

**Demolition Hazardous Materials
Investigation
4212 Glanford Avenue, Victoria, BC**



Prepared for

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Island EHS Project #63919

Original Issue Date April 2025
Revision Date September 2025



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Executive Summary

Island EHS was engaged by McElhanney to carry out a destructive hazardous materials investigation at 4212 Glanford Avenue, Victoria, BC. This investigation was conducted prior to demolition of the building. The building was occupied at the time of the investigation. This investigation was carried out on March 13, 2025 and was intended to identify the locations and types of hazardous materials that are present in the renovation areas of the building. Roof sampling was conducted on May 3, 2025. **Destructive sampling within the building will be conducted in November 2025 prior to demolition.**

The building was constructed in 1965 and was a two-storey, wood-framed commercial building on a basement with a concrete foundation. All accessible areas of the building were inspected; invasive sampling was not carried out.

The following hazardous materials were reviewed:

Material	Description	Location and Quantity Estimates	Recommendation
Asbestos	Sink Insulation	2 sinks in the centre storage bay	Moderate risk asbestos abatement work procedures Further inspection and destructive testing required prior to demolition
Lead	Lead containing paints were not identified on interior and exterior surfaces	Not applicable	No action necessary Recycle flashings
Silica	Presumed in concrete, acoustic ceiling tiles, mortar, ceramic tile, grout, asphalt roofing, stucco, and drywall	Located throughout Not quantified	Personal protective equipment during demolition Silica exposure control plan
Mercury	Fluorescent light tubes and thermostat were observed	Located throughout Not quantified	Remove for proper disposal
Hantavirus - Rodent Droppings	Rodent droppings were not observed in the building	Not applicable	No action necessary
CCA-Pressure Treated Wood	Pressure treated wood not observed in the building	Not applicable	No action necessary
Radioactive Materials	Smoke detectors were not observed in the building	Not applicable	No action necessary
Mould	None observed in the building	Not quantified	No action necessary
PCBs	Fluorescent light fixtures were observed in the building	Located throughout Not quantified	Remove for proper disposal

Material	Description	Location and Quantity Estimates	Recommendation
Ozone Depleting Substances	Older refrigeration equipment were not present in the building	Not applicable	No action necessary
Urea Formaldehyde Foam Insulation	None observed in the building	Not applicable	No action necessary
Above Ground Storage Tanks (AGST)	None observed in the building	Not applicable	No action necessary
Leachable Lead	Painted surface concentrations tested were below the 100 ppm threshold	Not applicable	There are no special disposal requirements for these materials with regards to leachable levels of lead.
Other Hazardous Materials	Synthetic Insulation observed	Located throughout Not quantified	Personal protective equipment during demolition

*** Materials may be encountered during work activities that are not identified in this report. If this happens, work must stop in those areas until the materials are properly identified.**

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1.0 Introduction

Island EHS was engaged to carry out a destructive hazardous materials investigation at 4212 Glanford Avenue, Victoria, BC, on behalf of McElhanney. This investigation was conducted prior to demolition of the building. The building was occupied at the time of the investigation on March 13, 2025. Roof samples were collected on May 3, 2025.

The building was constructed in 1965 and was a two-storey, wood-framed commercial building on a basement with a concrete foundation. Interior finishes include carpet, vinyl sheet floor, ceramic tile, drywall and acoustic ceiling tile. The exterior was finished with stucco, aluminum windows, and torch-on asphalt roofing. The building was heated by a forced air system and insulated with fiberglass insulation. No attic space was identified.

Two (2) portables were also identified on the property. Interior finishes in the portables were sheet flooring, and drywall. Exterior finishes included metal siding, wood siding, aluminum windows, and torch-on asphalt roofing. The portables were heated by electric baseboards. No attic space or insulating materials were identified.

Our scope of work focused on all areas as the buildings are scheduled for demolition.

Destructive sampling within the building will be conducted in November 2025 prior to demolition.

2.0 Hazardous Materials

Hazardous materials that are present in many common building materials must be removed or controlled prior to or during renovations or demolition to mitigate worker exposures and prevent cross contamination into adjacent areas. The British Columbia *Occupational Health and Safety Regulations* (OHSR) and *Guidelines* establish the handling and management of several hazardous materials. Other materials are regulated by Federal Environmental laws. Section 20.112(b) of the OHSR requires that this report be on site during any renovation, construction, or demolition work.

2.1 Materials Subject to WorkSafeBC Regulations & Guidelines

2.1.1 Asbestos

Asbestos is a generic term used to describe a group of naturally occurring fibrous minerals divided based on their mineralogical properties into; **serpentine**s (snake-like or “S”-shaped); and **amphibole**s (“needle-like”). Three (3) types of asbestos were used commercially and were commonly encountered here in B.C. - Chrysotile (white), Amosite (brown) and Crocidolite (blue). Other forms of asbestos, which typically had little commercial value or use include Actinolite, Anthophyllite and Tremolite. These forms of asbestos also belong to the amphibole family and may be found in Vermiculite insulation.

Asbestos is a very common component of building materials. Most asbestos containing materials went out of use in the early 1980s. However, asbestos was only recently banned in 2019 and so some building materials may still contain asbestos and must be inspected prior to the start of renovation or demolition activities.

Asbestos becomes a hazard when it is disturbed, and airborne dust is created. Employers must ensure that asbestos containing materials are not unintentionally and uncontrollably disturbed. Asbestos exposure is known to cause asbestosis, lung cancer and mesothelioma.

Asbestos has been used in approximately 3,000 manufactured products, for its fire-resistance, high tensile strength, chemical degradation resistance, high electrical resistance and insulating properties. Common sources of asbestos containing materials in residential structures include:

- Vinyl floor products (sheet flooring and floor tiles)
- Drywall filler compounds
- Plasters and stuccos
- Textured ceiling applications
- Duct tape (on heating system ducting and around forced air registers)
- Vermiculite
- Caulking and putties (on windows and doors and in levelling compounds)
- Cement products (siding and shingles as well as underground drainage pipes)
- Roofing felts and papers
- Pipe insulation (on piping, boilers and hot water tanks)

WorkSafeBC defines an asbestos containing material (ACM) as one containing 0.5% or more asbestos by weight. Vermiculite is an ACM if any asbestos is present. WorkSafeBC has designated asbestos as an ALARA substance, which means that exposures must be kept “as low as reasonably achievable”. Section 6.3 of the Occupational Health and Safety Regulation states that employers are required to develop and implement an exposure control plan when workers may be exposed to asbestos.

All asbestos waste must be handled, transported, and disposed of in accordance with the Ministry of Environment and Climate Change Strategy *Hazardous Waste Regulations*.

2.1.2 Lead

Lead is a naturally occurring, blueish-grey metal that is soft, malleable, corrosion-resistant and easily melted (melting point of 327°C). It can be found in a wide variety of consumer and industrial products, from electrical equipment, x-ray equipment, vehicle batteries, decorate glass, extruded ammunition, pigments, and coatings to storage containers for nuclear waste.

There are two types of lead: organic and inorganic. Organic lead is less common having been phased out in the 1970s and banned since 1990 in British Columbia, except for certain applications (e.g., non-road vehicles).

Employee exposures to inorganic lead in the workplace are more common having been commonly used in paints and coatings. Coatings manufactured prior to 1970 are likely to contain high concentrations of lead. In the late 1970s, Canada restricted the concentration of lead in consumer paints to 5,000 micrograms per gram (µg/g). These restrictions did not apply to exterior paints. The level of lead in consumer paints was last reduced by the Federal government to 90 µg/g in 2010. Lead can still be added to certain classes of paint if the display panel carries a warning. Lead in paint concentration is not regulated when used in commercial or industrial worksites.

Lead becomes a hazard when painted surfaces are disturbed and airborne dust is created. Caution must be taken to ensure that lead containing materials are not disturbed. Lead exposure is known to have several health effects including damage to the central and peripheral nervous systems. It also affects the uptake of oxygen in the blood and can accumulate in bones. Lead is toxic to both male and female reproductive system and can have damaging effects to a developing fetus. Lead exposures can also occur when lead products are touched and lead contamination is ingested (eaten).

Lead is used in plumbing fixtures. Flashings and other products found on roofs may be made of pure lead. Lead has also been used in solders. This may be found on plumbing lines as well as on electrical equipment.

WorkSafeBC has designated lead as an ALARA substance. This means that exposures to this material must be kept "as low as reasonably achievable". An employer must not permit workers to engage in a work activity or lead process that may expose workers to lead dust, fumes or mist unless a risk assessment has first been completed by a qualified person. If the risk assessment indicates potential for lead exposure, an exposure control plan meeting the requirements of Section 5.54 of the Occupational Health and Safety Regulation must be developed.

Disposal of lead-painted waste materials are regulated by the Ministry of Environment and Climate Change Strategy *Hazardous Waste Regulations*. This regulation requires lead painted materials to undergo leachate analysis to evaluate if the waste is considered hazardous. Painted materials that leach lead under the regulated limit may be disposed of as regular waste.

2.1.3 Silica

Respirable crystalline silica (RCS) is a natural component of stone, rock, soil, and sand. It is also found in other materials such as concrete, mortar, granite, and artificial stone. The most common form of crystalline silica is quartz. Cutting, drilling, chipping, sanding, or grinding materials that contain crystalline silica can release hazardous levels of respirable dust in the air that workers breathe.

Exposure to RCS can also cause Silicosis, which is an incurable lung disease that can lead to disability and death. Silicosis is the result of the body's response to the presence of the silica particles in the lung. Silica particles are very small in size and can reach deep into the lungs (all the way into the alveoli) where they are removed by white blood cells. Free crystalline silica causes the white blood cells to break open, which form scar-like patches on the surface of the alveolus. When many these "scars" form, the alveolar surfaces become less elastic. Over time, this damage reduces the transfer of gases, which can lead to shortness of breath.

There are three major types of silicosis each with their own set of symptoms:

- **Acute Silicosis** occurs after a few months or as long as 2 years after exposures to extremely high concentrations of silica dust. Signs and symptoms of acute silicosis include shortness of breath, weakness, fever, cough, and weight loss.
- **Chronic Silicosis** is the most common and occurs after 15–20 years of moderate to low exposures. Symptoms may or may not be obvious. People suspected of having chronic silicosis may need to have a chest x-ray to determine if there is lung damage. As the disease progresses, sufferers may experience shortness of breath when exercising and have clinical signs of poor oxygen/carbon dioxide exchange. In the later stages, the sufferers may experience fatigue, extreme shortness of breath, chest pain, or respiratory failure.
- **Accelerated Silicosis** onset is quicker than chronic silicosis and can be detected after 1–10 years of high exposures. Symptoms include severe shortness of breath, weakness, and weight loss.

Because RCS is classified as carcinogenic to humans, WorkSafeBC considers RCS as a **Designated Substance**, which are chemicals that can cause cancer, sensitization, or reproductive effects. WorkSafeBC requires exposures to Designated Substances to be kept As Low As Reasonably Achievable (ALARA). Accordingly, an employer must have a qualified person perform a risk assessment prior to engaging activities that may expose workers to respirable crystalline silica dust. The employer must also have an exposure control plan meeting the

requirements of Section 5.54 of the Occupational Health and Safety Regulation and accompanying safe work procedures for the work performed.

2.1.4 Mercury

Mercury is a metal that is liquid at room temperatures and vaporizes at low temperatures and is found in thermostats, thermometers, and inside fluorescent light tubes.

Mercury has a significant toxic effect on the central nervous system and can cause disease and even death. Mercury becomes a hazard when it is released into the environment where vapours are inhaled, or the liquid is unintentionally ingested (hand-to-mouth action). Mercury vaporizes at room temperatures, which can lead to significant airborne concentrations. This can occur when mercury thermometers, thermostat bulbs, or fluorescent light tubes are broken.

WorkSafeBC has designated mercury as an ALARA substance. This means that exposures to this material must be kept “as low as reasonably achievable”. Section 5.54 of the OHSR requires employers to develop and implement an exposure control plan when workers may be exposed to airborne concentrations of mercury greater than 50% of the exposure limit.

Mercury wastes are disposed of in accordance with current Ministry of Environment and Climate Change Strategy requirements, and/or as per local landfill requirements. Some communities may accept fluorescent light tubes at recycling depots.

2.1.5 Hantavirus

Hantavirus Pulmonary Syndrome may be contracted when encountering the airborne contaminated particles of urine, saliva or droppings of infected deer mice. Since it is not possible to readily differentiate rodent droppings between various species, WorkSafeBC considers all rodent droppings to be potentially contaminated with the Hantavirus.

WorkSafeBC requires employers to develop and implement an exposure control plan when workers may be exposed to potentially contaminated rodent droppings. Refer to the WorkSafeBC publication *A Hantavirus Exposure Control Program for Employers and Workers*. Other diseases are associated from contact with other animal droppings, most notably Histoplasmosis, from contact with infected bird droppings.

Any (potentially) hantavirus-contaminated waste should be treated/sprayed with a disinfectant (i.e., 10 percent chlorine bleach) and doubled bagged in plastic and sealed. Once treated and appropriately sealed, it can be disposed of with regular construction waste, or household garbage.

2.1.6 CCA-Pressure Treated Wood

Prior to 2004 pressure treated wood manufactured used chromated copper and arsenate (CCA) as an insecticide, fungicide, and rodenticide preservative. CCA was a major source of treated wood for decks, playgrounds, and other outdoor residential structures.

Exposure concerns are centered around arsenic, an element that can increase the risk of cancer when the CCA wood is aggressively disturbed creating contaminated airborne dust where it can be inhaled. Sawdust from cutting pressure treated wood or burning these materials can result in significant airborne arsenic concentrations. Workers should use the appropriate PPE when handling or cutting pressure treated wood.

Disposal of arsenic waste must be in accordance with the Ministry of Environment and Climate Change Strategy *Hazardous Waste Regulations*.

2.1.7 Radioactive Materials

A very small amount of radioactive material ($^{241}\text{Americium}$) is sealed in a metal case inside smoke detectors. These detectors may be of the ionization type or photoelectric type. Ionization smoke alarms contain a small amount of a material called Americium 241, which emits alpha particles that collide with the oxygen and nitrogen in the air to create ions. Photo-electric smoke detectors use a tiny beam of light to detect smoke particles with no radioactive materials. If smoke detectors are used as directed and not opened, or damaged, they pose no radiation health risk to humans.

Some ceramic tiles and forms of granite have also been found to contain radioactive materials. Radon is a naturally occurring gas found in the earth's crust created during the decay of other radioactive materials. Radon may seep into buildings through porous below-grade foundations.

Dispose smoke detectors in accordance with Canadian Nuclear Safety Commission requirements and/or disposed of as per local landfill requirements. Radiation exposures from smoke detectors is not considered hazardous to workers.

2.1.8 Mould

Mould is prevalent with mould spores being present in all indoor and outdoor environments. Mould is a type of fungus and is nature's way of breaking down and recycling organic materials. Mould spores require suitable moisture, temperatures, and food sources to begin the fungal growing sequence. Water leaks (even very minor leaks) and moisture accumulation are usually sufficient for mould to begin growing inside buildings.

Prolonged exposures to mould spores indoors most may result in allergy type responses in susceptible individuals. These are similar in nature to "hay fever" and can include runny eyes and noses and throat irritation. In more extreme cases, exposure to mould spores can result in "pneumonia-like" responses or infections in immunocompromised individuals.

WorkSafeBC, or any other regulatory body, have not established exposure levels for airborne mould spores. Section 4.79 of the BC *Occupational Health and Safety Guideline* outlines protocols for assessing and remediating mould contamination. The Canadian Construction Association document "Mould Guidelines for the Canadian Construction Industry," CCA82-2018 also provides protocols for fungal remediation. Mould contaminated materials may be disposed of as regular construction waste.

2.2 Materials Controlled by Environmental Regulations

2.2.1 Polychlorinated Biphenyls

Polychlorinated biphenyls (PCBs) must be handled, stored, labelled, and disposed of in accordance with the Federal Canadian Environmental Protection Act, *PCB Regulations* (SOR/2008-273) and the BC Ministry of Environment and Climate Change Strategy *Hazardous Waste Regulations*.

Fluorescent light ballasts manufactured prior to 1981 must be treated as PCB waste and stored and disposed of in accordance with current regulations. Fluorescent light fixtures removed during demolition, construction or maintenance activities must be inspected for the presence of PCBs. Each ballast identified as containing PCBs must be sent to a licenced facility in accordance with

the *Hazardous Waste Regulations*. Transformer fluids or other non-liquid PCBs were not assessed.

2.2.2 Ozone Depleting Substances

Ozone depleting substances (ODS) and chlorofluorocarbons are commonly found in older refrigerators, air conditioning units, and fire suppression systems. When systems or equipment contains ODS are set for disposal all the ODS must be collected for recycling or disposal by a licenced contractor in accordance with the Environmental Management Act, *Ozone Depleting Substances and Other Halocarbons Regulation* (B.C. Reg. 253/2022).

2.2.3 Urea Formaldehyde Foam Insulation

Urea formaldehyde foam insulation (UFFI) was used as a retrofit insulation in older buildings. The expanding foam would be sprayed into wall and ceiling cavities to provide additional insulation in older buildings. It was most used in residential settings. Over time, in the presence of moisture, the insulation can break down and release formaldehyde gas. This insulating material was banned in 1978. If identified, UFFI may be disposed of as regular construction waste.

2.2.4 Fuel Oil Storage Tanks

Fuel oil storage tanks (above and below ground) are found in many houses and commercial buildings. The tanks can corrode and leak as they age spilling their contents and contaminating local soils and groundwater.

Tanks no longer in use must be removed for disposal and the surrounding soil checked for contamination. There are currently no specific provincial regulations to govern petroleum storage tank disposal. We recommend follow the Ministry of Environment and Climate Change Strategy publication *A Field Guide to Fuel Handling, Transportation, and Storage* (3rd Edition, February 2002).

2.2.5 Leachable Metals

The Ministry of Environment and Climate Change Strategy *Hazardous Waste Regulation* requires lead containing materials to be tested for leachability prior to disposal at a licensed landfill. We recommend having lead containing materials with concentrations over 0.01% by weight (100 µg/g or ppm) tested using the Toxicity Characteristic Leachate Procedure (TCLP) analysis. Those materials that leach more than 5.0 milligrams of lead per liter (mg/L) must be disposed of as hazardous waste to comply with the *Hazardous Waste Regulation*.

2.2.6 Other Materials

Other toxic, flammable, or explosive chemicals may be present that will be affected by renovations or demolition, including:

- Propane or butane cylinders
- Paint
- Solvents
- Toxic or corrosive products
- Other flammable materials

3.0 Methodology

3.1 Visual Inspection

Island EHS conducted a visual inspection collecting detailed notes with each sample including a room identifier, type of material, and sample location. We also collected digital photographs of each sampling location and of representative hazardous building materials.

Only reasonably accessible areas were surveyed, which included areas above dropped ceilings, within manufactured hatches or behind unlocked doors, and areas not impeded by any structure, article or item. Inaccessible areas that were excluded from our survey are defined as any space or system that required substantial demolition to access or operational equipment, such as boilers or HVAC systems. Confined spaces, any areas requiring fall protection, or areas otherwise deemed unsafe for the surveyor were not entered.

3.2 Asbestos Containing Materials

Island EHS collected thirty-seven (37) bulk samples of building materials for analysis of asbestos content (see Appendix 2 for a complete list of materials and the analytical results). Bulk samples were collected by a WorkSafeBC Level S: Surveyor Safety certified person. Quantities and materials sampled were selected based on our experience and on the WorkSafeBC guideline "Safe Work Practices for Handling Asbestos" (current edition). Bulk samples were analyzed at our in-house laboratory in accordance with the National Institute for Occupational Safety and Health (NIOSH) Analytical Method 9002, "Asbestos (bulk) by Polarized Light Microscopy."

Island EHS's laboratory is deemed proficient by the American Industrial Hygiene Association (AIHA) and participates in quarterly rounds of proficiency testing to maintain registration. Refer to Appendix 2 for analytical results.

3.3 Lead Containing Paints

Island EHS collected six (6) representative sample of paint chips for analysis. The samples were collected in labelled re-sealable containers and submitted to our in-house laboratory for analysis of lead content using ASTM E1645-01 (for sample preparation of dried paint) and EPA 7000B (using Flame Atomic Absorption Spectrophotometry).

Wherever a contradiction regarding control measures exists, the more stringent of the controls (e.g. asbestos controls) to satisfy WorkSafeBC must be implemented and strictly followed.

Refer to Appendix 2 for analytical results.

3.4 Other Hazardous Materials

The presence of mercury, CCA-pressure treated wood, ozone-depleting substances (ODS), polychlorinated biphenyls (PCBs), radioactive sources, silica, rodent/avian feces, mould, urea-formaldehyde foam insulation (UFFI), oil storage tanks, and other hazardous chemicals was determined by visual inspection only; no sampling of these materials was carried out.

4.0 Results and Recommendations

The buildings were inspected for the presence of a variety of hazardous materials. WorkSafeBC requirements specify that precautions are necessary when handling these materials. The necessary precautions will depend on the disposition of each hazardous material.

Further destructive testing and inspection is required prior to demolition of the building.

Trained qualified contractors are required to carry out remedial work on hazardous materials. All general demolition work should be carried out by workers wearing the proper personal protective equipment (PPE), including respirators and disposable coveralls.

Copies of this report must be provided to contractors engaged to renovate the building.

Notices of Project must be submitted in accordance with WorkSafeBC requirements.

Materials may be encountered during work activities that are not identified in this report. If this happens, work must stop in those areas until the materials are properly identified.

Photographs of all samples analyzed are presented in Appendix 1. Analytical results are presented in Appendix 2. Floor plans showing sample locations are presented in Appendix 3.

4.1 Asbestos

Island EHS collected thirty-seven (37) representative bulk samples of drywall joint filler, vinyl sheet flooring, acoustic ceiling tile, grout, stair tread, sink insulation, and stucco from the building. Table 1 summarizes the asbestos containing materials that were identified.

Table 1: Summary of Asbestos Containing Materials Analytical Results – March 13, 2025

Location	Description	Asbestos Type & Percentage	Approximate Quantity	Removal Requirements
Kitchen Area	Sink Insulation	4% Chrysotile	1 Unit	Moderate risk asbestos abatement work procedures

*Quantities of identified asbestos containing materials are an estimate of observable asbestos-containing materials. Concealed or inaccessible materials may not have been included in this estimate. The abatement contractor is responsible to ensure accurate measurements.

All efforts were made to determine all potential layers of material; additional layers may still exist. If discovered, work must stop and the material should be tested for the presence of asbestos.

Our visual inspection of accessible areas did not find vermiculite insulation. Vermiculite may be present in areas we did not inspect such as beneath insulation, within false ceilings, within wall/ceiling cavities. If discovered, work must stop and the material should be tested for the presence of asbestos prior to disturbance. Wall and ceiling cavities have not been assessed, these areas must be assessed prior to demolition.

The Capital Regional District requires Hazardous Materials Survey and Bulk Analysis Reports to be less than a year old from the time of analysis for asbestos containing material. Please contact the CRD's information line, at info@crd.bc.ca or 250-360-3030, if you have any questions. At their discretion, they will accept data older than one year dependent on applicable circumstances.

The WorkSafeBC Occupational Health & Safety Regulation *Part 6 “Substance Specific Requirements”*, Section 6.6 subsections (1), (2), (3), & (4) require that a qualified person perform a Risk Assessment prior to the performance of any work that may disturb asbestos containing materials.

Prior to commencement of any work involving the disturbance of asbestos containing materials, a Notice of Project (NOP) Asbestos must be submitted to WorkSafeBC a minimum of 48 hours prior to the work commencing. In conjunction with the NOP, the Contractor must also submit a copy of this report, any bulk sample analysis results, a site-specific Risk Assessment, and site-specific work procedures.

All asbestos abatement activities must follow the guidelines outlined in the WorkSafeBC publication *Safe Work Practices for Handling Asbestos* (current edition) and must be carried out by a WorkSafeBC-Licensed contractor having qualified Level 2 and 3 Certified workers.

The removal of the sink with **asbestos containing sink insulation** should be conducted using **Moderate Risk** asbestos abatement procedures that include:

- HEPA filtered half face respirators and disposable/impermeable coveralls,
- Application of water to the asbestos debris materials being disturbed,
- Isolation of the work area, and
- Air monitoring as per WorkSafeBC requirements.

Asbestos cement piping was sometimes used for perimeter drains, storm drains and sewer lines. Bell & spigot gasket piping may contain asbestos gaskets. Knob and tube wiring insulation may also contain asbestos. These products may be encountered on the site.

4.2 Lead Containing Paints

The allowable level of lead in new paints is set by Health Canada under the Canada Consumer Protection Act, Surface Coating Materials Regulation (SOR 2005-09). Under this regulation the maximum allowable concentration of lead in new paint sold to consumers is 0.009% (90 µg/g). WorkSafeBC considers paint which contains lead at any concentration to present a potential health hazard if it is removed incorrectly.

We analyzed six (6) paint samples collected from drywall, wood trim, and exterior siding. All six samples were not lead containing, with concentrations less than the laboratory detection limit. Analytical results are summarized in Table 2 below.

Table 2: Summary of Lead in Paint Analytical Results – March 13, 2025

Location	Description	Lead Content (µg/g)
Walls Throughout	Beige Paint	<2
Interior Trim	White Paint	<2*
Washrooms	Brown Paint	<3
Lower Portable – Exterior	White Paint	<3
Lower Portable – Interior	Beige Paint	<5*
Upper Portable – Interior	White Paint	<3*

µg/g = micrograms of lead per gram of substrate

< = result is less than the limit of detection

*substrate/matrix interference possible

Untested painted surfaces are presumed lead containing until sampling and analysis determine otherwise. Lead may be present as solder on plumbing systems (bell & spigot packing) and on other fixtures such as flashings or roof vents.

The BC Occupational Health and Safety Regulation (OHSR) requires employers to have a qualified person complete a risk assessment prior to exposing workers to lead dust, fumes or mist. The employer must have an Exposure Control Plan meeting the requirements of Section 5.54 of the *OHSR* if the risk assessment indicates potential for lead exposure prior to commencing work. The *OHSR* also requires the employer to confirm that the applied controls are adequately protecting workers through personal air monitoring during lead abatement work. A qualified person may also rely on existing exposure monitoring data for assessing control measures under Section 6.59.1(4) of the *OHSR*.

The BC *Hazardous Waste Regulation* requires lead-containing materials destined for disposal at a licensed landfill facility to be tested for leachability to determine if they should be handled as a hazardous waste.

4.3 Leachable Metals

The BC *Hazardous Waste Regulation* requires lead containing materials to be tested for leachability prior to disposal at a licensed landfill. We recommend having lead-containing materials with concentrations over 0.01% by weight (100 µg/g or ppm) tested for lead leachability. Those materials that leach more than 5.0 milligrams of lead per liter (mg/L) must be disposed of as hazardous waste to comply with the *Hazardous Waste Regulation*.

Interior and exterior painted surface concentrations tested were below the 100 ppm lead threshold limit for leachate testing. These painted materials may be disposed as regular demolition waste.

4.4 Silica

We did not test building materials for silica, but we presume silica is present in concrete, grout, ceiling tiles, ceramic tile, asphalt roofing and possibly in drywall filler compounds.

The employer must control worker exposures to crystalline silica during demolition and renovation activities. **The OHSR requires contractors to have a Silica Exposure Control Plan and Safe Work Procedures prior to work commencing that disturbs crystalline silica.**

Appropriate controls are required to mitigate worker exposure to silica dust during abrasive blasting, jackhammering, chipping, drilling, cutting, sawing or other disturbance of identified concrete, plaster or drywall walls or cementitious products. Procedures will vary depending on the nature of the work but should consider, as a minimum, the following:

- Using half-face respirators equipped with P100 class filters, disposable Tyvek™ or equivalent coveralls and work gloves,
- Continuously applying water to materials being disturbed,
- Using drop sheets and tarps to prevent spread of silica-containing dust,
- Using HEPA filter equipped vacuum(s),
- HEPA equipped negative air unit for dust suppression inside enclosures, and
- Personal full-shift worker exposure air monitoring as per WorkSafeBC requirements.

4.5 Mercury

Fluorescent lights were observed in the building.

Mercury containing thermostats were observed. Ensure that the glass bulb containing mercury is not damaged.

Fluorescent light tubes and bulbs containing mercury vapour should be disposed of in accordance with BC *Hazardous Waste Regulations* and/or local landfill requirements. Systems are in place that can facilitate recycling of the glass and mercury in fluorescent lights while mitigating worker exposure during the disposal process.

4.6 Hantavirus (and other Animal Droppings)

Rodent faeces were not observed in the building. If encountered, we recommend that controls listed in the WorkSafeBC publication *A Hantavirus Exposure Control Program for Employers and Workers* (current edition) are employed. **The OHSR requires contractors to have a Hantavirus Exposure Control Plan and Safe Work Procedures prior to handling/cleaning animal and rodent feces.**

4.7 CCA-Pressure Treated Wood

Pressure treated wood was not observed in the building. If encountered, the pressure treated wood should be discarded as landfill waste, or recycled responsibly. Workers should wear protection (e.g., goggles, gloves, and dust mask) when sawing, cleaning, or handling CCA-pressure treated wood, and **not** burned. Following handling, workers should properly decontaminate by washing hands/face and laundering any contaminated clothing.

4.8 Radioactive Materials

Smoke detectors were not observed in the building.

If encountered, the contractor must ensure that the smoke detectors' sources are not damaged during upcoming renovation/demolition. Smoke detectors may be disposed of as regular household waste in accordance with Canadian Nuclear Safety Commission requirements and/or disposed of as per local landfill requirements.

4.9 Mould

Mould was not observed in the building. If encountered during demolition and/or fungal remediation activities, the contractor must ensure workers exposure to mould spores are controlled. These controls may include half or full-face respirators fitted with HEPA filtered P100 cartridges, disposable/impermeable coveralls, impermeable gloves, and eye protection. Engineered controls may include HEPA filtered negative air cabinets, HEPA filtered vacuums and amended water. All fungal investigation and remediation activities must follow WorkSafeBC Occupational Health and Safety Guideline G4.79.

4.10 Polychlorinated Biphenyls

Fluorescent light fixtures were observed in the building.

All ballast labels must be inspected to determine whether PCBs are present prior to disposal using Environment Canada's document, *Identification of Light Ballasts Containing PCBs* (EPS 2/CC/2, revised August 1991). Non-PCB containing ballasts must have a label affixed which states they do not contain PCBs (e.g., "non-PCB"). If labels are missing the required information, the ballasts must be assumed to contain PCBs. All confirmed and presumed PCB ballasts must be disposed of in accordance with the BC *Hazardous Waste Regulation*.

4.11 Ozone Depleting Substances

Older refrigeration equipment that may contain chlorofluorocarbons was not observed in the building. If encountered, the refrigerant must be removed by a qualified refrigeration specialist for disposal in accordance with the *Ozone Depleting Substances and Other Halocarbons Regulation* when the units are taken out of service.

4.12 Urea Formaldehyde Foam Insulation

Urea Formaldehyde Foam Insulation was not observed in the building. This material is not suspected of being present.

4.13 Fuel Oil Storage Tanks

Fuel oil storage tanks (above ground) were not observed during the investigation.

The identification of the presence of (any) underground tanks was not included within the scope of this investigation.

4.14 Other Materials

Synthetic glass fibre insulation exists throughout the wall cavities. Removal of these materials should be conducted wearing proper respiratory protection and protective clothing including impermeable gloves, eye protection and half-face respiratory protection equipped with P-100 particulate filters.

No other hazardous, toxic, flammable, or explosive substances were observed. Owner's contents were not assessed.

4.15 Abatement Clearance Documentation

To comply with BC Occupational Health & Safety Regulation Part 20.112(8) a qualified person (Island EHS) must conduct a final inspection after all the hazardous materials identified in this report have been safely contained or removed. Once all the hazardous materials have been removed and the final inspection has been completed, a written clearance letter can be provided.

Should asbestos abatement be undertaken by unqualified persons (i.e., those not licensed / not having qualified Level 2 and 3 Certified workers) and without appropriate controls in place, the work area will require aggressive air clearance sampling. This air sampling will extend to any adjacent areas that have not been isolated from the hazard and potential contamination. Clearance letters, required to document removal of asbestos for issuance of building permits and contractors hired to work in the space, will not be granted subject to failure of this testing. The owner/client is responsible for the additional fees incurred for these services.

5.0 Closure

This document was prepared for the exclusive use of our client. All conclusions and recommendations are based upon conditions at the site at the time of this investigation. Changes may occur over time that will require a re-evaluation of the site. All conclusions and recommendations are based upon professional opinions. These opinions are in accordance with accepted industrial hygiene assessment standards and practices and comply with current WorkSafeBC requirements.

All work was carried out based on the Scope of Work that was agreed upon with the client prior to the start of work, constraints imposed by the client and availability of access to the site. A Phase 1 Environmental Site Assessment (ESA) was not part of the scope of work. A Stage 1 Preliminary Site Investigation (PSI) was also not part of the scope of work.

No warranty or guarantee, whether expressed or implied, are made with respect to the data or the reported findings, observations, and conclusions, which are based solely upon site conditions at the time of the investigation.

This report may not be used, relied upon, copied, published, or quoted by any party without the written consent of Island EHS. Other parties reading this report must independently verify the completeness and accuracy of this report and its contents.

This report is not intended as a Scope of Work for tender or bidding purposes. Any use of this report in that fashion is at the sole discretion and liability of the Owner.



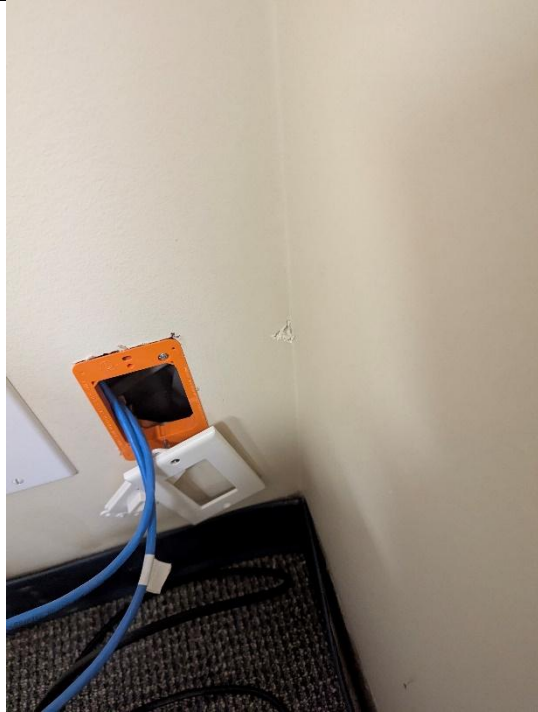
Brian Salmon
Senior Occupational Hygienist
Field Investigation and Report
Level S Certificate No.: 10002749



Ashlee McGiffin
Senior Occupational Hygienist
Original and Revision 01 Report Review
Level S Certificate No.: 10002605

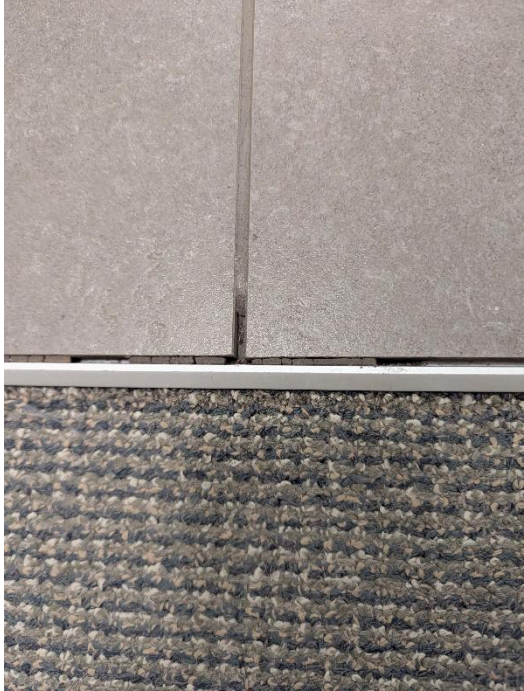
Appendix 1

Photographs

	
Sample: 63919-1 Location: Reception Description: Drywall Joint Compound Asbestos: None Detected	Sample: 63919-2 Location: Mudroom Description: Drywall Joint Compound Asbestos: None Detected
	
Sample: 63919-3 Location: File Room Description: Drywall Joint Compound Asbestos: None Detected	Sample: 63919-4 Location: Board Room Description: Drywall Joint Compound Asbestos: None Detected

			
Sample:	63919-5	Sample:	63919-6
Location:	General Manager's Office	Location:	Senior Field Tech Office
Description:	Drywall Joint Compound	Description:	Drywall Joint Compound
Asbestos:	None Detected	Asbestos:	None Detected
			
Sample:	63919-7	Sample:	63919-8
Location:	Client Washroom	Location:	Mud Room
Description:	Drywall Joint Compound	Description:	Acoustic Ceiling Tile
Asbestos:	None Detected	Asbestos:	None Detected

			
Sample:	63919-9	Sample:	63919-10
Location:	Surveying File Room	Location:	Senior Field Tech Office
Description:	Acoustic Ceiling Tile	Description:	Acoustic Ceiling Tile
Asbestos:	None Detected	Asbestos:	None Detected
			
Sample:	63919-11	Sample:	63919-12
Location:	Boardroom	Location:	General Manager's Office
Description:	Acoustic Ceiling Tile	Description:	Acoustic Ceiling Tile
Asbestos:	None Detected	Asbestos:	None Detected

			
Sample:	63919-13	Sample:	63919-14
Location:	Client Washroom	Location:	Reception
Description:	Grout	Description:	Grout
Asbestos:	None Detected	Asbestos:	None Detected
			
Sample:	63919-15	Sample:	63919-16
Location:	Kitchen	Location:	Mudroom
Description:	Grout	Description:	Vinyl Sheet Floor
Asbestos:	None Detected	Asbestos:	None Detected



Sample:	63919-17
Location:	Engineering/Survey Workstations
Description:	Vinyl Sheet Floor
Asbestos:	None Detected



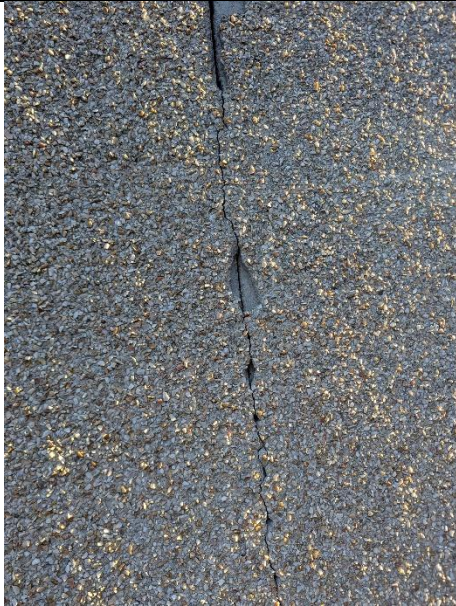
Sample:	63919-18
Location:	Engineering/Survey Workstations
Description:	Stair Tread
Asbestos:	None Detected



Sample:	63919-19
Location:	Kitchen Area
Description:	Sink Insulation
Asbestos:	4% Chrysotile



Sample:	63919-20
Location:	Exterior – Siding
Description:	Stucco
Asbestos:	None Detected

			
Sample:	63919-21	Sample:	63919-22
Location:	Exterior – Siding	Location:	Exterior – Siding
Description:	Stucco	Description:	Stucco
Asbestos:	None Detected	Asbestos:	None Detected
			
Sample:	63919-23	Sample:	63919-24
Location:	Portable	Location:	Portable
Description:	Vinyl Sheet Floor	Description:	Drywall Joint Compound
Asbestos:	None Detected	Asbestos:	None Detected

			
Sample:	63919-25	Sample:	63919-26
Location:	Portable	Location:	Portable
Description:	Drywall Joint Compound	Description:	Drywall Joint Compound
Asbestos:	None Detected	Asbestos:	None Detected
			
Sample:	63919-27	Sample:	63919-28
Location:	Roof	Location:	Roof
Description:	Torch-on Asphalt	Description:	Torch-on Asphalt
Asbestos:	None Detected	Asbestos:	None Detected



Sample:	63919-29
Location:	Roof
Description:	Mastic - Grey
Asbestos:	None Detected



Sample:	63919-30
Location:	Roof
Description:	Mastic - Grey
Asbestos:	None Detected



Sample:	63919-31
Location:	Roof
Description:	Mastic - Grey
Asbestos:	None Detected



Sample:	63919-32
Location:	Roof
Description:	Mastic - Brown
Asbestos:	None Detected



Sample:	63919-33
Location:	Roof
Description:	Mastic - Brown
Asbestos:	None Detected



Sample:	63919-34
Location:	Roof
Description:	Mastic - Brown
Asbestos:	None Detected



Sample:	63919-35
Location:	Roof
Description:	Sealant - Black
Asbestos:	None Detected



Sample:	63919-36
Location:	Roof
Description:	Sealant - Black
Asbestos:	None Detected



Sample:	63919-37
Location:	Roof
Description:	Sealant - Black
Asbestos:	None Detected

Appendix 2

Laboratory Results



Asbestos Bulk Sample Report

201 - 990 Hillside Avenue
Victoria, B.C. V8T 2A1
Tel: 778-406-0933
E-Mail: admin@islandehs.ca

Job: 63919
Project: 4212 Glanford Ave
Client: McElhanney
Client PO#:

Submitted By: BS
Date Received: 2025-03-13
Analyst: JT

SP	#	Location	Material	Analysis Date	Layer	Description	% of Sample	Asbestos Minerals	% Asbestos per Layer	Other Fibres	% Fibres per Layer
N	1	Reception	Drywall Joint Compound	2025-03-19	1	Beige paint	20.0	None Detected	0.0	Non-fibrous	100.0
					2	White chalky	40.0	None Detected	0.0	Non-fibrous	100.0
					3	Beige fibrous	20.0	None Detected	0.0	Cellulose	100.0
					4	Drywall	20.0	None Detected	0.0	Non-fibrous	60.0
										Cellulose	40.0
N	2	Mudroom	Drywall Joint Compound	2025-03-19	1	Beige paint	20.0	None Detected	0.0	Non-fibrous	100.0
					2	White chalky	50.0	None Detected	0.0	Non-fibrous	100.0
					3	Beige fibrous	30.0	None Detected	0.0	Cellulose	100.0
N	3	File Room	Drywall Joint Compound	2025-03-19	1	Beige paint	20.0	None Detected	0.0	Non-fibrous	100.0
					2	White chalky	30.0	None Detected	0.0	Non-fibrous	100.0
					3	Beige fibrous	20.0	None Detected	0.0	Cellulose	100.0
					4	Drywall	30.0	None Detected	0.0	Non-fibrous	60.0
										Cellulose	40.0

Asbestos Bulk Sample Report

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Client PO#:

Submitted By: BS
Date Received: 2025-03-13
Analyst: JT

SP	#	Location	Material	Analysis Date	Layer	Description	% of Sample	Asbestos Minerals	% Asbestos per Layer	Other Fibres	% Fibres per Layer
N	4	Board Room	Drywall Joint Compound	2025-03-19	1	Beige paint	20.0	None Detected	0.0	Non-fibrous	100.0
					2	White chalky	30.0	None Detected	0.0	Non-fibrous	100.0
					3	Beige fibrous	20.0	None Detected	0.0	Cellulose	100.0
					4	Drywall	30.0	None Detected	0.0	Non-fibrous	70.0
										Cellulose	30.0
N	5	General Manager's Office	Drywall Joint Compound	2025-03-19	1	Beige paint	30.0	None Detected	0.0	Non-fibrous	100.0
					2	White chalky	40.0	None Detected	0.0	Non-fibrous	100.0
					3	Beige fibrous	30.0	None Detected	0.0	Cellulose	100.0
N	6	Senior Field Tech Office	Drywall Joint Compound	2025-03-19	1	Beige paint	20.0	None Detected	0.0	Non-fibrous	100.0
					2	White chalky	30.0	None Detected	0.0	Non-fibrous	100.0
					3	Beige fibrous	20.0	None Detected	0.0	Cellulose	100.0
					4	Drywall	30.0	None Detected	0.0	Non-fibrous	70.0
										Cellulose	30.0
N	7	Client Washroom	Drywall Joint Compound	2025-03-19	1	Beige paint	20.0	None Detected	0.0	Non-fibrous	100.0
					2	White chalky	30.0	None Detected	0.0	Non-fibrous	100.0



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Client: McElhanney
Client PO#:

Submitted By: BS
Date Received: 2025-03-13
Analyst: JT

SP	#	Location	Material	Analysis Date	Layer	Description	% of Sample	Asbestos Minerals	% Asbestos per Layer	Other Fibres	% Fibres per Layer
					3	Beige fibrous	20.0	None Detected	0.0	Cellulose	100.0
					4	Drywall	30.0	None Detected	0.0	Non-fibrous	70.0
										Cellulose	30.0
N	8	Mud Room	Acoustic Ceiling Tile	2025-03-19	1	White paint	5.0	None Detected	0.0	Non-fibrous	100.0
					2	Grey fibrous tile	95.0	None Detected	0.0	Non-fibrous	30.0
										Cellulose	40.0
										Glass	30.0
N	9	Surveying File Room	Acoustic Ceiling Tile	2025-03-19	1	White paint	5.0	None Detected	0.0	Non-fibrous	100.0
					2	Grey fibrous tile	95.0	None Detected	0.0	Non-fibrous	30.0
										Cellulose	40.0
										Glass	30.0
N	10	Senior Field Tech Office	Acoustic Ceiling Tile	2025-03-19	1	White paint	5.0	None Detected	0.0	Non-fibrous	100.0
					2	Grey fibrous tile	95.0	None Detected	0.0	Non-fibrous	30.0
										Cellulose	40.0
										Glass	30.0

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SP	#	Location	Material	Analysis Date	Layer	Description	% of Sample	Asbestos Minerals	% Asbestos per Layer	Other Fibres	% Fibres per Layer
N	11	Boardroom	Acoustic Ceiling Tile	2025-03-19	1	White paint	5.0	None Detected	0.0	Non-fibrous	100.0
					2	Grey fibrous tile	95.0	None Detected	0.0	Non-fibrous	30.0
										Cellulose	40.0
										Glass	30.0
N	12	General Manager's Office	Acoustic Ceiling Tile	2025-03-19	1	White paint	5.0	None Detected	0.0	Non-fibrous	100.0
					2	Grey fibrous tile	95.0	None Detected	0.0	Non-fibrous	30.0
										Cellulose	40.0
										Glass	30.0
N	13	Client Washroom	Grout	2025-03-19	1	Grey cement	100.0	None Detected	0.0	Non-fibrous	100.0
N	14	Reception	Grout	2025-03-19	1	Grey cement	100.0	None Detected	0.0	Non-fibrous	100.0
N	15	Kitchen	Grout	2025-03-19	1	Grey cement	100.0	None Detected	0.0	Non-fibrous	100.0
N	16	Mudroom	Vinyl Sheet Flooring	2025-03-19	1	Beige flooring	40.0	None Detected	0.0	Non-fibrous	100.0
					2	Grey fibrous backing	60.0	None Detected	0.0	Non-fibrous	40.0

Asbestos Bulk Sample Report

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Project: 4212 Glanford Ave
Client: McElhanney
Client PO#:

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Date Received: 2025-03-13
Analyst: JT

SP	#	Location	Material	Analysis Date	Layer	Description	% of Sample	Asbestos Minerals	% Asbestos per Layer	Other Fibres	% Fibres per Layer
										Cellulose	60.0
N	17	Engineering / Survey Work Stations	Vinyl Sheet Flooring	2025-03-19	1	Grey flooring	40.0	None Detected	0.0	Non-fibrous	100.0
					2	Grey fibrous backing	30.0	None Detected	0.0	Non-fibrous	40.0
										Cellulose	60.0
					3	Brown-black fibrous	30.0	None Detected	0.0	Cellulose	100.0
N	18	Engineering / Survey Work Stations	Stair Tread	2025-03-19	1	Black pliable vinyl	100.0	None Detected	0.0	Non-fibrous	100.0
N	19	Kitchen Area	Sink Insulation	2025-03-19	1	Black mastic	100.0	Chrysotile	4.0	Non-fibrous	96.0
N	20	Exterior - Siding, Rock Dash	Stucco	2025-03-19	1	Grey cement with aggregates	100.0	None Detected	0.0	Non-fibrous	100.0
N	21	Exterior - Siding, Rock Dash	Stucco	2025-03-19	1	Grey cement with aggregates	100.0	None Detected	0.0	Non-fibrous	100.0
N	22	Exterior - Siding, Rock Dash	Stucco	2025-03-19	1	Grey cement with aggregates	100.0	None Detected	0.0	Non-fibrous	100.0
N	23	Portable	Vinyl Sheet Flooring	2025-03-19	1	Off-white flooring	50.0	None Detected	0.0	Non-fibrous	100.0
					2	Grey fibrous backing	50.0	None Detected	0.0	Non-fibrous	40.0
										Cellulose	60.0

Asbestos Bulk Sample Report

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Tel: 778-406-0933
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Job: 63919
Project: 4212 Glanford Ave
Client: McElhanney
Client PO#:

Submitted By: BS
Date Received: 2025-03-13
Analyst: JT

SP	#	Location	Material	Analysis Date	Layer	Description	% of Sample	Asbestos Minerals	% Asbestos per Layer	Other Fibres	% Fibres per Layer
N	24	Portable	Drywall Joint Compound	2025-03-19	1	White paint	40.0	None Detected	0.0	Non-fibrous	100.0
					2	White chalky	60.0	None Detected	0.0	Non-fibrous	100.0
N	25	Portable	Drywall Joint Compound	2025-03-19	1	White paint	40.0	None Detected	0.0	Non-fibrous	100.0
					2	White chalky	60.0	None Detected	0.0	Non-fibrous	100.0
N	26	Portable	Drywall Joint Compound	2025-03-19	1	Grey paint	40.0	None Detected	0.0	Non-fibrous	100.0
					2	White chalky	60.0	None Detected	0.0	Non-fibrous	100.0
N	27	Roof	Torch-on Asphalt	2025-05-07	1	Black roofing with grey aggregates	70.0	None Detected	0.0	Non-fibrous	80.0
										Synthetic	20.0
					2	Black mastic/tar	28.0	None Detected	0.0	Non-fibrous	80.0
										Cellulose	20.0
					3	Wood	2.0	None Detected	0.0	Cellulose	100.0
N	28	Roof	Torch-on Asphalt	2025-05-07	1	Black roofing with grey aggregates	70.0	None Detected	0.0	Non-fibrous	80.0
										Synthetic	20.0
					2	Black mastic/tar	28.0	None Detected	0.0	Non-fibrous	80.0

Asbestos Bulk Sample Report

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Project: 4212 Glanford Ave
Client: McElhanney
Client PO#:

Submitted By: BS
Date Received: 2025-03-13
Analyst: JT

SP	#	Location	Material	Analysis Date	Layer	Description	% of Sample	Asbestos Minerals	% Asbestos per Layer	Other Fibres	% Fibres per Layer
										Cellulose	20.0
					3	Wood	2.0	None Detected	0.0	Cellulose	100.0
N	29	Roof	Mastic - Grey	2025-05-07	1	Grey mastic	100.0	None Detected	0.0	Non-fibrous	100.0
N	30	Roof	Mastic - Grey	2025-05-07	1	Grey mastic	100.0	None Detected	0.0	Non-fibrous	100.0
N	31	Roof	Mastic - Grey	2025-05-07	1	Grey mastic	100.0	None Detected	0.0	Non-fibrous	100.0
N	32	Roof	Mastic - Brown	2025-05-07	1	Red-brown mastic	100.0	None Detected	0.0	Non-fibrous	100.0
N	33	Roof	Mastic - Brown	2025-05-07	1	Red-brown mastic	100.0	None Detected	0.0	Non-fibrous	100.0
N	34	Roof	Mastic - Brown	2025-05-07	1	Red-brown mastic	100.0	None Detected	0.0	Non-fibrous	100.0
N	35	Roof	Sealant - Black	2025-05-07	1	Grey-black mastic/putty	100.0	None Detected	0.0	Non-fibrous	100.0
N	36	Roof	Sealant - Black	2025-05-07	1	Grey-black mastic/putty	100.0	None Detected	0.0	Non-fibrous	100.0
N	37	Roof	Sealant - Black	2025-05-07	1	Grey-black mastic/putty	100.0	None Detected	0.0	Non-fibrous	100.0



Island Environmental Health and Safety
 201 - 990 Hillside Avenue
 Victoria B.C, V8T 2A1
 (778)406-0933
admin@islandehs.ca

Certificate of Analysis

Client Name	McElhanney	Report #	63919
Site Address	4212 Glanford	Report Date	3/20/2025
Collection Date	3/13/2025	PO	
Collected by	BR	Notes	

Analysis Summary: Lead in Paint

Sample #	Pb1	Result (ug/g)	<2
Location	Walls Throughout		
Description	Beige Paint	Comments	
Sample #	Pb2	Result (ug/g)	<2
Location	Interior Trim		
Description	White Paint	Comments	Possible substrate interference
Sample #	Pb3	Result (ug/g)	<3
Location	Washrooms		
Description	Brown Paint	Comments	
Sample #	Pb4	Result (ug/g)	<3
Location	Lower Portable - Exterior		
Description	White Paint	Comments	
Sample #	Pb5	Result (ug/g)	<5
Location	Lower Portable - Interior		
Description	Beige Paint	Comments	Possible substrate interference
Sample #	Pb6	Result (ug/g)	<3
Location	Upper Portable - Interior		
Description	White Paint	Comments	Possible substrate interference

Notes

Results in green are below the limit of quantitation for that sample (not detectable)
 Results in red are above the limit of quantitation for that sample (detectable)

Analysed using ASTM E1645-01 and EPA 7000B

AIHA ELPAT Lab ID: 214686

Lead in Paint Report



Island Environmental Health and Safety
201 - 990 Hillside Avenue
Victoria B.C, V8T 2A1
(778)406-0933
admin@islandehs.ca

Certificate of Analysis

Client Name	McElhanney	Report #	63919
Site Address	4212 Glanford	Report Date	3/20/2025
Collection Date	3/13/2025	PO	
Technician	BR	Notes	

Quality Assurance Report

	Result	Unit	Limits	Pass/Fail?
Duplicate	0	Rel. % Diff.	0% - 15%	PASS
CRM	96	% recovery	80% - 120%	PASS
QCS	96	% recovery	90% - 110%	PASS
MS	105	% recovery	80% - 120%	PASS
LRB	<0.06	mg/L	<0.242 mg/L	PASS

Duplicate: Paired analysis of a two portions of the same sample. Used to evaluate the variance in the measurement and homogeneity of the sample.

Certified Reference Material (CRM): A paint sample of known lead concentration prepared by an external agency. Used as an independent check of method accuracy.

Quality Control Sample (QCS): A blank matrix sample to which a known amount of lead from a second source has been added. Used to verify instrument calibration.

Matrix Spike (MS): A portion of a sample to which a known amount of lead is added before digestion. Used to evaluate matrix effects of the sample.

Laboratory Reagent Blank (LRB): A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

Note: Duplicate sample below limit of quantitation

Results relate only to the items tested

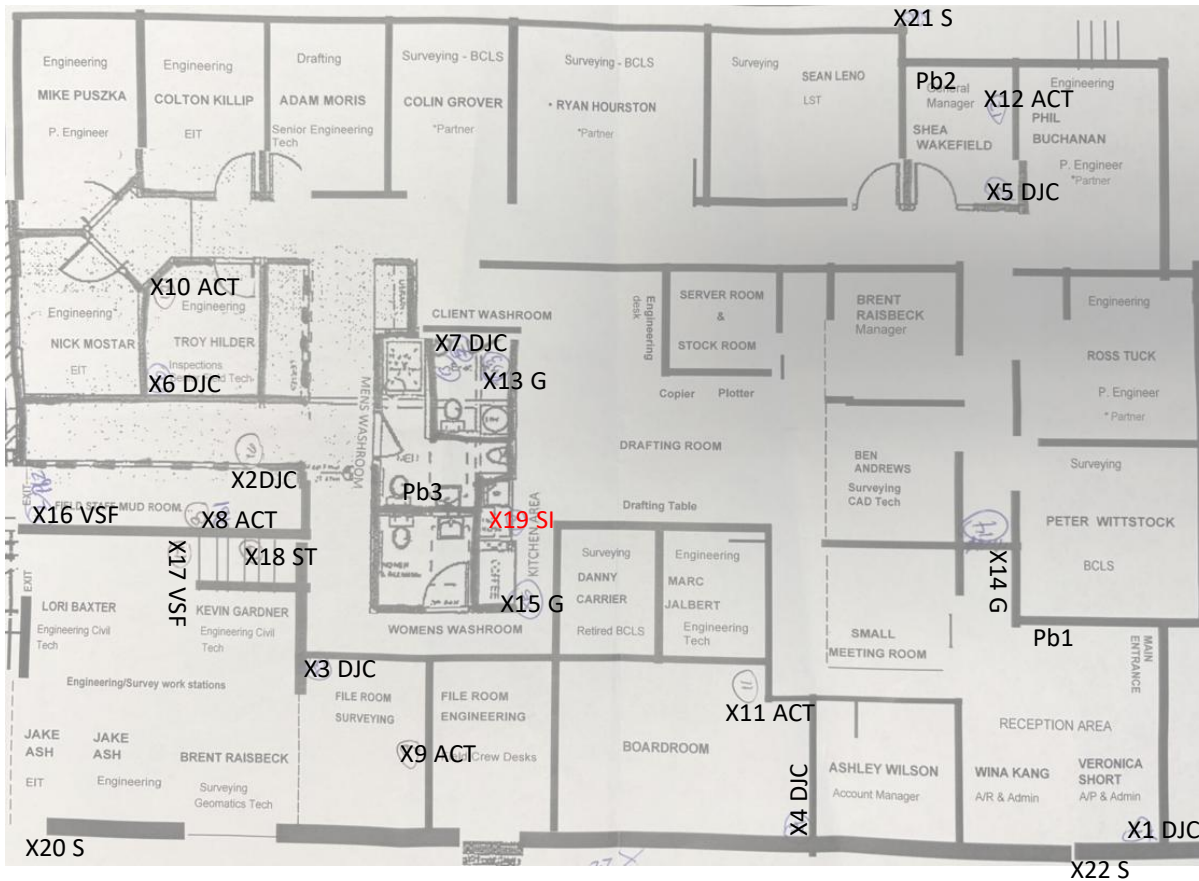
Laura Martin
Laboratory Analyst

End of Report

Appendix 3

Sample Locations

1st Floor



Not to Scale

LEGEND:

- x# Asbestos containing sample location
- x# Non-asbestos containing sample location
- Pb# Lead containing paint sample location
- Pb# Non-lead containing paint sample location

- DJC Drywall Joint Compound
- SI Sink Insulation
- VSF Vinyl Sheet Floor
- G Grout
- ST Stair Tread
- S Stucco
- ACT Acoustic Ceiling Tile

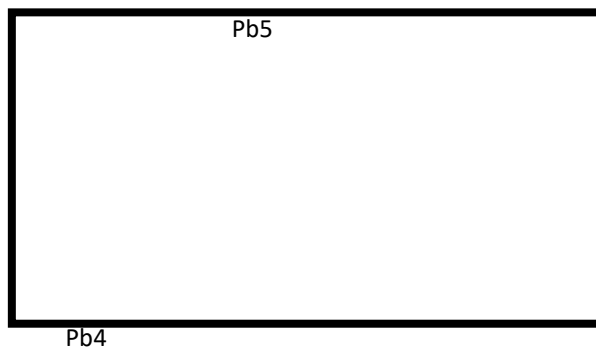
Project #: 63919

Date of Issue: September 2025

Hazardous Materials Investigation
Sample Locations
Site: 4212 Glanford Avenue, Victoria, BC

McElhanney
500-3960 Quadra Street,
Victoria, BC V8X 4A3

Portables



LEGEND:

x# Asbestos containing sample location
x# Non-asbestos containing sample location
Pb# Lead containing paint sample location
Pb# Non-lead containing paint sample location

DJC Drywall Joint Compound

VSF Vinyl Sheet Floor

Project #: 63919

Date of Issue: September 2025

Hazardous Materials Investigation
Sample Locations
Site: 4212 Glanford Avenue, Victoria, BC

McElhanney
500-3960 Quadra Street,
Victoria, BC V8X 4A3

Not to Scale

Roof



Not to Scale

LEGEND:

x# Asbestos containing sample location
x# Non-asbestos containing sample location
Pb# Lead containing paint sample location
Pb# Non-lead containing paint sample location

TA Torch On Asphalt
MG Mastic Grey
MB Mastic Brown
S Sealant

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