S2S Environmental Inc.

2023 Annual Hazardous Building Materials Reassessment

École élémentaire catholique Sainte-Croix

351 Lafontaine Road West, Tiny, Ontario

Prepared for:
Conseil Scolaire Catholique MonAvenir

110 Drewry Avenue
Toronto, Ontario
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Attn: Mr. Hugues St-Louis,
Responsable des installations scolaires

Prepared by:
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S2S Project No. 11573.35

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1.0 INTRODUCTION

S2S Environmental Inc. (S2S) was retained by the Conseil Scolaire Catholique MonAvenir (CSC MonAvenir) (Client) to conduct the 2023 Annual Hazardous Buildings Materials Reassessment (HBMR) within École élémentaire Catholique Sainte-Croix located at 351 Lafontaine Road West in Tiny (Lafontaine), Ontario (Subject Building).

Date of Inspection:		November 17, 2023
Site Assessor:		Ms. Rachel Dowdall
Description of Subject Building:		One-storey school building with no basement
Construction Date:		Approximately 1960
Total Combined Footprint Area:		Approximately 2,248 m^2 (24,197 ft^2)
Interior Finishes	Walls:	Drywall, concrete block, brick, metal and wood panels;
	Ceilings:	Drywall and acoustic ceiling tiles;
	Floors:	Hardwood and laminate wood, ceramic tiles, terrazzo, carpet and concrete slab.

2.0 SCOPE OF WORK

2.1 Scope of Work

The 2023 HBMR carried out by S2S was based on CSC MonAvenir's inspection requirements, and consisted of the following:

1. Records Review, including previous reports made available;
2. Site visit including interviews and a non-destructive visual inspection for the following hazardous materials listed above:
    a. Asbestos Containing Materials (ACMs);
    b. Lead;
    c. Mercury;
    d. Polychlorinated Biphenyls (PCBs);
    e. Silica; and
    f. Mould.
3. Photography of previously or newly identified, presumed/suspect or damaged ACMs and other designated substances or hazardous materials;
4. Updating of drawings and room-by-room asbestos inventory; and
5. Evaluation of information and preparation of a report.

2.2 Methodology

2.2.1 Records Review

As part of the HBMR, S2S reviewed the following reports:

- *"*Reassessment of Hazardous Building Materials Survey Report – École élémentaire catholique Sainte Croix – 351 Lafontaine Road West, Tiny (Lafontaine), Ontario" report, prepared by Maple Environmental Inc., dated September 2018;
- "2019 Annual Hazardous Buildings Materials Reassessment – École élémentaire Catholique Sainte-Croix – 351 Lafontaine Road West in Tiny (Lafontaine), Ontario" report, prepared by S2S dated February 25, 2020;
- "Asbestos Bulk Sampling Program – Location 121 and Location 12 - École élémentaire Catholique Sainte-Croix – 351 Lafontaine Road West in Tiny (Lafontaine), Ontario" report, prepared by S2S dated February 16, 2021;
- 2020 Annual Hazardous Buildings Materials Reassessment - École élémentaire Catholique Sainte-Croix – 351 Lafontaine Road West in Tiny (Lafontaine), Ontario" report, prepared by S2S dated February 24, 2021;
- "Type 1 Asbestos Abatement Program Sainte Croix – 351 Lafontaine Road West, Tiny, Ontario" Prepared by S2S dated July 5, 2021;
- 2021 Annual Hazardous Buildings Materials Reassessment - École élémentaire Catholique Sainte-Croix – 351 Lafontaine Road West in Tiny (Lafontaine), Ontario" report, prepared by S2S dated December 31, 2021; and
- 2022 Annual Hazardous Buildings Materials Reassessment - École élémentaire Catholique Sainte-Croix – 351 Lafontaine Road West in Tiny (Lafontaine), Ontario" report, prepared by S2S dated December 30, 2022.

As noted in the above reports, ACMs, lead, mercury, PCBs, silica, and apparent water damage and/or suspect mould were previously identified/suspected to be present within the Subject Building. Previous sample results and findings for existing asbestos and lead containing materials have been assumed to be accurate and have been incorporated into this report where applicable.

2.2.2 Site Visit

The Subject Building was examined to verify the location, quantity and condition of hazardous materials previously identified.

The presence or absence of the following hazardous materials: asbestos, lead, mercury, PCBs, and silica has been inferred based on the historical building usage (reportedly purpose-built school) and site observations. Furthermore, no confirmatory sampling for these materials or visual suspect mould (if observed) was conducted.

S2S was reliant on CSC MonAvenir to provide access to locked or limited-access areas of the Subject Building on the date of the site visit. All areas of the Subject Building with previously identified hazardous materials were accessible at the time of the 2023 HBMR.

2.3 Guidelines and Regulations

As listed in Section 2.1 of this report, the presence or absence of specified hazardous materials have been reviewed by S2S, as requested by CSC MonAvenir. Management of each of these materials is subject to various guidelines or regulations which are elaborated on below.

Where applicable, local federal and provincial regulations and guidelines (e.g. Ontario Regulations and Health Canada guidelines) are referenced to provide the framework for this HBMR. At the time of construction or demolition activities, a Designated Substances Survey pursuant to Ontario Regulation (O. Reg.) 490/09 should be conducted with respect to the specific needs of planned project work.

2.4 Asbestos Containing Materials (ACMs)

Asbestos is the general name for several varieties of highly fibrous naturally occurring minerals. Commercially significant types include Chrysotile, Amosite and Crocidolite. Due to the thermal, chemical, electrical resistance, flexibility, and strength of asbestos, it was widely manufactured into products for home and industrial applications. Asbestos presents a risk when it is inhaled and has been linked to numerous respiratory diseases.

The disturbance of ACMs during project work is controlled by the Ministry of Labour, Immigration, Training and Skills Development (MLTSD) through O. Reg. 278/05 – Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations (as amended by O. Reg. 479/10). The regulation classifies all disturbances as Type 1, Type 2, or Type 3, each of which has defined work practices. All asbestos-containing materials (if they are to be disturbed) are subject to special handling and disposal requirements and must be removed before partial or full demolition. The MLTSD must be notified in writing of any project involving the removal of more than a minor amount of friable asbestos material.

Evaluation Criteria of ACMs

The condition of ACMs as well as the potential of disturbance was evaluated. These evaluations were based on the conclusions of published studies, existing Ontario regulations, and S2S's experience involving buildings containing ACMs.

Examples of damaged ACMs include, but not limited to, delamination on sprayed material, mechanical insulation with damaged/missing insulation or jacketing, exposed under-pad on vinyl sheet flooring, or a non-friable material that has been pulverized which causes it to become friable. The precedence for remedial action is based not solely on the evaluation of condition but is also based on several other factors which include:

- Accessibility or potential for direct contact and disturbance which can cause release of asbestos to the air;

- Practicality of repair (e.g., if damage to the ACMs will continue even if they are repaired); and
- Efficiency of the work (e.g., if damaged ACMs are being removed in a given area, it may be most practical to remove all ACMs in the area even if they are in good condition).

For the purposes of this assessment, Good, Fair and Poor were utilized to describe the condition of the known or suspect ACMs present in the Subject Building.

Known ACMs are further classified into two categories based on their friability properties. Friable material is material that (a) when dry, can be crumbled, pulverized or powered by hand pressure, or (b) is crumbled, pulverized or powdered. ACMs that are friable have a much greater potential than non-friable ACMs to release airborne asbestos fibres when disturbed. Typical friable ACMs include surfacing materials (e.g. sprayed fireproofing, texture, decorative or acoustic plaster) and thermal insulations (e.g. parging cement) on mechanical systems. Asbestos-containing manufactured materials include vinyl floor tiles, ceiling tiles, gasket materials, asbestos cement pipe or board, and asbestos textiles. Depending on the formulation, these materials may be friable or non-friable. Note that though a product may be considered non-friable when new, if the product releases fine dust due to deterioration or during removal, the free dust is considered friable. Certain ACMs are non-friable when in place but may release significant dust at the time of removal depending on the condition, quantity and method of removal. For example, plaster would be considered friable at the time of significant disturbance/demolition.

S2S utilizes each of the above noted hazard ratings (i.e. condition, accessibility and friability) during our site assessments to determine the risk level of exposure. Detailed notations are obtained on a room by room basis, where accessible during each of our surveys.

S2S utilizes this hazard rating protocol to evaluate ACMs present within a building that may require repair or removal procedures. The information obtained from site assessments is utilized to draft detailed specifications on the procedures to remove and or repair the ACMs (if required).

2.5 Lead

Lead is a soft metallic element that is stable, ductile and resistant to corrosion. It has historical widespread use in building materials because it is easy to extract/smelt and is highly malleable. Lead was commonly added to paint as a pigment, and to increase durability, resist corrosion and increase pliability. Lead can pose a health risk to humans if ingested or inhaled.

The disturbance of lead containing materials during project work is controlled by the MLTSD document, “Guideline: Lead on Construction Projects”, issued by the Occupational Health and

Safety Branch of the Ontario MLTSD, published in September 2004 and revised in April 2011. This guideline provides classifications for types of lead disturbance activities and assigns different levels of respiratory protection and work procedures for anticipated worker exposure to airborne lead. The concentration of total lead present in a surface coating material is regulated by the federal Surface Coating Materials Regulation (SOR/2005-109) made under the Canada Consumer Product Safety Act. This regulation limits total lead levels in new surface coating materials and products with surface coatings applied to them to 90 mg/kg (or 0.009% by weight). Despite this threshold limit, the level of airborne lead expected to be present in a work area is dependent on the likelihood of producing airborne lead dust or fumes (i.e. hand scraping, sanding, welding, torch cutting, and sandblasting) and is not related to the percentage of lead within the coating. Therefore, for the purpose of this survey, paints with detectable lead concentrations should be considered lead containing.

2.6 Mercury

Mercury is used in thermometers, barometers, manometers, switches and relays, fluorescent lamps and other devices due to its electrical conductivity properties and liquid state at standard temperature and pressure.

The disposal of common mercury wastes (i.e. thermostats or fluorescent light tubes) is controlled by the Ontario Ministry of Environment, Conservation and Parks (MECP) Regulation, O. Reg. 347, R.R.O. 1990 (as amended by O. Reg. 334/13).

2.7 Mould and Water Damage

Water damage may be caused due to variety of factors such as but not limited to excessive condensation, pipe, or roof leaks. Mould is a naturally occurring organism that is more likely to propagate within indoor environment on porous materials where excessive moisture is present.

Procedures for remediation and waste management of mould are outlined by the Environmental Abatement Council of Canada (EACC) *"Mould Abatement Guidelines"* Edition 3, dated 2015 and the Canadian Construction Association's (CCA) *"Mould Guidelines for the Canadian Construction Industry,"* dated 2018.

2.8 Polychlorinated Biphenyls (PCBs)

PCBs may be contained within fluorescent light ballasts, cooling oil in transformers, caulking, grout, expansion joint material, and paints. Vapours may be released from PCB-containing building materials which places workers at risk of exposure. PCBs are known to cause adverse health effects and being stable in the environment; they are able to bioaccumulate acting as long-term pollutants. PCBs were banned from manufacturing and import in North America in 1977.

Handling, waste management and storage of PCB containing materials should be followed as outlined by O. Reg. 362/90, R.R.O. 1990 (as amended by O. Reg. 232/11). In addition,

requirements outlined in the federal regulation SOR/2008-273, as amended, made under the Canadian Environmental Protection Act (CEPA) should be followed.

2.9 Silica

The concrete, cinder block, drywall ceilings, mortar and any other aggregates used throughout the visibly accessible areas of the Subject Building may contain free crystalline silica. Free crystalline silica has been linked to respiratory illnesses when inhalation of silica dust occurs. Appropriate worker protection (i.e. respiratory protection), as outlined in the MLTSD Guideline "Guideline: Silica on Construction Projects", issued by the Occupational Health and Safety Branch of the Ontario MLTSD, published in September 2004 and revised in April 2011 should be employed when conducting demolition or renovation work that will create silica dust.

3.0 FINDINGS AND CONCLUSIONS

3.1 Identified Hazardous Building Materials

Hazardous materials identified within the Subject Building by visual observations during the 2023 HBMR and previous surveys are outlined below:

Table 1 –Hazardous Materials Findings

Hazardous Materials	Findings
Asbestos	Asbestos containing materials previously identified/presumed within the Subject Building include the following: • Vinyl floor tiles (confirmed and presumed); and • Acoustic ceiling tiles (confirmed). At the time of the 2023 HBMR, the previously confirmed/presumed asbestos containing materials were noted to be in good condition, with the exception of: • 0.5 ft^2 of fair condition 2"x4" width-wise fissures and pinholes acoustic tiles observed within Washroom 118 (Location 41). Refer to Appendix A for additional details on a room-by-room basis. ACMs in Rooms 12, 40, 48, 49, 52, 53, 54 were confirmed to be abated. Refer to Appendix A for additional details on a room-by-room basis. Additional ACMs may be present in visually inaccessible locations of the Subject Building.
Lead	All paints were observed to be in good condition at the time of the 2023 HBMR. Based on site conditions at the time of the assessment, no presumed lead containing materials were observed by S2S to be in a condition suspected to create a hazard to building occupants. S2S is of the opinion that paints do not pose a hazard to building occupants if they are left undisturbed. Presumed lead containing materials

Hazardous Materials	Findings
	should be reviewed in the case of specific work activities. Lead may be present in paints, electronic components (e.g., wiring connections, wire bundles, etc.), plumbing solder, roof flashing, noise baffles, emergency lighting batteries, and cast-iron piping gaskets (i.e., bell & spigots). Where present within the Subject Building, they are presumed to be lead-containing.
Mercury	Mercury in the form of vapour may be present within the fluorescent light tubes and thermostats observed throughout the Subject Building. At the time of the site visit, all visually observed fluorescent light tubes and thermostats where accessible, were noted to be intact.
PCBs	Fluorescent light fixtures were observed within the Subject Building; however individual ballasts were not investigated during the 2023 HBMR. Due to the approximate construction date of the Subject Building (approximately 1960) and given that no major re-lamping has occurred based on the size of the associated light tubes observed, PCBs are suspected to be present within fluorescent light fixture ballasts at the Subject Building. Electrical transformers were observed to be present within the Subject Building, however the presence of suspect PCB containing coolant oil was not investigated due to access restrictions. At the time of removal and decommissioning, all ballasts in fixtures and transformers should be investigated for PCB content at the time they are dismantled through a review of manufacture labels.
Silica	The concrete, cinder block, ceiling tiles, mortar and any other aggregates used throughout the visibly accessible areas of the Subject Building may contain free crystalline silica. Conditions for silica to become airborne (i.e. due to extensive concrete damage or crushing/grinding of concrete) during regular activities within the School were not observed
Mould/Water Damage	No visual suspect mould growth was observed within the visually accessible areas of the Subject Building; however, apparent water staining/damage was observed and is approximately quantified as follows: • 1 acoustic ceiling tile in Location 119; • 5 acoustic ceiling tiles in Location 47; • 4 acoustic ceiling tiles in Location 122; • 2 acoustic ceiling tiles in Location 26; • 1 acoustic ceiling tile in Location 6; and • 2 acoustic ceiling tiles in Location 4. At the time of the site visit, the sources of the apparent water staining/damage noted above could not be identified.

3.2 General Recommendations

Based on the findings of the 2023 HBMR, the following recommendations are provided for the hazardous materials identified in the Subject Building:

1) The ACMs identified to be in good/fair condition within the Subject Building are currently in compliance with O. Reg. 278/05 and should be managed in place. Any removal or disturbance to the presumed/confirmed ACMs should be completed following the applicable abatement procedures outlined by O. Reg. 278/05.

2) All paint was observed to in good condition at the time of the 2023 HBMR. If lead containing materials are disturbed, work should be completed as per "Guideline: Lead on Construction Projects" issued by the Occupational Health and Safety Branch of the Ontario MLTSD. Lead may be present in paints, electronic components (e.g., wiring connections, wire bundles, etc.), plumbing solder, batteries, and cast-iron piping gaskets (i.e., bell & spigots).

3) It is recommended that disposal of out-of-service fluorescent light rubes, any other mercury containing materials or equipment be completed in accordance with O. Reg. 490/09 and O. Reg. 347. At the time of the site visit, all visually observed suspect mercury containing fluorescent light tubes and thermostats, where accessible, were noted to be intact.

4) Silica containing materials are to be managed in place or removed following appropriate dust control measures and worker precautions (i.e. respiratory protection), as outlined in the Ontario MLTSD MOL "Guideline – Silica on Construction Projects", issued in April 2011, when conducting demolition or renovation work that will create silica dust. At the time of the site visit, suspect silica containing materials in visually accessible areas were generally observed to be in good condition. Conditions for silica to become airborne (i.e. due to extensive damage or crushing/grinding of building materials) during regular activities within the Subject Building was not observed.

5) When suspect PCB containing fluorescent light fixtures are taken out of service, the ballasts should be examined to verify for the presence of PCBs. This can be performed by comparing the manufacturers date code stamped on the ballast to information presented in the document "Identification of Lamp Ballasts Containing PCBs" published by Environment Canada. Handling, waste management and storage of PCB containing materials should be carried out following procedures outlined by O. Reg. 362/90 and the federal regulation SOR/2008-273 made under CEPA.

6) No visual evidence of suspect mould growth was observed; however, apparent water staining was identified on ceiling tiles in the Subject Building as noted in Table 1 of Section 3. S2S recommends that the apparent water-stained acoustic ceiling tiles be removed by trained maintenance staff and that the sources of all apparent water staining be investigated and repaired prior to the development of mould growth.

7) If any specific area within the Subject Building is to undergo interior renovation or demolition activities, it is recommended that a Designated Substance Survey (DSS) be conducted within the renovation/demolition areas for the purpose of providing a detailed layout of its potentially hazardous materials.

4.0 CLOSURE

This report has been prepared for the sole benefit of the Conseil Scolaire Catholique MonAvenir (CSC MonAvenir). S2S Environmental Inc. (S2S) understands that this report may be provided to and relied upon by contractors as background information on the location and condition of designated substances within the specified areas. Any other person or entity without the express written consent of S2S and CSC MonAvenir may not rely upon the report. Any use that a party makes of this report, or any reliance on decisions made based on it, is the responsibility of such parties. S2S accepts no responsibility for damages, if any, suffered by any party as a result of decisions made or actions based on this report.

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed.

S2S has not evaluated health risks associated with building occupant exposure to hazardous materials (i.e. designated substances, mould) which may be identified in this report. Evaluation of health risks on an individual should only be made by a licensed medical practitioner who has knowledge of the individual's medical history.

Mould is a naturally occurring organism and regardless of the findings of an assessment or effectiveness of a remediation, it could occur/reoccur when conditions are favourable. Therefore, buildings and surfaces should be maintained to prevent conditions that are favourable for mould growth. The scope of services did not include a detailed evaluation of the thermal and moisture characteristics of the exterior wall assembly, or a detailed building envelope investigation to assess all potential cause of the water infiltration that created an environment favourable to mould proliferation.

All standards, regulations and guidelines referenced in this report are subject to change with time and may no longer be applicable at a later date.

S2S makes no other representation whatsoever, including those concerning the legal significance of its findings, or as to the other legal matters addressed incidentally in this report, including but not limited to the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation. These interpretations may change over time, thus CSC MonAvenir should review such issues with appropriate legal counsel. The designated substance locations and conclusions provided are based on information obtained from visual inspection and limited sampling carried out, at the specific test locations, and information obtained from building management personnel. The results can only be extrapolated to an undefined area around the test locations. It is possible

that additional, concealed designated substances may become evident during demolition/renovation activities.

The quantities provided in this report are order-of-magnitude values and are not considered exact quantities. Contractors are not to use these quantities for providing quotations and will need to inspect the areas to verify the quantity of materials and site conditions that may affect the cost of any abatement work (if required).

We trust that the above meets your current requirements. If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,

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APPENDIX A

UPDATED ROOM-BY-ROOM ASBESTOS INVENTORY

csc MonAvenir
Sainte-Croix
351 Lafontaine Road West
Lafontaine, Ontario

Number of Floors: 1

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
1	Lobby	G	Floor		Terrazzo						
			Ceiling		Plaster					ND	
			Ceiling	AT-3	2x4 Flecks and Pinholes Acoustic Tiles					New	
			Wall	Masonry Block							
			Wall	Brick							
			Structure		Steel						
			Pipe		Fiberglass						
			Duct		Uninsulated						
			Mechanical		Not Found						
Comments: Plastic ceiling present. No ceiling tiles											

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
2, 27	Corridor 100-E	G	Floor		Terrazzo						
			Ceiling	AT-3	2x4 Flecks and Pinholes Acoustic Tiles					ND	
			Ceiling		Tectume Tiles						
			Ceiling		Drywall					ND	
			Wall		Masonry Block						
			Structure		Steel						
			Pipe		Not Found						
			Duct		Uninsulated						
			Mechanical	Radiator	Externally Uninsulated						
Comments:											

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
3, 4, 5, 6, 7	Offices 103	G	Floor	VT-4	1x1 Pink with White and Black Streaks Vinyl Tiles			50	SF	ND	Limited to Washroom. Material sampled by S2S (2021) within Classroom 121 and determined to be non-asbestos containing.
			Floor	VT-6	1x1 Grey with Black and White Chunks Vinyl Tiles					New	
			Ceiling 1	AT-4	2x4 Random fissure Acoustic tiles						
			Ceiling 2		Plaster						
			Wall		Masonry Block						
			Wall		Drywall						
			Structure		Steel						
			Pipe		Uninsulated						
			Pipe		Fiberglass						
			Duct		Uninsulated						
			Mechanical	Radiator	Externally uninsulated						
Comments: 3 stained ceiling tiles.											

Condition:
G = Good, F = Fair, P = Poor

Accessibility:
A = All occupants, B = Maintenance staff, C = Not generally accessible

ACM:
CH = Chrysotile asbestos, ND = None Detected, Presumed = Presumed asbestos

csc MonAvenir
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Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
11	Kitchen	G	Floor	VT-9	1x1 White with Black Streaks Vinyl Tiles			140	SF	Presumed	Material sampled by S2S (2021) within the Stage and determined to be non-asbestos containing.
			Ceiling		Drywall					ND	Minor staining
			Wall		Masonry Block						
			Wall	Column	Plaster					ND	
			Structure		Steel						
			Pipe		Fiberglass						
			Pipe		Uninsulated						
			Duct		Not Found						
			Mechanical		Not Found						
Comments:											

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
12	Stage	G	Floor	VT-9	1x1 White with Black Streaks Vinyl Tiles			50	SF	ND	At Stairs. Material sampled by S2S (2021) and determined to be non-asbestos containing.
			Floor	**VT-1**	**1x1 Yellow with Light Yellow Streak Vinyl Tiles**	**G**	**A**	**850**	**SF**	**CH**	**Not observed during 2023 assessment. Said to be abated, abatement report not provided for review.**
			Floor		1x1 White					New	Along front of stage
			Ceiling		Not Found						
			Wall		Masonry Block						
			Structure		Metal						
			Pipe	Straight	Fiberglass						
			Pipe	Straight	Uninsulated						
			Pipe	Fitting	Insulation	G	C	1	Each	ND	At Stairs. Material sampled by S2S (2021) and determined to be non-asbestos containing.
			Pipe		PVC						
			Duct		Not Found						
			Mechanical		Not Found						
Comments:											

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
13	Boy's Change Room 104-03	G	Floor	VT-6	1x1 Grey with Black and White Chunks Vinyl Tiles					New	
			Ceiling		Drywall					ND	
			Wall		Masonry Block						
			Structure		No Access						
			Pipe		Not Found						
			Duct		Not Found						
			Mechanical	Radiator	Not Insulated						
Comments: No access above ceiling, Assume ACM present.											

Condition:
G = Good, F = Fair, P = Poor

Accessibility:
A = All occupants, B = Maintenance staff, C = Not generally accessible

ACM:
CH = Chrysotile asbestos, ND = None Detected, Presumed = Presumed asbestos

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
14	Gymnasium and Storage Room 104-04	G	Floor		Parquet Tile					ND	Gym Floor
			Floor	**VT-1**	**1x1 Yellow with Light Yellow Streak Vinyl Tiles**	**G**	**A**	**155**	**SF**	**CH**	**Within Storage Room**
			Ceiling		Tectume Tiles						In Gym
			Ceiling		Plaster						Within Storage Room
			Wall		Masonry Block						
			Structure		Steel						
			Pipe		Fiberglass						
			Pipe		Uninsulated						
			Duct		Not Found						
			Mechanical	HVAC	Uninsulated						
Comments: No access above plaster ceiling in Equipment Storage Room. No access above ceiling in Gym.											

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
15	Girl's Change Room 104-05	G	Floor	VT - 6	1x1 Grey with Black and White Chunks Vinyl Tiles					New	
			Ceiling		Drywall					ND	Minor staining
			Wall		Masonry Block						
			Structure		No Access						
			Pipe		Not Found						
			Duct		Not Found						
			Mechanical	Radiator	Not Insulated						
Comments: No access above ceiling. Assume ACM present.											

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
17	Southeast Lobby 100-J	G	Floor		Terrazzo						
			Ceiling		Drywall						
			Wall		Brick						
			Wall		Masonry Block						
			Structure		Metal						
			Pipe		Uninsulated						
			Pipe		Fiberglass						
			Duct		Uninsulated						
			Mechanical	Radiator	Externally Uninsulated						
Comments: Limited access above ceiling. Assume ACM present.											

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
19	Caretaker's Room 110	G	Floor		Terrazzo						
			Ceiling		Drywall					ND	
			Wall		Masonry Block						
			Structure		Steel						
			Pipe		Fiberglass						
			Pipe		PVC Duct						
			Pipe		Not Found						
			Mechanical	HWT	Uninsulated						
Comments:											

Condition:
G = Good, F = Fair, P = Poor

Accessibility:
A = All occupants, B = Maintenance staff, C = Not generally accessible

ACM:
CH = Chrysotile asbestos, ND = None Detected, Presumed = Presumed asbestos

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
20	**Boy's Washroom 111**	**G**	Floor		Terrazzo						
			Ceiling		Drywall					ND	
			Wall		Masonry Block						
			Structure		Steel						
			Pipe		Not Insulated						
			Duct		Uninsulated						
			Mechanical	Radiator	Not Insulated						
Comments: No access above ceiling. Assume ACM present.											

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
21	**Girl's Washroom 109**	**G**	Floor		Terrazzo						
			Ceiling		Drywall					ND	
			Wall		Masonry Block						
			Structure		Steel						
			Pipe		Not Found						
			Duct		Uninsulated						
			Mechanical	Radiator	Not Insulated						
Comments: No access to pipe chase. Assume ACM present.											

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
22, 23, 24	**Library 108, Offices 108-01 and 108-02**	**G**	Floor	VT-6	1x1 Blue with Dark Blue and White Chunks Vinyl Tiles					New	
			Floor	VT-5	1x1 White with Brown Chunks Vinyl Tiles					New	
			Ceiling	AT-3	2x4 Flecks and Pinholes Acoustic Tiles					ND	
			Ceiling	**AT-1**	**2x4 Width-wise Fissures and Pinholes Acoustic Tiles**	**G**	**B**	**16**	**SF**	**AM**	**1 ACM ceiling tile observed in Office 108-01 & 1 ACM ceiling tile observed in 108-02. No ACM ceiling tiles observed in Library 108.**
			Wall	Bulkhead	Drywall					ND	
			Wall		Masonry						
			Structure		Steel						
			Pipe	All	Uninsulated						
			Pipe	Straight	Fiberglass						
			Duct		Uninsulated						
			Mechanical		Not Found						
Comments:											

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
25	**Classroom 107**	**G**	Floor	VT -5	1x1 White with Brown Chunks Vinyl Tiles					New	
			Ceiling		Not Found						
			Wall		Masonry Block						
			Structure		Steel						
			Pipe		Not Found						
			Duct		Not Found						
			Mechanical	HVAC	Uninsulated						
Comments: Cracks in masonry block walls.											

Condition:
G = Good, F = Fair, P = Poor

Accessibility:
A = All occupants, B = Maintenance staff, C = Not generally accessible

ACM:
CH = Chrysotile asbestos, ND = None Detected, Presumed = Presumed asbestos

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
26	**Corridor 100 -H**	**G**	Wall		Masonry Block						
			Wall		Brick						
			Structure		Steel						
			Pipe		Fiberglass						
			Pipe		Uninsulated						
			Duct		Uninsulated						
			Mechanical	Radiator	Externally Uninsulated						
Comments: 2 stained ceiling tiles.											

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
30	**Classroom 105**	**G**	Floor	VT-5	1x1 White with Brown Chunks Vinyl tiles					New	
			Ceiling		Not Found						
			Wall		Masonry Block						
			Wall		Wallboard						
			Wall	Column	Plaster						
			Wall	Bulkhead	Plaster						
			Structure		Steel						
			Pipe		Not Found						
			Duct		Not Found						
			Mechanical	HVAC	Uninsulated						
Comments:											

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
31	**Classroom 106**	**G**	Floor	VT-5	1x1 White with Brown Chunks Vinyl Tiles					New	
			Ceiling		Not Found						
			Wall		Masonry Block						
			Wall		Wallboard						
			Wall	Column	Wood						
			Wall	Bulkhead	Plaster						
			Structure		Steel						
			Pipe		Not Found						
			Duct		Not Found						
			Mechanical	HVAC	Uninsulated						
Comments:											

Condition:
G = Good, F = Fair, P = Poor

Accessibility:
A = All occupants, B = Maintenance staff, C = Not generally accessible

ACM:
CH = Chrysotile asbestos, ND = None Detected, Presumed = Presumed asbestos

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
32	**Classroom 114**	**G**	Floor	VT-5	1x1 White with Brown Chunks Vinyl Tiles					New	
			Ceiling		Not Found						
			Wall		Masonry Block						
			Wall		Wallboard						
			Wall	Column	Wood						
			Wall	Bulkhead	Plaster						
			Structure		Steel						
			Pipe		Not Found						
			Duct		Not Found						
			Mechanical	HVAC	Uninsulated						
Comments:											

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
33	**Classroom 113**	**G**	Floor	VT - 5	1x1 White with Brown Chunks Vinyl Tiles					New	
			Ceiling		Not Found						
			Wall		Masonry Block						
			Wall		Wallboard						
			Wall	Column	Wood						
			Wall	Bulkhead	Plaster					ND	
			Structure		Steel						
			Pipe		Not Found						
			Duct		Not Found						
			Mechanical	HVAC	Uninsulated						
Comments:											

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
34,35, 36, 37	**Jardin Classroom 112 and Washroom**	**G**	Wall		Masonry Block						
			Wall		Ceramic Tile						
			Structure		Steel						
			Pipe		Uninsulated						
			Duct		Not Found						
			Mechanical	HVAC	Uninsulated						
Comments: No access to pipe chase and above drywall ceiling. Assume ACM present.											

Condition:
G = Good, F = Fair, P = Poor

Accessibility:
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ACM:
CH = Chrysotile asbestos, ND = None Detected, Presumed = Presumed asbestos

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
38	Electrical Room 115	G	**Floor**	**VT-1**	**1x1 Yellow with Light Yellow Streaks Vinyl Tiles**	**G**	**A**	**150**	**SF**	**CH**	
			Floor	VT-9	1x1 White with Black Streaks Vinyl Tiles			10	SF	ND	Material sampled by S2S (2021) within the Stage and determined to be non-asbestos containing.
			Floor		1x1 White with Beige Chunk					New	
			Ceiling		Not Found						
			Wall		Masonry Block						
			Wall		Concrete						
			Structure		Steel						
			Pipe	Straight	Fiberglass						Staining and mould growth present
			Pipe	Fitting	Not Found						
			Duct		Not Found						
			Mechanical		Not Found						
Comments:											

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
39	Water Meter Room 199	G	Floor		Concrete						
			Ceiling		Not Found						
			Wall		Masonry Block						
			Structure		Steel						
			Pipe	All	Not Insulated						
			Pipe		Fiberglass						
			Pipe		PVC						
			Duct		Not Found						
			Mechanical		Not Found						
Comments:											

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
41	Washroom 118		Floor		1x1 White with Beige Chunks					New	
			Floor	**VT-1**	**1x1 Yellow with Light Yellow Streak Vinyl Tiles**	**G**	**A**	**45**	**SF**	**CH**	**Not observed during 2023 assessment. Said to be abated, abaetment report not provided for review.**
			Ceiling	**AT-1**	**2x4 Width-wise Fissures and Pinholes Acoustic Tiles**	**G** **F**	**B**	**32** **0.5**	**SF**	**AM**	**1 stained ceiling tile.**
			Ceiling	AT-3	2x4 Flecks and Pinholes Acoustic Tiles					New	
			Wall		Plaster						
			Structure		No Access						
			Pipe		Not Found						
			Duct		Uninsulated						
			Mechanical		Not Found						
Comments: No access above ceiling. Assume ACM present. One stained ceiling tile.											

Condition:
G = Good, F = Fair, P = Poor

Accessibility:
A = All occupants, B = Maintenance staff, C = Not generally accessible

ACM:
CH = Chrysotile asbestos, ND = None Detected, Presumed = Presumed asbestos

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
42	Storage 116	G	**Floor**	**VT-3**	**9x9 Dark Brown Vinyl Tiles with multicolour chunks**	**G**	**A**	**40**	**SF**	**CH**	
			Floor		1x1 White					New	
			Ceiling		Plaster					ND	
			Wall		Plaster					ND	
			Structure		No Access						
			Pipe		Not Found						
			Duct		Not Found						
			Mechanical		Not Found						
Comments: No access above ceilling. Assume ACM present.											

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
43	Storage 117	G	**Floor**	**VT-3**	**9x9 Dark Grey with green and beige chunks**	**G**	**A**	**40**	**SF**	**CH**	
			Floor		9x9 Light Grey Chunks					New	
			Ceiling		Plaster					ND	
			Wall		Masonry Block						
			Structure		No Access						
			Pipe		Not Found						
			Duct		Not Found						
			Mechanical		Not Found						
Comments: No access above ceiling. Assume ACM present.											

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
44	Northeast Corridor 100-1	G	Floor		Terrazzo						
			Ceiling	AT-2	1x1 Medium and Large Holes Acoustic Tiles					ND	
			Wall		Plaster					ND	
			Structure		No Access						
			Pipe		Not Found						
			Duct		Not Found						
			Mechanical		Not Found						
Comments: No access above ceiling. Assume ACM present.											

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
45	East Corridor	G	Floor		Terrazzo						
			Ceiling	AT-2	1x1 Medium and Large Holes Acoustic Tiles					ND	12 stained ceiling tiles.
			Wall		Plaster					ND	
			Structure		No Access						
			Pipe		Not Found						
			Duct		Not Found						
			Mechanical		Not Found						
Comments: No access above ceiling. Assume ACM present.											

Condition:
G = Good, F = Fair, P = Poor

Accessibility:
A = All occupants, B = Maintenance staff, C = Not generally accessible

ACM:
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Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
47	**Classroom 123**	**G**	Floor	VT-6	1x1 Blue with Dark Blue and White Chunks Vinyl Tiles					New	
			Ceiling	AT-2	1x1 Medium and Large Holes Acoustic Tiles					ND	5 stained tiles
			Ceiling		Plaster						
			Wall		Plaster					ND	In closet
			Structure		No Access						
			Pipe		Uninsulated						
			Duct		Uninsulated						
			Mechanical	HVAC	Uninsulated						
Comments: 5 stained ceiling tiles											

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
48	**Laundry 126 & Corridor**	**G**	Floor	VT-3	9x9 Grey Vinyl Tiles			150	SF	CH	Confirmed abated 2021 HBMR
			Ceiling		Drywall					ND	
			Wall		Plaster					ND	
			Wall		Drywall					ND	
			Structure		No Access						
			Pipe		Uninsulated						
			Duct		Uninsulated						
			Mechanical		Not Found						
Comments: No acces above ceiling. Assume ACM present.											

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
50	**Washroom 125**	**G**	Ceiling		Drywall					ND	
			Wall		Plaster					ND	
			Wall		Ceramic Tiles						
			Structure		Wood						
			Pipe		Uninsulated						
			Duct		Uninsulated						
			Mechanical		Not Found						
Comments:											

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
51	**Caretaker Storage 124**	**G**	Floor		1x1 White with Beige Chunk					New	
			Ceiling		Plaster					ND	
			Wall		Plaster					ND	
			Structure		No Access						
			Pipe		Uninsulated						
			Duct		Not Found						
			Mechanical		Not Found						
Comments: No access above ceiling. Assume ACM present.											

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Accessibility:
A = All occupants, B = Maintenance staff, C = Not generally accessible

ACM:
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Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
40, 52, 53 (THESE ROOMS NO LONGER EXIST, THEY"VE BEEN RENOVATED TO BE 1 ROOM)	**Staff Room 119**	**G**	Floor	VT-6	1x1 Grey with Black and White Chunks Vinyl Tiles					New	
			Ceiling 1	AT-1	2x4 Width-wise Fissures and Pinholes Acoustic Tiles	G	B	450	SF	AM	Confirmed abated 2021 HBMR
			Ceiling 2		Plaster						
			Wall		Plaster					ND	
			Wall		Drywall					ND	
			Structure		No Access					ND	
			Pipe		Uninsulated						
			Duct		Uninsulated						
			Mechanical	HVAC	Uninsulated						
Comments: No access above ceiling. Assume ACM present.											

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
55	**Classroom 120**	**G**	Floor	VT-5	1x1 White with Brown Chunks Vinyl Tiles					New	
			Ceiling	AT-2	1x1 Medium and Large Holes Acoustic Tiles					ND	
			Ceiling		Plaster					ND	
			Wall		Plaster					ND	
			Wall	Column	Wood						
			Structure		No Access						
			Pipe		Not Found						
			Duct		Uninsulated						
			Mechanical	HVAC	Uninsulated						
Comments: No access above ceiling. Assume ACM present.											

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
102, 103, 104, 105, 106	**New Addition 100, Offices 101, Infirmerie and 102**	**G**	Floor	VT-8	1x1 White with Blue and Brown Chunk Vinyl Tiles					New	
			Floor		Ceramic Tiles						
			Ceiling	AT-3	2x4 Flecks and Pinholes Acoustic Tiles					New	
			Wall		Drywall					New	
			Wall		Ceramic Tiles						
			Structure		Steel						
			Pipe		Fiberglass						
			Duct		Not insulated						
			Mechanical	Tank	Uninsulated						
			Mechanical	Radiator	Not insulated						
Comments:											

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Accessibility:
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ACM:
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Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
121, 120, and 119	**Classroom 121, 120 and 119**	**G**	Floor	VT-4	1x1 Pink with White and Black Streaks Vinyl Tiles	G	A	1000	SF	ND	Material sampled by S2S, 2021 and determined to be non-asbestos containing.
			Ceiling	AT-2	1x1 Medium and Large Holes Acoustic Tiles					ND	
			Ceiling		Plaster					ND	
			Wall		Plaster					ND	Minor damage at intercom system
			Structure		No Access						
			Pipe		Uninsulated						
			Duct		Uninsulated						
			Mechanical	HVAC	Uninsulated						
Comments: Very limited access above ceiling. Assume ACM present. 1 stained ceiling tile.											

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
122	**Classroom 122**	**G**	Floor	VT-5	1x1 Grey with Black and White Chunks Vinyl Tiles					New	
			Ceiling	AT-2	1x1 Medium and Large holes Acoustic Tiles					ND	
			Ceiling		Plaster					ND	In closet
			Wall		Plaster					ND	
			Wall		Drywall					ND	In closet
			Structure		No Access						
			Pipe		Not Found						
			Duct		Uninsulated						
			Mechanical	HVAC	Uninsulated						
Comments: No access above ceiling. Assume ACM present. 4 stained ceiling tiles.											

Loc No.	Room Name	Level	Building System	Sub System	Description	Condition	Accessibility	Quantity	Unit	ACM	NOTES
	Building Exterior	**G**	Floor		Not Applicable						
			Ceiling		Not Applicable						
			Wall		Brick						
			Wall		Plaster					ND	
			Structure		Not Applicable						
			Pipe		Uninsulated						
			Duct		Not Found						
			Mechanical		Not Found						
			Other	Soffit	Metal						
			Other	Soffit	Plaster					ND	
Comments											

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APPENDIX B

SITE DRAWING

ELEMENTARY SCHOOL CATHOLIC SAINTE-CROIX

TRUE

S2S Environmental Inc.

LEGEND:

ASBESTOS CONTAINING MATERIALS:

- VINYL FLOOR TILES
- ACOUSTIC CEILING TILE

NOTE:

ALL HAZARDOUS MATERIALS MAY NOT BE DEPICTED ON THE DRAWING. REFER TO THE CORRESPONDING REPORT FOR ADDITIONAL INFORMATION.

LEGEND ITEMS ARE DEPENDENT ON COLOR, PRINTING IN GREY-SCALE MAY CHANGE DRAWING INTERPRETATION

BASE DRAWING PROVIDED BY CLIENT.

2023 ANNUAL HAZARDOUS BUILDING MATERIALS REASSESSMENT

SITE LOCATION:
351 LAFONTAINE ROAD WEST
TINY, ONTARIO

FLOOR/AREA:
MAIN FLOOR

DATE:	PROJECT #:
NOV 16, 2023	11573.35
DRAWN BY: MA	**DRAWING #:** 1
SCALE: NOT TO SCALE	