ASBESTOS INVENTORY CONTROL



Planning, Property and Development Department Municipal Accommodations Division Winnipeg 4th Floor - 185 King Street • Winnipeg, MB • R3B 1J1

Building Name:	Council Building Civic Centre Complex	Inspection Date:	December 3, 2017
Building Code:	CB-60	Inspected By:	A Brodbeck & N Richardson
Building Address:	510 Main Street	Construction Date:	1964

Material Location	Material Description	Drawing Label	Material Condition	Testing Status	Date M/Y	Test %	Est. %
	Columns/chases/structural beams along/between partition walls throughout may have asbestos containing fireproof spray-on insulation						
Sub Basement	Pipe Fitting Insulation	PF	Good	TESTED	Nov/'12	15-50	
	Pipe Insulation (new Blue)			TESTED	Nov'12	0	
	Pipe Insulation (Green & Blue)	PI	Good	TESTED	Nov'12	15	
	Duct Insulation	DI	Good	TESTED	Jul'11	0	
	Duct Insulation at south fan unit	DI	Good				
	Tank Insulation	TI	Removed4/15				15-50
	Spray On Insulation - Steel Beam - Encapsulated	SO	Good				65
	Rope Pipe Insulation			TESTED	Nov'12	0	
	Gasket Seal	GS	Good	TESTED	Nov'12	40	
Sub Basement Tunnel	Pipe Fitting Insulation	PF	Good				
	Pipe Wrap (blue - sampled from remvoal of 2' section)			TESTED	Jul'18	0	
	Pipe Wrap (orange - sampled for remaovalof 2' section)			TESTED	Jul'18	0	
	Pipe Insulation	PI	Good				
Basement							
Lobby	Drywall Compound - Boxed up ceiling above lights	DC	Good				5
	Mastic on Duct Insulation	MA					10
	Stipple Textured Ceiling	SC					5
	Spray On Insulation - Above Ceiling	SO	Good				65
Elevator Lobby	Stipple Ceiling around Potlights	SC	Removed11/'12	TESTED	Nov'12	5	
	Spray On Insulation - Above Ceiling	SO					60
	Plaster and Scratch Coat - Walls (4 samples taken)			TESTED	Jun'15 Mar'15	0	
	Stipple Texture Ceiling	SC	Good				5
Main Stairs	Stipple Textured Ceiling	SC	Good				5

Madagiallacadian	Material Description	Drawing	Material	Testing	Date	Test	Est.
Material Location Plumbing/Mech Chases	Material Description	Label	Condition	Status	M/Y	%	%
throughtout	Fireproof Spray-on insulation	SO					60-75
	Pipe Fitting Insulation	PF					
Media Room				╢			
Media Room - Office #1	Plaster & Scratch Coat Walls (5 samples taken)			TESTED	Jun'15	0	
INICUIA ROOM OMICE #1	` '	SC	Removed'15	IESIED	Juli 15	U	5
	Stipple Texture Ceiling 9x9 Floor Tile - Office	F9	Removed/13				5
		_					
Media Room - Office #1	Mastic (on HVAC Duct insulation)	MA	Removed'15				0.5
	Spray On Insulation - steel beams/qdeck	SO	Removed'15				65
Media Room - Office #2	Stipple Texture Ceiling	SC					5
	Spray On Insulation - Steel Beam/ Qdeck above tile	SO					65
	9x9 Floor Tile - Office	F9	Removed				
	HVAC Duct Insulation Black Mastic	MA					
Media Room Corridor	Stipple Texture Ceiling	SC	Removed1/17				5
	Spray On Insulation - Steel Beam/ Qdeck	SO	Removed1/17	TESTED	Mar'15	65	
	9x9 Floor Tile - Hallway	F9	Removed11/12				
	Plaster - Cubicle Wall Hall			TESTED	Mar'15	0	
Media Room - Cubicles	9x9 Floor Tile - Cubicles	F9	Removed/13				
	Stipple Texture Ceiling	SC					5
	Spray On Insulation - Steel Beam/Qdeck	SO					65
	HVAC Duct Insulation Black Mastic	MA					
Media Room - Lounge	Stipple Ceiling - throughout	SC	Removed1/17				5
	9x9 Floor Tile - Under Carpet	F9	Removed1/17				
	Plaster and Scratch Coat - Lounge Walls (4 samples)			TESTED	Jan'16 Mar'15	0	
	Spray On Insulation - Steel Beam/ Qdeck	SO	Removed1/17	TESTED	Mar'15	65	
	HVAC Duct Insulation Black Mastic	MA	Removed1/17				
	Pipe Fitting Insulation	PF	Removed1/17				
Pipechase-Media Rm	Spray On Insulation - beams and columns	SO	Needs Repair				65
-	Pipe Fitting Insulation	PF	Good				
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		Drawing	Material	Testing	Date	Test	Est.
Material Location	Material Description	Label	Condition	Status	M/Y	%	%
Print Shop							
Print Shop Entry	Sheet Flooring			TESTED	Feb'14	0	
	12 x 12 Floor Tile (blue) (1 Sample)			TESTED	Apr'18	0	
	Black Mastic (1 Sample)			TESTED	Apr'18	0	
	Leveling Compound (1 Sample)			TESTED	Apr'18	0	
Photo Copy Room	24 x 48 Ceiling Tile			TESTED	Apr'18	0	
	Spray-on Insulation (1 Sample)	SO		TESTED	Apr'18	3	
Print Shop	12x12 Floor Tile (newer)			TESTED			
Printing Area (various locations throughout)	Fireproof Spray-on Insulation (* use pre-cautionary asbestos procedures for this area - original asbestos spray on insulation removed, however sampled and mixed results show old and new in locations - various sample results see below)	SO*		TESTED	Mar'16 Apr'16 Jun'16	Yes .01-1	
	Duct insulation (painted black)	DI	Good				10-25
Printing Area	Mastic	MA	Good				
	Pipe Fitting Insulation	PF					
SW Area (adj City Clerk Door)	Spray On Insulation			TESTED	Jun'16	0	
Rear W Exit on Wall	Spray On Insulation	so		TESTED	Jun'16	50-75	
Deck, Centre of Print Shop	Spray On Insulation	so		TESTED	Jun'16	0.1-1	
Beam, Centre on Bm SE	Spray On Insulation			TESTED	Jun'16	0	
SW Entrance North Area	Spray On Insulation			TESTED	Jun'16	0	
Deck, City Clerk, S Exit	Spray On Insulation			TESTED	Jun'16	0	
Print Shop West Stairwell	9x9 Floor Tile	F9	Removed'16				3
Print Shop							
East Back Wall (City Clerk)	Spray On Insulation	SO		TESTED	Jun'16	50-75	
Deck, N of City Clerk	Spray On Insulation			TESTED	Jun'16	0	
Deck, S Area Rm adj Print	Spray On Insulation			TESTED	Jun'16	0	
Deck, N Area Rm							
Secured Storage (City Clerks)	Parging - Duct Insulation	DI	Good	TESTED	Mar'16	10-25	
	Spray On Insulation (1 Sample from fallen poly ceiling)	SO		TESTED	Apr'18	<1	
	Spray On Insulation (1 Sample debris from floor)	SO		TESTED	Jun'16		
Pipechase - Print shop access	Pipe Fitting Insulation	PF					
-	Mortar (on floor around pipe penetration) contaminated	SO		TESTED	Mar'16	Yes	
	Spray-on Insulation on Beams	SO					65

		Drawing	Material	Testing	Date	Test	Est.
Material Location	Material Description	Label	Condition	Status	M/Y	%	%
South Stairwells	Stipple Ceiling	SC	Good	4			5
	Spray On Insulation - Steel Beam - Above Ceiling	SO	Good				65
North Stairwell	Stipple Ceiling	SC	Good	TESTED		10	
	Plaster and Scratch Coat			TESTED	Mar'15	0	
Janitor's Closet	Plaster - Ceiling	PL	Good	TESTED	Jan'11	0	
	Spray On Insulation - Steel Beam - Above Ceiling	so					
Storage Room #1	Ceiling Tile (12"x12")		Removed	TESTED	May'14	0	
G	Ceiling Tile (2 'x 4') area outside door entry into rm			TESTED		0	
	Spray On Insulation (hall area outside Storage 1 and ER Preparedness Area)	so	Good	TESTED		2	
	Drywall Compound (also sampled March 2015)			TESTED	May'14	0	
Storage Room # 2	Pipe Fitting Insulation - Above Ceiling			TESTED	May'14	0	
Storage Rooms 1 & 2	2' x 4' Ceiling tile			TESTED	May'14	0	ĺ
Emergency Response							
Emergency Preparedness Offices (EOC)	Note: Fireproof Spray-on Insulation (* use pre-cautionary procedures - original asbestos spray-on insulation removed Trace amounts found in sampling Storage Rm 1)	SO*					2
	Spray-on Insulation - Reception Area (Amosite)	SO	Good	TESTED	July'18	3-4	
	Drywall Compound (3 samples)			TESTED	Aug'17	0	
	Pipe Fitting Insulation - Above Ceiling	PF	Good				
	24x48 Ceiling Tile - Various Areas - (5 Samples)	C48	Good	TESTED	July'18	0	
	Drywall Compound (15 samples)			TESTED	May'18	0	
	Duct Insulation and Mastic	DI / MA	Good		,		
	Drywall Compound (3 samples) - Entrance Door			TESTED	June'18	0	
	Spray-on Insulation (next to plumbing chase)	SO	Good	TESTED	Sept'16	50-75	
	Spray-on Insulation (debris on top ceiling tile next to plumbing chase)			TESTED	Jul'18	3-4	
Office 1	Spray-on Insulation (Office 1)	so	Good	TESTED	Sept'16	50-75	
Office 2	Spray-on Insulation (Office 2)	so	Good	TESTED			
	Spray-on Insulaiton (Office 2)	SO	Good	TESTED	· ·		
Large Meeting Room	Spray-on Insulation (Large Meeting Room)	SO	Good	TESTED			
-	Ceiling Tile (Large Meeting Room) (5 samples)	† †		TESTED	-	0	
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Material Location	Material Description	Drawing Label	Material Condition	Testing Status	Date M/Y	Test %	Est.
Tunnel	·						
Tunnel at Centennial Bulkhead	Plaster & Scratch Coat - Bulkhead (3 samples)			TESTED	Aug'17	0	
Main Floor							
Lobby	Stipple Ceiling	SC	Removed'16				5
	Duct insulation Black Mastic	MA	Removed'16				10
	Mortar (1 Sample same as 2nd flr - Tyndallstone wall)			TESTED	Nov'17	0	
	Spray On Insulation - Steel Beam - Above Ceiling	SO	Removed'16				65
Main Stairs	Stipple Ceiling	SC	Good				5
Janitor's Closet	Plaster - Ceiling	PL	Removed				Pos
	Spray On Insulation - Steel Beam - Above Ceiling	so	Removed9/16				65
Storage Closet Beside Elevator	Plaster - Ceiling	PL	Removed1/17				Pos
	Spray On Insulation - Steel Beam - Above Ceiling	SO	Removed1/17				65
	9x9 Floor Tile	F9	Removed1/17				3
East Wing	9x9 Floor Tile - Under Carpet (mastic: none detected)	F9	Removed'16	TESTED	Nov'15	3	
	Pipe Fitting Insulation - Above Ceiling	PF	Removed'16	TESTED	Nov'15	10	
	Spray On Insulation - debris on ceiling tile			TESTED	Feb '15	0	
	Spray On Insulation - Above Ceiling (2 samples)		Removed'16	TESTED	Nov'15	0	
	Spray On Insulation - Above Ceiling (1 sample)	SO	Removed'16	TESTED	Nov'15	15	
	HVAC Duct Insulation Black Mastic	MA	Removed'16	TESTED	Nov'15	10	
	HVAC Duct Insulation			TESTED	Nov'15	0	
	24x48 Ceiling Tile			TESTED	Nov'15	0	
	Ceiling Tile - Various size (common throughout)			TESTED	Nov'15	0	
	Ceiling Tile - Ripple pattern (various sizes)			TESTED	Nov'15	0	
	Plaster - Walls (2 samples)			TESTED	Nov'15	0	
	Drywall Compound Ceiling (above recessed ceiling light)	DC	Removed'16	TESTED	Nov'15	3	
	Drywall Compound - hallway to washrm			TESTED	Nov'15	0	
	Office wall Panels Contain Vermiculite (ACM) Insulation	VE	Removed'16				
East Wing Stairwell	9x9 Floor Tile (mastic: none detected)	F9	Removed'16	TESTED	Nov'15	3	
Electrical Room	9x9 Floor Tile	F9					
	Plaster & Scratch Coat - Walls (3 samples)			TESTED	Oct'16	0	
West Wing	9x9 Floor Tile - Under Carpet	F9	Removed'16				3

		Drawing	Material	Testing	Date	Test	Est.
Material Location	Material Description	Label	Condition	Status	M/Y	%	%
	HVAC Duct Insulation Black Mastic	MA	Removed'16	TESTED	Nov'15	5-10	
	HVAC Duct Insulation		Removed'16	TESTED	Nov'15	0	
	Various size Ceiling Tile (same as East Wing)						0
	Firebrick - above ceiling tile (approx. 12x12" red)			TESTED	Nov'15	0	
West Wing	Mortar between Firebrick (above ceiling tile)			TESTED	Nov'15	0	
	Spray On Insulation - Steel Bm & overspray	SO	Removed'16	TESTED	Nov'15	50-75	
	Pipe Fitting Insulation - Above Ceiling	PF	Removed'16	TESTED	Nov'15	10-25	
	Plaster - Walls (5 samples various locations)		Removed	TESTED	Nov'15	0	
	Drywall Compound - Meeting Rm		Removed	TESTED	Nov'15	0	
	Office wall Panels Contain Vermiculite (ACM) Insulation	VE	Removed'16				
West Wing Electrical Room	Plaster and Scratch Coat - Walls (3 samples taken)			TESTED	Oct'16	0	
	Spray On Insulation - Steel Beam	SO					65
	9x9 Floor Tile	F9	Good	TESTED	Nov'15	3	
South Stairwells	Plaster - Ceiling	PL	Good				
	Spray On Insulation - Steel Beam - Above Ceiling	SO	Good				65
Second Floor							
Reception/Lobby Area	Stipple Ceiling	SC	Good				5
	Mortar (2 Samples same as Main Flr - Tyndallstone wall)			TESTED	Nov'17	0	
	Roof Drain / Pipe Insulation	RD					
	Spray On Insulation - Steel Beam - Above Ceiling	SO	Good				65
Elevator Lobby	Stipple Ceiling	SC	Good				5
	Spray On Insulation - Steel Beam - Above Ceiling	SO	Good				65
North Meeting Room	Stipple Ceiling	SC	Good				5
	Spray On Insulation - Steel Beam - Above Ceiling	SO	Good				65
Clerestory Windows	Clerestory Glazing Caulking - grey	CA					10
Mayor's Office							
Reception Area	Carpet floor area randomly inspected & appears to be on concrete						
	Stipple Ceiling	SC	Removed8/16				5
	Spray On Insulation - Steel Beam - Above Ceiling	SO	Removed8/16				50-75
	Drywall Compound - Ceiling (above recessed tile/light)	DC	Removed8/16	TESTED	Dec'15	1-5	

		Drawing	Material	Testing	Date	Test	Est.
Material Location	Material Description	Label	Condition	Status	M/Y	%	%
File Storage	9x9 Floor Tile and Under plywood	F9	Removed8/16				3
	Plaster - Ceiling	PL		TESTED	Nov'15	0	
	Plaster and Scatch Coat - Wall	PL		TESTED	Nov'12	0	
	Spray On Insulation - Steel Beam - Above Ceiling	SO	Removed8/16				50-75
Mayor's Washroom	Plaster - Ceiling	PL		TESTED	Dec'15	0	
	Drywall Compound above recessed ceiling tile	DC	Removed8/16	TESTED	Dec'15	1-5	
	Spray On Insulation - Steel Beam - Above Ceiling	SO	Removed8/16				50-75
	Carpet floor area randomly inspected & appears to be on concrete						
	Plaster and Scratch Coat -Wall (total 4 samples)			TESTED	Jan'16 Mar'15	0	
	12 x12 Red Firebrick and mortar (above ceiling tile)			TESTED	Jan'16	0	
Centre Offices	Carpet floor area randomly inspected & appears to be on concrete						
	Stipple Ceiling	SC	Removed8/16				5
	Roof Drain	RD	Removed8/16				
	Mastic on Duct Insulation	MA	Removed8/16				5-10
	Spray On Insulation - Steel Beam - Above Ceiling	SO	Removed8/16				50-75
Mayor's Office	Spray On Insulation - Steel Beam at approx. 12' & 16' - Above drywall ceiling (5 samples)	so	Removed (date unknown)	TESTED	Dec'15	0	
	Carpet floor and granite floor randomly inspected & appears to be on concrete						
Mayor's Office	Drywall compound wall - @16 FT Height			TESTED	Mar'15	0	
	Drywall compound wall - @12 FT Height			TESTED	Mar'15	0	
	Drywall compound ceiling - Above Ceiling Tile old area	DC	Removed6/16	TESTED	Dec'15	1-5	
	Clerestory Glazing Caulking - grey	CA	Removed'17	TESTED	Jun'17	10	
							10
Chambers							
Chamber Area	Stipple Ceiling	SC	Good				5
	Spray On Insulation - Beams/Columns	SO	Good				65
	Mastic on Duct Insulation - Above Ceiling	MA	Good				10
	Roof Drains	RD					
Storage Closets (under Gallery	Plaster and scratch coat - ceiling (3 samples)			TESTED	Nov'17	0	
seating)	Asbestos Fabric Heat Shield in Light Fixture	AF				-	65

		Drawing	Material	Testing	Date	Test	Est.
Material Location	Material Description	Label	Condition	Status	M/Y	%	%
	9x9 Floor Tile - under seating	F9					3
Mechanical Chases, Elevator	Spray On Insulation - Steel Beams - Mechanical Chases	SO	Good				65
shafts, Beams/Columns in	Pipe Fitting Insulation	PF	Good				10-25
unaccessible areas	Mastic on Duct Insulation	MA	Good				10
East & West Galleries	Stipple Ceiling	SC	Good				5
	Spray On Insulation - Steel Beam - Above Ceiling	SO	Good				65
	Roof Drains	RD					
	Mastic - Duct - Above Ceiling	MA	Good				10
Lower Mezzanine (Council &	Spray On Insulation - Above Ceiling			TESTED	Jul'13	0	
Lounge below Chambers)	Drywall joint compound (5 samples)			TESTED	Oct'15	0	
	24 x 48 Ceiling Tile (3 samples)			TESTED	Oct'15	0	
	Spray On Insulation - Above Ceiling (5 samples)			TESTED	Oct'15	0	
	12x12 Floor Tile (Blue) (3 samples)			TESTED	Oct'15	0	
Lower Mezz Elevator Lobby	Drywall Compound - Wall (3 samples)			TESTED	Jan'16	0	
Exterior u/s of roof canopy	Stucco (Scratch Coat)	ST	Good	TESTED	Sept'15	<1	
Exterior u/s of roof canopy	Exterior Caulking (grey)	CA	Good				10

^{1.} Asbestos inspections and inventory updates are conducted annually.

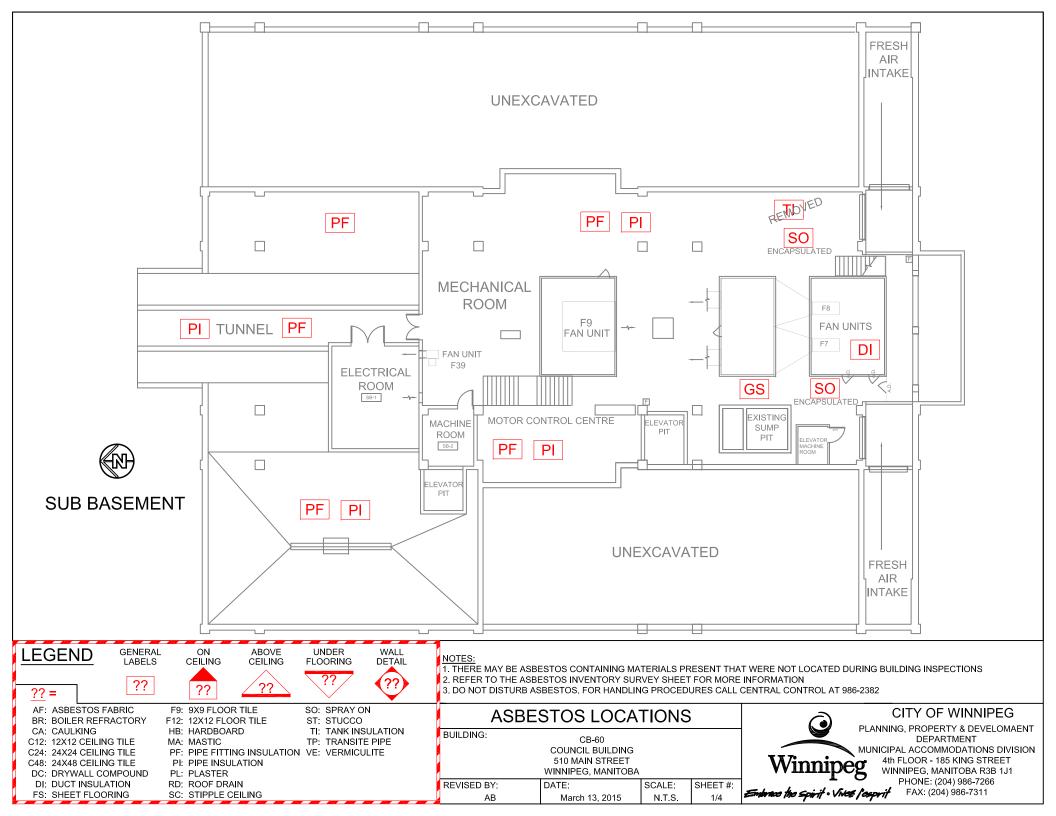
CB-60

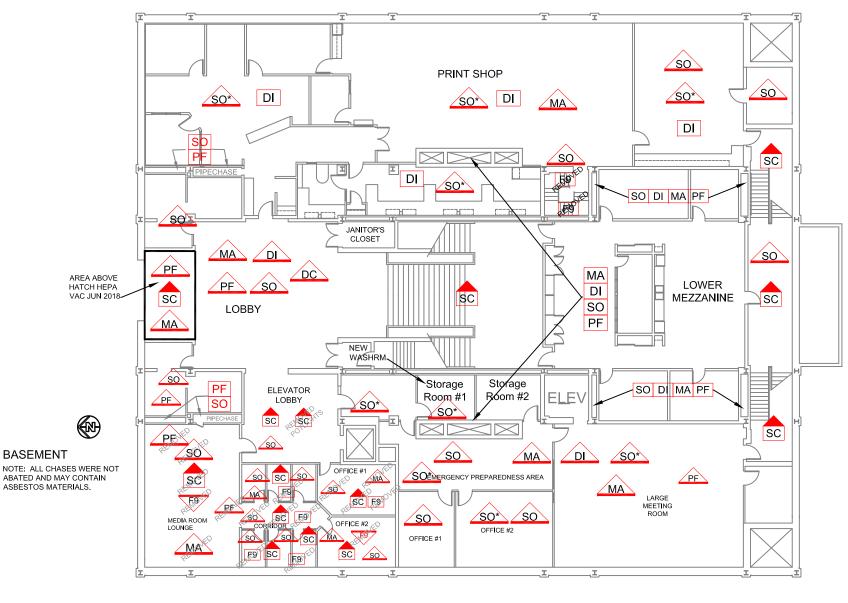
^{2.} There may be asbestos containing materials present that were not located during asbestos inspections.

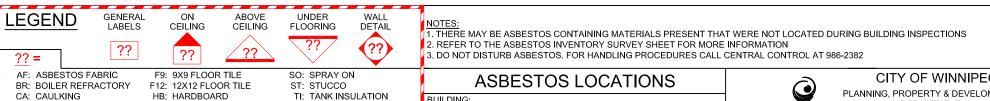
^{3.} Floor tile and sheet flooring installed before 1990 may contain asbestos and must be treated as an asbestos containing material.

^{4.} Vermiculite insulation may contain pockets of asbestos. All vermiculite insulation must be treated as an asbestos containing material.

^{5.} For asbestos related inquiries, call Central Control at 986-2382



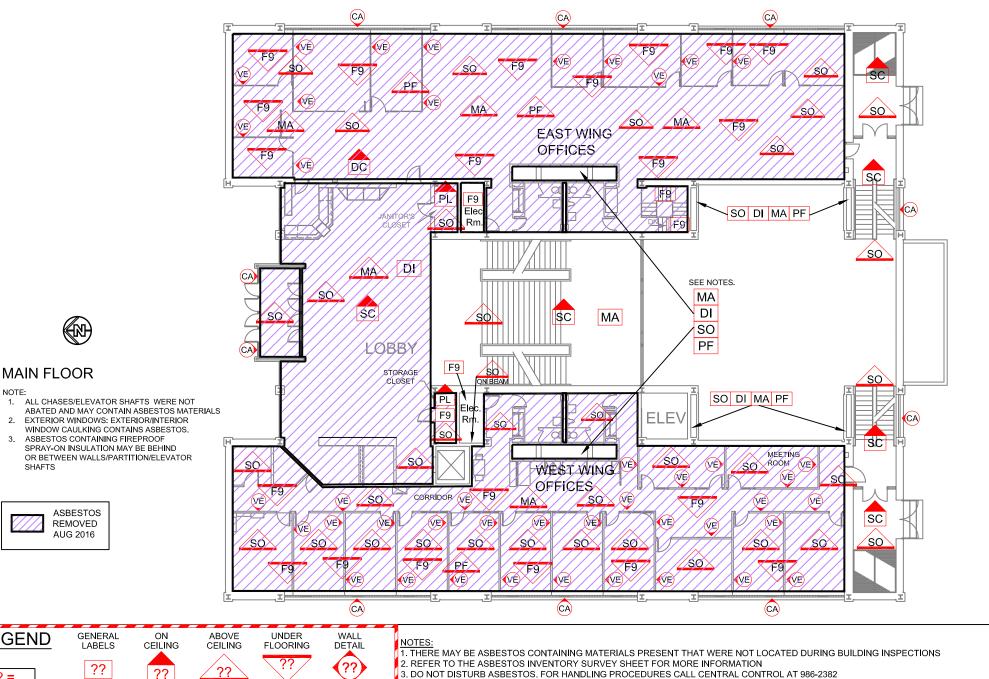




CA: CAULKING HB: HARDBOARD TI: TANK INSULATION
C12: 12X12 CEILING TILE MA: MASTIC TP: TRANSITE PIPE
C24: 24X24 CEILING TILE PF: PIPE FITTING INSULATION VE: VERMICULITE
C48: 24X48 CEILING TILE PI: PIPE INSULATION
DC: DRYWALL COMPOUND PL: PLASTER
DI: DUCT INSULATION RD: ROOF DRAIN
FS: SHEET FLOORING SC: STIPPLE CEILING

BUILDING: CB-60 COUNCIL BUILDING 510 MAIN STREET WINNIPEG, MANITOBA REVISED BY: DATE: SCALE: SHEET #: AB January 8, 2017 N.T.S. 2/4





LEGEND

GENERAL

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AF: ASBESTOS FABRIC **BR: BOILER REFRACTORY**

SHAFTS

CA: CAULKING

C12: 12X12 CEILING TILE

C24: 24X24 CEILING TILE C48: 24X48 CEILING TILE

DC: DRYWALL COMPOUND DI: DUCT INSULATION FS: SHEET FLOORING

F9: 9X9 FLOOR TILE F12: 12X12 FLOOR TILE

HB: HARDBOARD

MA: MASTIC PF: PIPE FITTING INSULATION VE: VERMICULITE

PI: PIPE INSULATION

PL: PLASTER

SO: SPRAY ON ST: STUCCO

> TI: TANK INSULATION TP: TRANSITE PIPE

RD: ROOF DRAIN SC: STIPPLE CEILING

ASBESTOS LOCATIONS

BUILDING: CB-60 COUNCIL BUILDING 510 MAIN STREET WINNIPEG, MANITOBA

REVISED BY: SHEET #: DATE: SCALE: N.T.S. January 8, 2017



FAX: (204) 986-7311

