

Regional District of Nanaimo

HAZARDOUS MATERIALS INVENTORY DATABASE

DATE ENTERED AUG 23 2016

Site Name/ID	Build Date	Area (m ²)	General Condition
Dashwood Fire Hall #1 - 230 Hobbs Road (F2658.003)	ca. 1985 with renovations	300±	Good

Site Description:

The structure is a single storey plus mezzanine, masonry block community fire hall. The building HVAC consists of electric heaters and baseboards. The insulation is fiberglass. Floors are a mix of unfinished concrete and vinyl products. Walls consist of masonry block or are finished with drywall. Ceiling finishes are a mix of drywall, texture over drywall and ceiling tiles. The exterior finish is unpainted masonry block. Softs vinyl and exterior details are metal construction. Windows are metal frame. The building is connected to municipal water and hydro and has a local septic system.

At the time of inspection it was not possible to access the roof area. As such the composition of the roofing materials could not be determined but are presumed to be composed of a membrane system. Masonry block walls may contain vermiculite but were not drilled at the time of our inspection. The far bay was constructed in 1995 and no potentially hazardous materials were observed or sampled in this area.

Asbestos Containing Materials:							
Material	Location & Area(s)	Type & % Asbestos	Accessibility	Condition	Friability	In Bldg. Airstream	Risk Level
Vinyl Floor Tile	Office & Washroom	Chrysotile 1-5%	Exposed	Good	Low	No	Low
Sink Insulation	Kitchen/Storages	Chrysotile 10-20%	Limited	Good	Low	No	Low

Lead Containing Materials:							
Material	Location & Area(s)	Lead Content	Accessibility	Condition	Leachable	Risk Level	
Light Grey Field	Block Walls	< 600	Exposed	Good	N/E	Low	
Red Field	Block Walls	< 600	Exposed	Good	N/E	Low	
Off White Field	Drywall Ceiling	< 600	Exposed	Good	N/E	Low	
White Glaze	Tile - Shower	5000 - 10000	Exposed	Good	N/E	Low	
Blue Trim	Door Trim	< 600	Exposed	Good	N/E	Low	
White Field	Bay and SCBA Room	< 600	Exposed	Good	N/E	Low	
Dark Grey Field	Mezz. Stairs/Rail	< 600	Exposed	Good	N/E	Low	
Dark Red Field	Exterior Doors	> 1%	Exposed	Good	N/E	Low	
White Paint	Floor - Over Yellow	> 5%	Exposed	Good	N/E	Low	

Other Hazardous Materials:							
Type	Form & Location(s)					Risk Level	
Arsenic	NONE					N/A	
Mercury	Fluorescent Light Tubes; 1 Thermostat Behind Fridge in Bay					Low	
PCBs	Potentially in Fluorescent Light Ballasts					Low	
Petroleum	NONE					N/A	
Controlled Products	Compressed Gas Tanks, Cleaning Chemicals					Low	
UFFI	NONE					N/A	
Ozone-Depleting	NONE					N/A	
Silica	Block/Mortar, Concrete, Drywall, Tile/Grout					Low	
Radioactive	NONE					N/A	
Bio-Hazard	NONE					N/A	

Reinspection Date	Inspector Name	Remarks

Lewkowich Engineering Associates Ltd.

Bulk Asbestos Certificate of Analysis

Project #: F2658.003 **Client:** Regional District of Nanaimo

Site Address: 230 Hobbs Road, Qualicum Beach, BC

Sampled By: LEA (KT/AS/HS)

Analyzed in accordance with NIOSH 9002 Asbestos (Bulk) by PLM

(Note: Estimated Limit of Detection (LOD) is <1% asbestos)

Legend:
ND Not Detected

Lab Sample #	Sample Description	Location	Phase Description	Phase %	Asbestos Type	Asbestos %	Other Material Type	Other Material	Analyst
F2658.003-1	Drywall Joint Compound	Men's Washroom	Paint - Grey Joint Compound Paper - Cream Joint Compound Paper - Cream/Beige Gypsum	5 20 15 15 15 30	NO NO NO NO NO NO	ND ND ND ND ND ND	Non-Fibrous Non-Fibrous Fibrous(Cellulose) Non-Fibrous Fibrous(Cellulose) Non-Fibrous	100 100 100 100 100 100	LC LC LC LC LC LC
F2658.003-2	Drywall Joint Compound	Engine Bay	Paint - White Adhesive - Amber Joint Compound Paper Backing Joint Compound	5 5 35 20 35	NO NO NO NO NO	ND ND ND ND ND	Non-Fibrous Non-Fibrous Fibrous(Cellulose) Fibrous(Cellulose) Non-Fibrous	100 100 100 100 100	LC LC LC LC LC
F2658.003-3	Drywall Joint Compound <i>No Joint Compound Present</i>	Laundry Room	Paint - Light Grey Paper - Cream Gypsum (Side)	10 25 65	NO NO NO	ND ND ND	Non-Fibrous Fibrous(Cellulose) Fibrous(Cellulose/Glass)/Non-Fibrous(10/90)	100 100 100	LC LC LC
F2658.003-4	Drywall Joint Compound	Mask Cleaning Area	Paint - Light Grey Joint Compound Paper - Cream Joint Compound	10 55 25 10	NO NO NO NO	ND ND ND ND	Non-Fibrous Non-Fibrous Fibrous(Cellulose) Non-Fibrous	100 100 100 100	LC LC LC LC
F2658.003-5	Drywall Joint Compound	Upper Storage Room	Joint Compound Paper - Cream Joint Compound	55 30 15	NO NO NO	ND ND ND	Non-Fibrous Fibrous(Cellulose) Non-Fibrous	100 100 100	LC LC LC
F2658.003-6	Vinyl Floor Tile	Office & Washroom	Paint - Grey Vinyl - Off White Adhesive - Amber Mastic - Black	5 80 5 10	NO Chrysotile NO NO	ND 1-5 ND ND	Non-Fibrous Non-Fibrous Fibrous(Cellulose)/Non-Fibrous(1/99) Fibrous(Cellulose)/Non-Fibrous(5/95)	100 95-99 100 100	LC LC LC LC
F2658.003-7	Sink Insulation	Mask Cleaning Station	Black Metallic Mix	100	Chrysotile	15-20	Non-Fibrous	80-85	LC
F2658.003-8	Sink Insulation	Office/Kitchen Area	Dark Brown Metallic Mix	100	Chrysotile	10-15	Non-Fibrous	85-90	LC
F2658.003-9	Duct Mastic	Interior Piping For Exhaust	Grey Mix	100	NO	ND	Non-Fibrous	100	LC
F2658.003-10	Cove Base & Adhesive	Men's Washroom	Vinyl - Black/Grey Adhesive - Amber	90 10	NO NO	ND ND	Non-Fibrous Non-Fibrous	100 100	LC LC
F2658.003-11	Ceiling Texture	Mask Cleaning Station	White Mix Paint - White Joint Compound Paper - Cream Joint Compound Paper - Cream/Beige Gypsum	15 5 5 15 25 15 20	NO NO NO NO NO NO NO	ND ND ND ND ND ND ND	Fibrous(Cellulose)/Non-Fibrous(5/95) Non-Fibrous Fibrous(Cellulose)/Non-Fibrous(5/95) Fibrous(Cellulose) Non-Fibrous Fibrous(Cellulose)/Non-Fibrous(1/99) Fibrous(Cellulose)	100 100 100 100 100 100 100	LC LC LC LC LC LC LC

LEA health, safety & environmental



Lewkowich Engineering Associates Ltd.

Bulk Asbestos Certificate of Analysis

Project #: F2658.003 **Client:** Regional District of Nanaimo **Site Address:** 230 Hobbs Road, Qualicum Beach, BC **Sampled By:** LEA (KT/AS/HS)

Analyzed in accordance with NIOSH 9002 Asbestos (Bulk) by PLM
(Note: Estimated Limit of Detection (LOD) is <1% asbestos)

Legend:
ND Not Detected

Lab Sample #	Sample Description	Location	Phase Description	Phase %	Asbestos Type	Asbestos %	Other Material Type	Other Material	Analyst
F2658.003-12	Ceiling Texture	Mask Cleaning Station	White Mix	15	NO	ND	Fibrous(Cellulose)/Non-Fibrous(5/95)	100	LC
			Paint - White	5	NO	ND	Non-Fibrous	100	LC
			Joint Compound	5	NO	ND	Fibrous(Cellulose)/Non-Fibrous(1/99)	100	LC
			Paper - Cream	15	NO	ND	Fibrous(Cellulose)	100	LC
			Joint Compound	25	NO	ND	Non-Fibrous	100	LC
			Paper - Cream/Beige	15	NO	ND	Fibrous(Cellulose)	100	LC
F2658.003-13	Ceiling Texture	Mask Cleaning Station	Gypsum	20	NO	ND	Fibrous(Cellulose)/Non-Fibrous(1/99)	100	LC
			White Mix	15	NO	ND	Fibrous(Cellulose)/Non-Fibrous(1/99)	100	LC
			Paint - White	5	NO	ND	Non-Fibrous	100	LC
			Joint Compound	10	NO	ND	Fibrous(Cellulose)/Non-Fibrous(1/99)	100	LC
			Paper - Cream	15	NO	ND	Fibrous(Cellulose)	100	LC
			Joint Compound	20	NO	ND	Fibrous(Cellulose)/Non-Fibrous(1/99)	100	LC
F2658.003-14	Ceiling Tile	Office Area 1 Old Tile	Paper - Cream/Beige	15	NO	ND	Fibrous(Cellulose)	100	LC
			Gypsum	20	NO	ND	Fibrous(Cellulose)/Non-Fibrous(1/99)	100	LC
			Paint - White	5	NO	ND	Non-Fibrous	100	LC
			Light Grey Fibrous	95	NO	ND	Fibrous(Cellulose/Glass)/Non-Fibrous(80/20)	100	LC
F2658.003-15	Sink Insulation	Compressed Air Station Room	Brown Metallic Mix	100	Chrysotile	5-10	Non-Fibrous	90-95	LC



Field Portable XRF Certificate of Analysis

Project #: F2658.003	Client: RDN	Site Address: 230 Hobbs Road, Qualicum Beach, BC	In-situ <input checked="" type="checkbox"/>	Ex-situ <input type="checkbox"/>
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Analyzed in accordance with analytical methods adapted from EPA Method 6200 and ASTM F2853-10

Note: HPA defines lead based paint (LBP) as coating exceeding 90 ppm (0.009%) Lead content by weight

Legend:

- POSITIVE Lead-content (> LOD for XRF)
- ND Non Detect (< LOD for XRF)

Sample Description	Location	Date	Time	Test #	Analyzer Mode	Element	LBP	Remarks	Analyst
Calibration		16/12/2015	9:12:54	#1	Beam 1, 2, 40 KeV	PASS			KT
Light Grey Field	Block Walls	16/12/2015	9:14:16	#2	Beam 1, 2, 40 KeV	Lead	POSITIVE	< 600 ppm	KT
Red Field	Block Walls	16/12/2015	9:16:17	#3	Beam 1, 2, 40 KeV	Lead	POSITIVE	< 600 ppm	KT
Off White Field	Drywall Ceiling	16/12/2015	9:17:50	#4	Beam 1, 2, 40 KeV	Lead	POSITIVE	< 600 ppm	KT
White Glaze	Ceramic Tile in Shower	16/12/2015	9:19:58	#5	Beam 1, 2, 40 KeV	Lead	POSITIVE	5000 - 10000 ppm	KT
Blue Trim	Door Trim	16/12/2015	9:21:45	#6	Beam 1, 2, 40 KeV	Lead	POSITIVE	< 600 ppm	KT
White Field	Engine Bay and SCBA Room	16/12/2015	9:23:44	#7	Beam 1, 2, 40 KeV	Lead	POSITIVE	< 600 ppm	KT
Grey Field	Engine Bay Cabinets	16/12/2015	9:25:48	#8	Beam 1, 2, 40 KeV	Lead	ND	Non Detect	KT
Dark Grey Field	Mezzanine Stairs and Railing	16/12/2015	9:28:02	#9	Beam 1, 2, 40 KeV	Lead	POSITIVE	< 600 ppm	KT
Dark Red Field	Exterior Doors	16/12/2015	9:34:15	#10	Beam 1, 2, 40 KeV	Lead	POSITIVE	> 1%	KT
White Paint	Floor Markings - White (over yellow)	16/12/2015	9:36:49	#11	Beam 1, 2, 40 KeV	Lead	POSITIVE	> 5%	KT







