

**REAL ESTATE & FACILITIES MANAGEMENT**
Facilities Planning & Development**Hazardous Materials Survey Of:****1305 West 70th Avenue - MARPOLE PLACE****Building Code: 2035****Address: 1305 West 70th Avenue, Vancouver, BC****Surveyor: Patrick Li****Work Notification Number: 10291082****Requested By: Patricia Darling****Purpose: ADDITIONAL TARGETED HAZARDOUS MATERIAL SAMPLING****Executive Summary**

A City of Vancouver Hazardous Materials Technician has completed additional targeted hazardous materials sampling of Marpole Place (1305 West 70th Ave). This was completed as requested in preparation for upcoming Major Renovation Work and should be referred to in conjunction with the Hazardous Materials Survey Report prepared in July 2016.

A targeted hazardous materials survey only identifies the hazardous building materials that could be encountered or disturbed by building workers or occupants during routine repair and maintenance and by minor, foreseeable damage. This was a non-destructive survey; therefore hidden materials were not addressed and any hidden materials which may contain asbestos, lead, PCBs or mercury should be assumed to be hazardous until sampling demonstrates otherwise.

Scope of Work

- A visual inspection of all areas within Marpole Place (1305 West 70th Ave) for the presence of building materials suspected to contain asbestos, lead, mould and other hazards such as mercury, PCBs, rodent/bird droppings, needles/sharps. Surficial sampling was conducted.
- An assessment of potentially hazardous materials, denoting their condition, potential for disturbance/damage, accessibility to workers or public, estimated quantity, if suspect asbestos containing, their friability, potential for fiber release and worker exposure was assessed.
- Collection and analysis of material samples from throughout the building for the presence of suspect hazardous materials.
- A risk assessment for the current condition of any damaged lead containing materials determined to be present within the buildings including the priorities for removal/repairs.
- Recommendations for the removal/repair of any damaged hazardous materials determined to require immediate action.

HAZARDOUS MATERIAL SURVEY	1305 West 70 th Ave - Marpole Place	DECEMBER 2016
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Asbestos-Containing Material: Methodology and Results

Materials sampled were selected based on our experience and guidelines provided by WorkSafeBC (Safe Work Practices for Handling Asbestos). Building materials were assessed for potential asbestos content and representative samples have been analyzed for asbestos by COV-approved labs.

Table 1: Materials Sampled and Analyzed for Asbestos Content
AASL B01628 (Nov 1, 2016)

Sample No.	Location	Material	Result
2035EXT-A02	Exterior - SE End	Grey Putty on Exterior Wood Window Frame	Asbestos Fibres Not Detected
2035EXT-A02	Exterior - NE End	Grey Putty on Exterior Wood Window Frame	Asbestos Fibres Not Detected
2035EXT-A04	Exterior Perimeter Walls	Black Insulation Paper Behind Exterior Walls	Asbestos Fibres Not Detected
2035-3KIT-A01	3 rd Floor Kitchen - S Wall	Black Mastic on Wood Framed Windows	10-30% Chrysotile Asbestos

Table 1: Materials Sampled and Analyzed for Asbestos Content
AASL B01648 (Nov 22, 2016)

Sample No.	Location	Material	Result
009-A05	(Furnace Room) Inside Left Metal Panel of Super-Hot Boiler Unit	Grey Insulation Material	Asbestos Fibres Not Detected

Lead-Based Paints and Coatings: Methodology and Results

Total Lead in Paint

Materials sampled were selected based on our experience and guidelines provided by WorkSafeBC. Painted surfaces were assessed for potential lead content and representative samples have been analyzed for asbestos by COV-approved labs.

Information from the U.S. Occupational Safety and Health Administration (OSHA) suggests that the improper removal of lead paint containing 600 mg/kg lead results in airborne lead concentrations that exceed half of the exposure limit. (According to WSBC 0.04 mg/cm² is equivalent to about 600 mg/kg). Depending on the potential receptors and the work to be performed, paints with lead contents as low as 90 mg/kg can also result in dangerous airborne lead levels. **A task-, and site-specific risk assessment must be conducted by City of Vancouver's Hazardous Materials Team to determine if an Exposure Control Plan and safe work procedures are required** (Lead-Containing Paints and Coatings: Preventing Exposure in the Construction Industry, WSBC 2011).

Table 2: Materials Sampled and Analyzed for the Presence of Lead and Leachable/Hazardous Waste
MAXXAM Lab Reference No.B695941 (Oct 31, 2016)

Sample No.	Location	Description	RESULTS (mg/kg)
2035EXT-L03	Exterior Wood Trim	Beige Paint On Exterior Wood Trim	4100
2035EXT-L04	Wooden Garage Doors	Black Paint on Wooden Garage Door	123

Leachable Results of Lead in Paint: No samples were analyzed for leachable lead. If required, lead-based paint should be tested for leachable lead prior to disposal to determine if they are hazardous waste as defined by BC Ministry of Environment.

HAZARDOUS MATERIAL SURVEY	1305 West 70 th Ave - Marpole Place	DECEMBER 2016
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OTHER HAZARDS

MERCURY: Fluorescent light bulbs which may contain mercury must be disposed of in accordance with BC Ministry of Environment regulations.

PCBs: Fluorescent light fixtures in this property may contain PCBs within the light ballasts. If required, the ballasts should be removed from the light fixture and placed in a secured area for inspection. If they are determined to contain PCBs they must be disposed of in accordance with BC Ministry of Environment regulations.

SHARPS/NEEDLES: None observed

BIOLOGICAL HAZARDS: rodent carcass and rodent droppings observed

OZONE-DEPLETING SUBSTANCES: Refrigeration units may contain CFCs and must therefore be disposed of in accordance with the BC Ministry of Environment's "Ozone-Depleting Substances and Halocarbons Regulations" (2004). The units must be treated as CFC-containing until it has been determined otherwise.

SILICA-CONTAINING MATERIALS: Present in concrete foundation

OTHER HAZARDS AND NOTES: None observed

If any of these hazardous materials are to be disturbed, contact City of Vancouver Hazardous Material Team for assistance with risk assessment, control and disposal procedures.

RISK ASSESSMENT AND RECOMMENDATIONS

Prior to renovation or demolition activities, the hazardous materials identified in this report must be safely contained before disturbance. Depending on the areas to be renovated or demolished, additional destructive sampling may be required to identify asbestos-containing materials that were not accessed during this targeted hazardous materials survey.

Report Prepared by City of Vancouver Hazardous Materials Team

Per: Patrick Li, Hazardous Materials Technician

Reviewed by: Roger Johnson, Hazardous Materials Team Coordinator

PHOTOS: ATTACHED

LABORATORY REPORTS: AVAILABLE

PHOTOS:



Photo1: **Lead Based** Black Paint On Wooden Garage Doors (South East Side of Building).



Photo2: **NON-Asbestos** Grey Putty on Exterior Wood Window Frame



Photo3: **Lead-Containing** Beige Paint on Wood Trim



Photo4: NON-Asbestos Black Insulation Paper Behind Exterior Walls



Photo5: Asbestos-Containing Black Mastic on Wood Framed Windows (3rd Floor Kitchen - South Wall)



Photo6: Super-Hot Boiler Unit (Furnace Room)



Photo7: NON-Asbestos Grey Insulation Inside Left Metal Panel of Super-Hot Boiler Unit (Furnace Room)