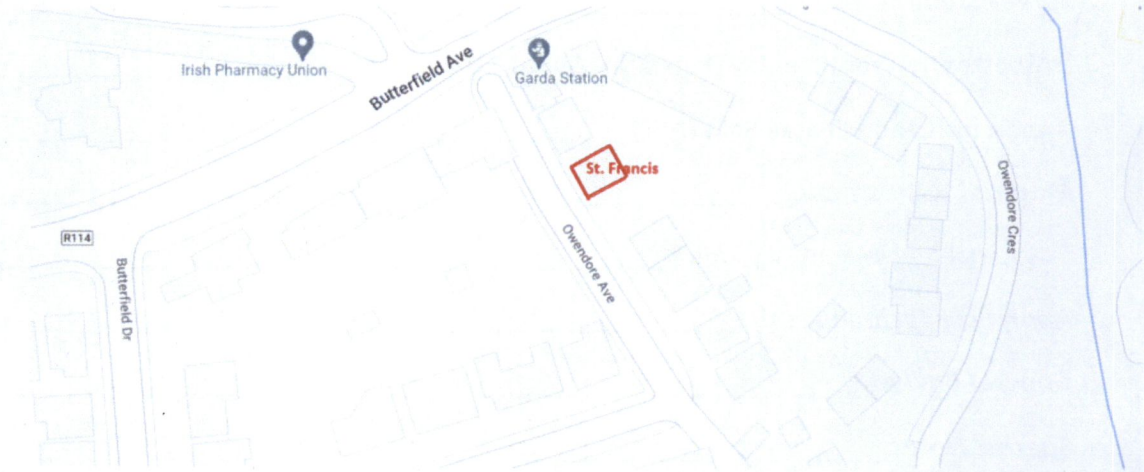
ABOUT SAFETY LTD.

ASBESTOS | LEAD BASED PAINT | MOULD | SILICA DUST | HAZMAT
SURVEYING & TESTING
RISK MANAGEMENT | PROJECT MANAGEMENT

Refurbishment & Demolition Asbestos Survey

Site Address	**"St. Francis"** **Owendore Ave.** **Rathfarnham** **Dublin**
Site Location	
Client	**Name:** **Brickwell Building** **Winterberry** **Kilmacud Road Upper** **Dublin 14** **Contact:** **Michael Hughes, 087 255 1529**
Survey Dates	**01/09/22**
Issue Date	**01/09/22**
Surveyor(s)	**John Kelleher, About Safety Ltd.**

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Executive Summary

Ref:	Confirmed Asbestos [Requires removal and disposal as asbestos waste by a competent asbestos contractor prior to demolition.]
1	Asbestos containing slates to main roof. Circa 75/80 square meters.
2	Asbestos cement sheeting to canopy ceiling on porch. Circa 2 square meters.
6, 7, 10, 13, 16	Asbestos cement sheeting lining internal walls and partitions in the living room, kitchen, lower corridor and two bedrooms. Circa 90/95 square meters.

Ref:	Presumed/Strongly Presumed Asbestos [Requires dismantling and/or investigation by the competent asbestos contractor prior to work likely to demolition.]
8, 9, 18	The concrete hearths to the 3 fireplaces are presumed to contain asbestos cement shutters. Monitor during the demolition phase.
15	Immersion and brass instantor fittings on the copper cylinder are presumed asbestos.

***NB:** The extent of asbestos containing materials identified in this report are only approximate and should not be relied upon as a basis for tendering removal works. Contractors tendering works are expected to satisfy themselves by site visit and measurement the exact nature and extent of any works which is proposed.*

Introduction

About Safety Ltd. was instructed to carry out a Refurbishment and Demolition Asbestos Survey of the above property. The survey and sampling was carried out taking cognizance of the requirements of the Health and Safety Executive (UK) document, *HSG 264, Asbestos: The Survey Guide.*

Objectives

The objectives of this survey were to:

To carry out a survey to ascertain the presence of asbestos based materials.
To carry out a survey to locate and describe, as far as reasonably practicable, all asbestos containing materials prior to refurbishment/demolition.
To gain access to all areas, as necessary, to determine the extent of any asbestos that may be present.
To sample and estimate the extent and volume of any asbestos materials that may be present.
To generate asbestos material assessments where the period between the survey and event is significant i.e. more that 3 months.
To produce a report identifying areas containing asbestos to be used as a basis for tendering their removal.
To instigate asbestos removal works prior to refurbishment/demolition.

Scope of Works & Site Description

General Information	***Scope of Works:***	**Proposed demolition**
	Structural Details:	**Single storey building of solid construction with pitched roof. Garage, Outhouse and galvanized Shed to rear of garden.**
External Aspects:	***Roofs:***	**Slates to main roof. Felt to outhouse and galvanized sheeting to garage and garden shed.**
Internal Aspects:	***Walls:***	**Solid block external wall. Asbestos cement sheeting in kitchen, living room, bedrooms and lower corridor.**
	Floors:	**Timber floor generally**
	Ceilings	**Hardboard sheeting with plasterboard in lower bedroom and bathroom.**
Services:	***Heating Systems:***	**Open fires and electric heaters.**
Reservations:	***Access restrictions:***	**n/a**

Survey Limitations

All areas accessed for proposed refurbishment works were subjected to a survey taking cognisance of the requirements of HSG 264, Asbestos: The Survey Guide. The investigation consisted of an inspection of each room and area to be impacted by the works.
No report has been made on any concealed spaces, which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility, lack of building drawings or insufficient knowledge of the structure of the building at the time of the survey. Original and permanent finishes or areas of the building subject to protection orders were not disturbed where requested by the client.

Inaccessible Areas: Electrical equipment such as, boiler units, water heaters, storage heaters, fuse or switch boards. Within floor or wall structures, behind wall or ceiling cladding or within blocked up chimneys. Within internal areas of fire doors unless asbestos observed from keyhole or other damaged areas. Care should always be exercised when working on any electrical equipment in particular the older styles as asbestos-containing materials may be present.

Special considerations for old boilers and plant containing asbestos gaskets:
Some old plant may have gaskets and seals which could contain asbestos. During normal maintenance operations these gaskets or seals may have to be opened, which would not normally be notifiable. If, however the gasket was in a friable condition or had to broken up for removal or examination, the work could become notifiable. An assessment would need to be made and the work notified with the H.S.A. if necessary. Dismantling of boilers and plant is a specialist task requiring specialist tools and is considered demolition.

Asbestos Refurbishment & Demolition Survey: Definition

A refurbishment and demolition survey is needed before any refurbishment or demolition works is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACM's in the area where the refurbishment works will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive and maintenance and repair work will be carried out or for plant removal and dismantling.
Where the refurbishment or demolition works may not take place for a significant period after the survey (e.g. three months), then the information required for a management survey should be obtained.

Asbestos Contaminated Soils (ACS)

The first point of contact with soil or ground contaminated with asbestos will be during site investigations and exploratory ground works. This may be defined as asbestos operative related work and applies where there is a potential for sporadic or low intensity exposure. People directly involved in these preliminary works, geotechnical engineers and ground workers, should receive formal training enabling them to work safely where asbestos could be present in the ground as a consequence of legacy use issues with the land. In principle, the general tiered approach to the assessment and management of potential risks

posed by ACS is the same as that for any other contaminant. However, the unique nature of asbestos means that different methods of analysis, exposure estimation and risk estimation are required. Importantly, soil and air analysis methods need to be more detailed than those currently and commonly used to demonstrate compliance with the Asbestos Regulations.

Material Assessment

No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between survey and the event is significant, e.g. more than 3 months, then a material assessment should be conducted and interim management arrangements put in place.

Material Assessment Algorithm

In the material assessment process, the main factors influencing fiber release are given a score which can then be added together to obtain a material assessment rating. The four main parameters which determine the amount of fiber released from an ACM when subject to disturbance are:

- **Product Type**
- **Extent of damage or deterioration**
- **Surface Treatment; and**
- **Asbestos type**

Each parameter is scored between 1 and 3. A score of 1 equivalent to a low potential for fiber release, 2 = medium and 3 = high. Two parameters can also be given a nil score (equivalent to a very low potential for fiber release). The value assigned to each of the four parameters is added together to give a total score of between 2 and 12. Presumed or strongly presumed ACM's are scored as Crocidolite (i.e. score = 3) unless there is strong evidence to show otherwise.

Materials with assessment scores of 10 or more are rated as having a high potential to release fibers, if disturbed. Scores of between 7 and 9 are regarded as having a medium potential, and between 5 and 6 a low potential. Scores of 4 or less have a very low potential to release fibers.

Analytical Techniques

Asbestos Bulk Sample Analysis is conducted by using Polarised Light and Dispersion Staining Techniques. Dispersion Staining is used to describe the colour effects produced when a transparent colourless particle or fiber is immersed in a liquid having a refractive index near to that of the particle or fiber, and is viewed under a microscope using transmitted white light (based on HSE Publication, HSG 248).

Samples were returned to About Safety Ltd. Laboratory for Analysis. Photographs were taken at all of the sample locations (unless otherwise stated). The commitment to quality is independently assured through membership of the Asbestos in Materials scheme (AIMS), HSL(UK).
Materials of a similar type were only occasionally sampled and it was assumed that other materials visually inspected to where the sample was taken, were of a similar composition.
Each area was viewed for suspect materials thought or known to contain asbestos and samples taken where it was considered necessary.

General Caveat

This report is based on a Refurbishment & Demolition survey of an occupied building.

During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos. It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so that it is not possible to regard the findings of any survey as being definite. It must remain a possibility that asbestos containing materials may be found during

demolition activities. For reasons set out in this report, the results cannot give an assurance that all asbestos materials have been found and must not be thought to do so.

This report has been written with reference to the various Guidance Notes etc., issued, and current at the date of this report and describes circumstances at the site on the date the survey took place.

Specific Notes

Legislation and Codes of Practice

The Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006 to 2010, apply to work where there is or may be asbestos fibers present. These regulations apply in particular to any person or employer working with or removing asbestos.

In addition, Safety, Health and Welfare at Work (Construction) Regulations 2013 (SI 291 of 2013) also apply to any building, installation, repair, demolition and asbestos removal work.

Information about working with material containing asbestos cement is containing in Health and Safety Authority's document "Asbestos-containing materials (ACM's) in Workplaces – Practical Guidelines on ACM Management and Abatement".

Provision of information

It is recommended that this report is brought to the attention of any person likely to be involved in refurbishment/demolition works.
Once asbestos materials have been identified it is essential that appropriate remedial measures be introduced prior to any structural alterations, refurbishment or demolition works commencing. All the asbestos removal works should be carried out by a competent asbestos removal contractor in accordance with Asbestos at Work Regulations 2006 to 2010. Statutory notification requirements of 14 days are required under the provisions of the Asbestos Regulations for certain works involving asbestos. The contractor appointed for removal works is responsible for deciding if a 14-day notification is required and for drawing up a plan of work for any removal works.

Appendix A – Asbestos Bulk Identification Report

ASBESTOS BULK IDENTIFICATION REPORT

Report on:
Identification of asbestos content of suspected asbestos containing materials (ACM's) sampled from the following location/site:

St. Francis
Owendore Ave.
Rathfarnham

TEST RESULT

SAMPLE NO	LAB. REF.	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIEID
Jkb01092201	2224401	Roof	Slate	Chrysotile
Jkb01092202	2224402	Porch canopy	Ceiling sheeting	Chrysotile
Jkb01092203	2224403	Kitchen sink unit	Heat pad	NADIS
Jkb01092204	2224404	Kitchen floor	Vinyl tile and Evode	NADIS
Jkb01092205	2224405	Outhouse roof	Mineral felt	NADIS

Glossary

*NADIS = No Asbestos Detected in Sample Chrysotile (white asbestos) Amosite (brown asbestos) Crocidolite (blue asbestos)
VFT = Vinyl Floor Tile

Analyst: John Kelleher

Appendix B – Schedule of Survey Sheets

Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
1.	St. Francis Owendore Ave.	Roof	2224401	Slates	Circa 75/80 SM	Chrysotile						Removal and disposal as asbestos was by a competent asbestos contractor prior to demolition.	
2.	St. Francis Owendore Ave.	Porch canopy Ceiling	2224402	AC sheeting	Circa 2 SM	Chrysotile						Removal and disposal as asbestos was by a competent asbestos contractor prior to demolition.	
3.	St. Francis Owendore Ave.	Porch canopy		Bitumen asphalt to roof		NAD							
4.	St. Francis Owendore Ave.	Garage		Galvanized sheeting to roof. New mineral felt to back.		NAD							

Key	
NAD = No asbestos detected	Confirmed Asbestos
AIB = Asbestos insulation board	
AC = Asbestos cement	Presumed/Strongly presumed ACM Or Non Accessed Area
VFT = vinyl floor tile	
NQ = Not Quantified/Quantifiable	
SM = Square Meters	
LM = Linear Meters	

Material Assessment Score	Risk
≤ 4	Very Low
5 - 6	Low
7 - 9	Medium
≥ 10	High

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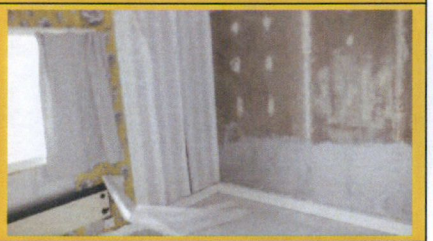
Ref No.	Building or Area of Site	Location or Functional Space	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product type	Condition	Surface treatment	Asbestos type	Material assessment score	Recommendations	Photo
5.	St. Francis Owendore Ave.	Outhouse	2224405	Mineral felt over plywood		NAD							
6.	St. Francis Owendore Ave.	Hallway to bathroom		AC sheeting to partition walls	Circa 10 SM	Chrysotile						Removal and disposal as asbestos was by a competent asbestos contractor prior to demolition.	
7.	St. Francis Owendore Ave.	Bedroom 1		AC sheeting internal linings	Circa 25 SM	Chrysotile						Removal and disposal as asbestos was by a competent asbestos contractor prior to demolition.	
8.	St. Francis Owendore Ave.	Bedroom 1		Old concrete hearth may have AC shutter		Chrysotile						Investigate during demolition	

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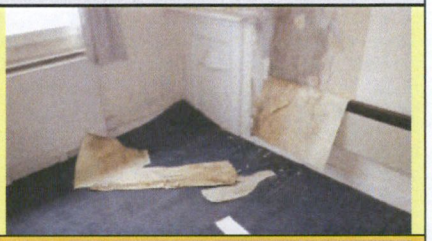
9.	St. Francis Owendore Ave.	Bedroom 2		Old concrete hearth in corner may have AC shutter		Chrysotile						Investigate during demolition	
10.	St. Francis Owendore Ave.	Bedroom 2		AC sheeting internal linings	Circa 24 SM	Chrysotile						Removal and disposal as asbestos was by a competent asbestos contractor prior to demolition.	
11.	St. Francis Owendore Ave.	Bathroom and bedroom 3		Plasterboard internal linings		NAD							
12.	St. Francis Owendore Ave.	Kitchen	2224404	Vinyl tiles and evode		NAD							

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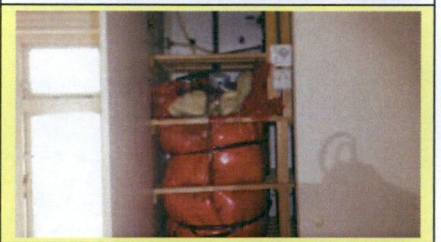
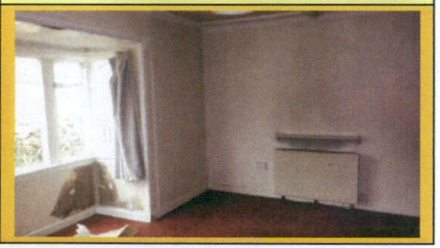
13.	St. Francis Owendore Ave.	Kitchen		AC sheeting internal linings	Circa 20 SM	Chrysotile						Removal and disposal as asbestos was by a competent asbestos contractor prior to demolition.	
14.	St. Francis Owendore Ave.	Kitchen	2224403	Heat pads to sink unit		NAD							
15.	St. Francis Owendore Ave.	Kitchen Hotpress		Flange gaskets to Immersion and brass instantor fittings on copper cylinder		Presumed asbestos						Investigate during demolition.	
16.	St. Francis Owendore Ave.	Living room		AC sheeting internal linings	Circa 32 SM	Chrysotile						Removal and disposal as asbestos was by a competent asbestos contractor prior to demolition.	

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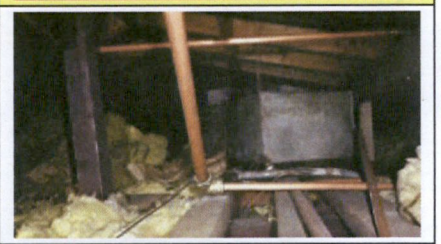
17.	St. Francis Owendore Ave.	Living room Bay window		Polystyrene insulation over timber cladding.		NAD							
18.	St. Francis Owendore Ave.	Living room		Old concrete hearth may have AC shutter		Chrysotile						Investigate during demolition	
19.	St. Francis Owendore Ave.	Attic		Old galvanized water tank. MMMF between joists over hardboard ceilings.		NAD							
20.	St. Francis Owendore Ave.	Garden Shed				NAD							

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