

Targeted Hazardous Materials Survey of:

Kitsilano Ice Rink

Building Code: T20640

Address: 2690 Larch Street, Vancouver

Date: February 28, 2018

Surveyor(s): Ramon Blandino

Purpose: TARGETED HAZARDOUS MATERIAL SAMPLING

Executive Summary

A City of Vancouver Hazardous Materials Technician has completed a targeted hazardous material assessment at Kitsilano Ice Rink, located at 2690 Larch Street, Vancouver, BC in preparation for the upcoming LED light fixture installation project.

This survey was only conducted in areas that are expected to be disturbed by the light fixture upgrades as outlined in the scope of work given by Richard Tse from CoV Facilities Plan and Development - Engineering Project Coordinator on February 26, 2018. This was a non-destructive survey; therefore hidden and below-ground materials were not assessed and any hidden material which may contain asbestos, lead, PCBs, or mercury should be assumed to be hazardous until sampling demonstrates otherwise.

A review of the City of Vancouver hazardous materials database concluded that asbestos and lead containing materials may be impacted in areas where the LED light fixture upgrade will be completed as discussed and outlined on the Work Order request #700281039.

HAZARDOUS MATERIALS	# Materials sampled and/or assessed	STATUS	RECOMMENDED ACTION
ASBESTOS	YES*	DETECTED	CONTROLS IN PLACE DURING DISTURBANCE
LEAD-BASED PAINT & COATINGS	YES	DETECTED	CONTROLS IN PLACE DURING DISTURBANCE
MERCURY	n/a	LIKELY PRESENT**	NONE
PCBs	n/a	LIKELY PRESENT**	NONE
OZONE-DEPLETING SUBSTANCES	n/a	LIKELY PRESENT**	NONE
RADIOACTIVE SUBSTANCES	n/a	LIKELY PRESENT**	NONE
SILICA-CONTAINING MATERIALS	n/a	PRESENT	CONTROLS IN PLACE DURING DISTURBANCE

\*- samples were collected during previous assessments.

HAZARDOUS MATERIAL REPORT	Kitsilano Ice Rink LED Light Fixtures Installation Project	2018/02/28
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\*\* - hazardous materials are likely present within the building but will not be disturbed by upcoming upgrades.

Asbestos-Containing Material: Methodology and Results

Building materials were assessed for potential asbestos content and have been analyzed for asbestos by a COV-approved lab.

Multiple materials sampled were determined to contain asbestos.

Table 1: Asbestos Containing Materials

Material	Location	Asbestos
Hard Mudded Elbows	Throughout building	Chrysotile Asbestos
Hard Mudded Pipe Ends	Throughout building	Chrysotile Asbestos
Drywall Joint Compound	Throughout building	Chrysotile Asbestos
Cinderblock Walls	Throughout building	Possible Vermiculite Insulation within block cavities

Lead-Based Paints and Coatings: Methodology and Results

Total Lead in Paint

Due to the age of the building, representative samples of paints to test for the presence of lead were not collected . All exterior and interior painted surfaces must be treated as lead based containing.

Leachable Results of Lead in Paint:

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

OTHER HAZARDS

MERCURY: If removed during renovations, 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 removed during renovations, 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: No significant mould or other biological hazards observed.

OZONE-DEPLETING SUBSTANCES: None observed

RADIOACTIVE SUBSTANCES: None observed

SILICA-CONTAINING MATERIALS: Present in concrete walls/foundation and cinderblocks and may be present in drywall.

OTHER HAZARDS AND NOTES: None observed

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**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 and/or lead-based materials that were not accessed during this survey.

**ASBESTOS**

Asbestos-containing materials were identified in the Hard Mudded Mechanical Pipe Insulation and the Drywall Joint Compound located throughout this building.

**LEAD PAINT**

In the event that the surfaces to which lead-based paint has been applied are to be disturbed by sanding, grinding, burning, cutting or otherwise disturbing lead-based paint, then the paint must be removed prior to these activities. The removal of lead paint must be accomplished in compliance with the requirements of the WorkSafeBC Occupational Health & Safety Regulation (current edition).

Report Prepared by City of Vancouver Hazardous Materials Team

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Per: Ramon Blandino  
Hazardous Materials Technician  
AHERA Certification No. CABIR-17-071

**PHOTOS: ATTACHED**

**LABORATORY REPORTS: AVAILABLE**

**COMPLETE REPORT FROM COV HAZARDOUS MATERIALS INVENTORY (HMI): AVAILABLE**

PHOTOS: Kitsilano Ice Rink



Photo 1: Hard Mud Elbows do contain asbestos.



Photo 2: Painted Mud on Drywall walls do contain asbestos



Photo 3: New grey paint coat on multiple layers of old paint - Lead based paints.



Photo 4: Interior Cinderblock Walls may contain Vermiculite Insulation within.