



Practical Occupational Hygiene Solutions for your Business

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Building Assessment Prior to Demolition 215 Panet Road Winnipeg, Manitoba

A preliminary assessment was performed of the above property to identify if there were any unusual conditions or concerns that should be addressed prior to the physical demolition of the structures on the site. The intent of the survey was to identify any unusual hazards to workers involved in the demolition as well as a broader risk to the public and environment. The site consists of two buildings; a large warehouse which dominates the property and a smaller office building located in the northwest corner of the property.

Main Building

The building contains an assortment of residual materials left behind when the building was sealed. These include of number of controlled products and/or hazardous wastes. These should be removed from the building and properly disposed of prior to the demolition of the building. The materials of concern include the following:

1. 16 container 10 liters containers of caustic materials (Limestone Afterwash) are located in the middle of the floor on the main level.
2. There were several small containers of motor and/or hydraulic oil. These have been brought to the main entrance of the building so that they will be easy to find.
3. A partially-full 20 gallon container of a flammable liquid.

A transformer is located on the basement level. This unit may contain PCBs. This unit should be disposed of properly as part of the demolition. The unit may be disposed of in one of three ways:

- The manufacturer can be contacted with the make/model/serial number of the unit to determine if the manufacturer's records indicate if the unit contains PCBs; or — (DRY TYPE - NO PCB'S)
- A sample of the transformer oil can be drained and analyzed for the presence of PCBs, or
- The unit can be handled and disposed of as if the unit contained PCBs (i.e., assume the unit contains PCBs).

Asbestos

There are floor tiles located on both the main and basement floor in the office area. The area of floor tile on each floor is about 8 m x 6 meters. Laboratory testing has indicated that the floor tile on both levels contains asbestos. Tests on the mastic underneath the floor tiles on both levels did not reveal the presence of asbestos.

The floor tiles on the basement level are quite loose. The majority of tiles are lying loose upon the floor and are no longer attached to the floor. The tiles on the main floor are still attached to the floor.

Additional testing has shown that the ceiling tiles located in the middle of the floor on the main floor do NOT contain asbestos. Similarly, the ceiling tiles in the office area do not contain asbestos nor did a sample of insulation from inside the structure outer wall.

Pigeon Droppings

There is a small amount of pigeon droppings near and on the main steps into the building. However, the amount of accumulation is too low to require any special action. Care should be taken to clean off the steps to prevent slip and fall when using the steps to access the building but apart from this safety issue, there is no anticipated health hazard from this small amount of pigeon droppings.

Mould

There was no indication at the time of inspection of significant mould or health hazard from mould in the large building.

Small Building

Asbestos

Floor tiles are located in both the furnace room and the electrical room. Laboratory testing of these floor tiles showed that the tile in both rooms contain asbestos but the mastic in both rooms does not contain asbestos.

Two samples were collected of the ceiling tiles in the smaller building. One of the two samples was positive for the presence of asbestos. The two samples were very similar to the naked eye. All ceiling tiles in the smaller building should be removed and disposed of as asbestos material.

There was no indication of mould or pigeon droppings inside the smaller building.

Additional Information

There are a number of what may be underground storage tanks located near the west side of the main building. These tanks were locked at the time of the inspection so the contents of these tanks were not determined. The presence and possible contents of these tanks should be considered. While the contents are likely to be an environmental issue, their close proximity may interfere with the demolition operations.

I hope this information is of assistance to you. Should you have any questions or require any additional information, please contact us at your convenience.

Sincerely,

OHG Consulting

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A handwritten signature in black ink that reads "Douglas N. Wylie". The signature is written in a cursive, slightly slanted style.

Douglas N. Wylie, CIH, ROH, CRSP, CRM