><b>Non-Friable Materials:</b> Materials that show signs of physical deterioration or significant breakage but remain non-friable. No loose, friable debris is present.</p>

Table A – Condition of Materials	
<b>Poor</b>	<p><b>Mechanical Insulation:</b> Material in a condition such that asbestos fibres may be readily released and may become airborne with disturbance. ACM is exposed and significant damage has occurred.</p> <p><b>Spray or Trowel-applied Material:</b> Materials show signs of physical damage, delamination, or deterioration.</p> <p><b>Non-friable Material:</b> Material is severely damaged or deteriorated to a state where material is considered to be friable. Loose debris may or may not be present.</p>

### Accessibility

If the ACM can be reached, it is subject to accidental or intentional contact and damage. ACM in high traffic areas or those close to heating, ventilation, lighting, and plumbing systems which require maintenance are examples of high accessibility. The following scale was used to determine the accessibility of the material.

- **Access (A):** areas within reach from ground level of all Site users;
- **Access (B):** frequently entered maintenance areas within the reach of maintenance workers;
- **Access (C) Exposed:** above six feet and visible from floor or ladder;
- **Access (C) Concealed:** requires removal of hatch or ceiling tile, includes rarely entered crawlspaces; and,
- **Access (D):** inaccessible areas, such as behind solid surfaces or equipment. Demolition required for area entrance.

Throughout the condition assessment, Form 1 was completed on-Site by the Golder representative for each location where ACM was identified in the 2008 Golder Report. Form 1 identifies location, accessibility, condition, and friability of the previously identified ACM at the time of the Site visit. Where observed, damaged ACM were identified and recommendations provided to maintain compliance with Ontario Regulation 278/05: Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations (O. Reg. 278/05), made under the Ontario Occupational Health and Safety Act, R.S.O. 1990 (the Act). The completed Form 1 for each location assessed is included in Appendix A.

Bulk sampling of suspect asbestos materials was not performed as part of this assessment and the original report will not be updated and reissued in that regard. Instead, this document is intended to be read in conjunction with the 2009 Golder Report as well as subsequent ACM re-assessments, and forms a portion of the ongoing asbestos management plan for the Site.

## REGULATIONS AND GUIDELINES

O. Reg. 278/05 prescribes specific procedures for the identification of ACM, protocols for their ongoing management and procedures for repair, clean-up, and removal. Section 8(3) of O. Reg. 278/05 prescribes that if ACM are suspected to be present or ought reasonably to be suspected, locations of the materials must be documented. It further prescribes the need to inspect materials identified in the “record” at reasonable intervals in order to determine its condition. Section 8(5) defines the necessity to update the record at a minimum of at least once in a twelve-month period and when the Owner becomes aware of new information.





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