


Hazardous Materials Sampling: Granville Residence
Sampling Date: 2019/04/01; 2018/07/03
Building Code: 7904
Address: 1261 Granville Street, Vancouver BC
Surveyor(s): Jun Han Poon
Purpose: TARGETED HAZARDOUS MATERIAL SAMPLING


A City of Vancouver (COV) Hazardous Materials Technician has completed target hazardous material sampling at 1261 Granville Street in preparation for elevator upgrades.

Asbestos-Containing Material: Methodology and Results

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

Please refer to **Table 1** for asbestos sample results. Samples highlighted and in bold are asbestos containing.

Table 1: Materials Tested for Asbestos

Material	Location	Asbestos
Drywall Joint Compound	Basement - Elevator Machine Room - North Corner	1-5% Chrysotile
Drywall Joint Compound	Basement - Elevator Machine Room - South Corner	1-5% Chrysotile
Drywall Joint Compound	Basement Storage Room #1 - Northeast Wall;	5-10% Chrysotile
Drywall Joint Compound	Basement -Corridor- Northeast Wall/Ceiling	Not Detected
Drywall Joint Compound	Basement -Corridor- Northeast Wall	Not Detected
Drywall Joint Compound	Basement - Corridor - Southeast Wall Corner	Not Detected
Plaster and Scratch coat	Basement- Storage Room #1 - Northwest Wall	Not Detected
Plaster Wall	Elevator Hoist - Main Floor - South Wall	Not Detected
Plaster Wall	Elevator Hoist - 5 th Floor - South Wall	Not Detected

Lead-Based Paints and Coatings: Methodology and Results
Total Lead in Paint

Six (6) samples of paint were collected to test for the presence of lead. The samples were analyzed at a COV-approved lab for total lead.

The Canadian Surface Coating Materials Regulations and WorkSafeBC state that a lead content in paint in excess of 90 mg/kg constitutes a lead based paint. 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

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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 2017)

One of the Samples collected did exceed the exposure limit of 90 mg/kg paint (Table 2).

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.

Table 2: Lead-based Paints and Leachable/Hazardous Waste Paints (Lead).

Colour	Location	TOTAL LEAD (mg/kg)	CHPA LEAD-BASED PAINT? (90 mg/kg)	TCLP LEAD (mg/L)	HAZ WASTE ? (Y/N)
White	Elevator Machine Room - Paint on Drywall Throughout	11.1	No	-	-
Blue	Elevator Machine Room - Elevator Machine Equipment - Blue Paint on Metal	270	Yes	-	-
Orange	Elevator Machine Room - Paint on Metal Door & Door Frame	50	No	-	-
White	Paint on Drywall Throughout Main Floor Corridor	2	No	-	-
White	Paint on Drywall Throughout Basement Corridor	6	No	-	-
Beige	Paint on Plaster in Storage Room#1	28	No	-	-

Note: Concentrations above 90 mg/kg are highlighted and in bold:

TCLP: Toxicity Characterization Leaching Procedure

CHPA: Canadian Hazardous Products Act

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 management survey.

ASBESTOS

Asbestos-containing materials were identified in the drywall joint compound located in the elevator machine room and in the Storage Room located in the basement. If these areas are to be disturbed, safe work procedures must be followed in compliance with the requirements of the WorkSafeBC Occupational Health & Safety Regulation (current edition).

LEAD PAINT

In the event that the surfaces to which lead-based paint has been applied are to be disturbed by sanding, grinding, 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 and Safety Regulations (current edition).

Paint on the metal elevator machine equipment in the elevator machine room was found to be lead containing. All other paints should be presumed to be lead-based unless determined otherwise by testing.

If, at any point during the proposed work, you encounter, or have reason to believe you will encounter, any hazardous materials that in the process of completing your work might be impacted; then immediately stop work and contact the hazardous materials team whom will direct the course of action. When left intact and undisturbed, these building materials do not pose a health risk to building occupants. There is a potential for exposure only when the material becomes damaged to the extent that they become airborne and are inhaled or ingested.

SILICA-CONTAINING MATERIALS

Present in concrete foundation and may be present in ceramic tiles, stucco and drywall. In the event where materials containing silica are disturbed, safe work procedures must be followed in compliance with the requirements of the WorkSafeBC Occupational Health & Safety Regulation (current edition).

Report Prepared by City of Vancouver Hazardous Materials Team



Per: Jun Han Poon, Hazardous Materials Technician
AHERA Certification No. CABIR-16-073

PHOTOS: 1261 Granville



Photo 1: Drywall joint compound on walls in the Elevator Machine Room is asbestos containing. Blue paint on metal elevator machine equipment is lead containing.

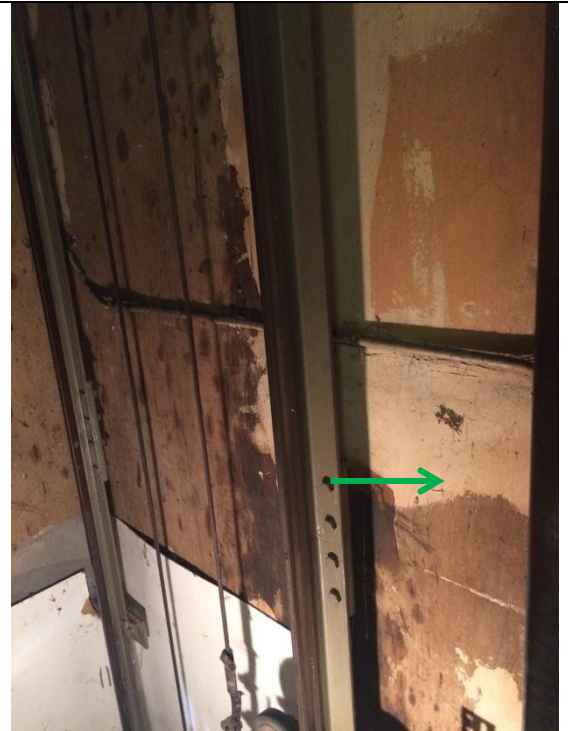


Photo 2: Unpainted Plaster walls in elevator hoist are non-asbestos.



Photo 3: Orange paint on metal door and door frame is not lead containing.

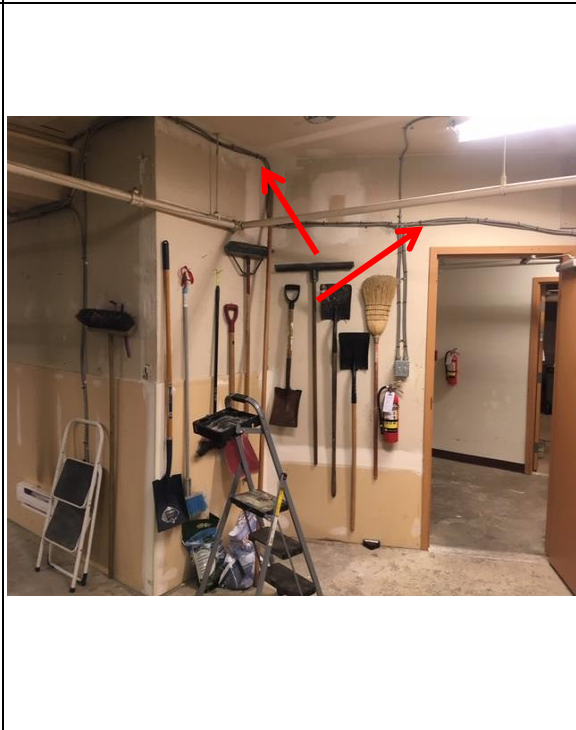


Photo 4: Drywall joint compound throughout is asbestos containing.

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LABORATORY REPORTS: Attached