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SURVEYING & TESTING
RISK MANAGEMENT | PROJECT MANAGEMENT

Refurbishment & Demolition Asbestos Survey


Site Address	Old Courthouse Borris-in-Ossary Co. Laois
Site Location	
Client	Name: Laois County Council Áras an Chontae JFL Avenue Portlaoise R32 EHP9 Contact: Ken Morley Instructing Party: Howley Hayes Architects, Patrick Tyrrell
Survey Dates	21/02/23
Issue Date	22/02/23
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 work likely to cause disturbance.]
14	Asbestos cement panel beside the old stove in the courtroom. Intact generally. Circa 1 square meter.
18	Red asbestos containing vinyl floor tiles under the lino in the kitchen. Circa 20 square meters.
21	Asbestos containing bitumen pads to the sink unit in the utility room off the kitchen. 2 pads.
24	Asbestos containing black Bakelite cistern in the bathroom.

Ref:	Presumed/Strongly Presumed Asbestos [Requires investigation and/or dismantling by the competent or specialist asbestos contractor prior to work likely to cause disturbance.]
2	Repair slates in the NW roof valley presumed asbestos until proven otherwise.
10, 11	Integral areas of the old box storage heaters presumed asbestos. 2 units.
15, 19	Integral areas of old stoves presumed to contain asbestos. Dismantling and investigation by the competent asbestos contractor prior to disposal.
20	Integral areas of the wall mounted water heater presumed to contain asbestos. Dismantling and investigation by the competent asbestos contractor prior to disposal.
24	Access was restricted to East Wing rooms 0-11, 14, 16.

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 review historical information i.e. renovation histories, and other applicable information for each building to be surveyed, if available.

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 than 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	<i>Scope of Works:</i>	Proposed refurbishment.
	<i>Structural Details:</i>	2 storey building of stone construction. Built circa 1825 – 1830
	<i>External Aspects:</i>	Stone facades with natural quarry slates on pitched roofs. Single storey extension to west wing.
	<i>Internal Aspects:</i>	Concrete and timber floors. Lime plaster render to walls. Lat and plaster ceilings. Heating by electrical storage heaters and ranges.
	<i>Non Accessed Areas:</i>	External rooms on east wing boarded up.

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 be 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 unoccupied 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 contained 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:

TEST RESULT

SAMPLE NO	LAB. REF.	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIED
Jkb21022301	2305201	Side entrance floor	Grey VFT and Evode	NADIS
Jkb21022302	2305202	Courtroom by stove	AC fireboard	Chrysotile
Jkb21022303	2305203	1 st floor East side room	Lino	NADIS
Jkb21022304	2305204	1 st floor East side back room sink unit	Bitumen pad	NADIS
Jkb21022305	2305205	Kitchen East side - floor	Red VFT	Chrysotile
Jkb21022306	2305206	Kitchen East side - floor	Red VFT adhesive	NADIS
Jkb21022307	2305207	Room off kitchen east side – floor	Linos	NADIS
Jkb21022308	2305208	Room off kitchen sink unit	Bitumen pads	Chrysotile
Jkb21022309	2305209	Bathroom	Black cistern	Amosite
Jkb21022310	2305210	Back rooms with flat roof	Roofing felts	NADIS

Glossary

*NADIS = No Asbestos Detected in Sample

VFT = Vinyl Floor Tile




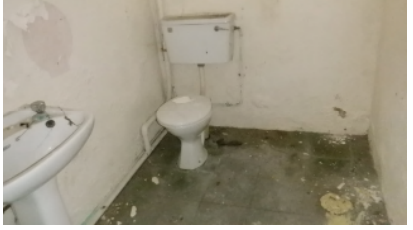
Chrysotile (white asbestos)

Amosite (brown asbestos)





Crocidolite (blue asbestos)

Analyst: John Kelleher




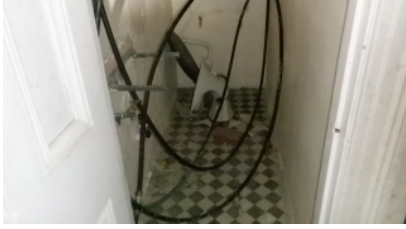
Appendix B – Schedule of Survey Sheets

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.	Old Courthouse	Roofs		Natural quarry slates to main roofs generally.		NAD							
2.	Old Courthouse	Roof NW valley		Repair slates on the valley		Presumed asbestos						Investigation and sampling of suspect materials prior to work likely to cause disturbance.	
3.	Old Courthouse	Ground floor Room 0-15	2305201	Grey VFT and Evode		NAD							
4.	Old Courthouse	Ground floor Room 0-13		Grey VFT and Evode		NAD							


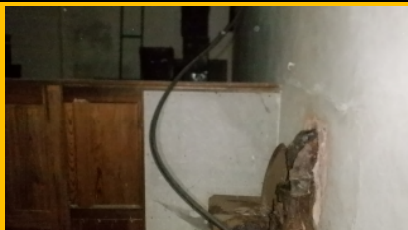
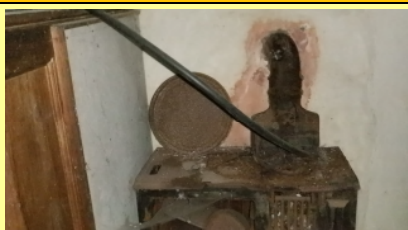

Key NAD = No asbestos detected AIB = Asbestos insulation board AC = Asbestos cement VFT = vinyl floor tile NQ = Not Quantified/Quantifiable SM = Square Meters LM = Linear Meters	Confirmed Asbestos	Material Assessment Score		Risk
		Presumed/Strongly presumed ACM Or Non Accessed Area	≤ 4	Very Low
			5 - 6	Low
			7 - 9	Medium
			≥ 10	High
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.				

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.	Old Courthouse	Ground floor Room 0-12				NAD							
6.	Old Courthouse	Ground floor Room 0-15 Side entrance				NAD							
7.	Old Courthouse	1st floor East Wing Room 1-05				NAD							
8.	Old Courthouse	1st floor East Wing Room 1-05	2305204	Bitumen pads to sink unit		NAD							





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		≤ 4		Very Low	
		5 - 6		Low	
		7 - 9		Medium	
		≥ 10		High	
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9.	Old Courthouse	1 st floor East Wing Room 1-08	2305203	Grey lino		NAD							
10.	Old Courthouse	1 st floor East Wing Room 1-09		Integral areas of old box radiator		Presumed asbestos						Investigation and sampling of suspect materials prior to work likely to cause disturbance.	
11.	Old Courthouse	Ground floor East Wing 0-13		Integral areas of old box radiator		Presumed asbestos						Investigation and sampling of suspect materials prior to work likely to cause disturbance.	
12.	Old Courthouse	Ground floor East Wing Room 0-13		Ceramic tiles on floor.		NAD							





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		≤ 4		Very Low
		5 - 6		Low
		7 - 9		Medium
		≥ 10		High
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13.	Old Courthouse	Ground floor East Wing Room 0-02		Ceramic tiles on floor.		NAD							
14.	Old Courthouse	Ground floor Courtroom Rm.- 0.03	2305202	AC sheeting to side of stove	Circa 1 SM	Chrysotile						Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
15.	Old Courthouse	Ground floor Courtroom Rm.- 0.03		Integral areas of old stove		Presumed asbestos						Investigation and sampling of suspect materials prior to work likely to cause disturbance.	
16.	Old Courthouse	Ground floor West wing Porch 0-04		Ceramic tiles on floor		NAD							


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		≤ 4		Very Low	
		5 - 6		Low	
		7 - 9		Medium	
		≥ 10		High	
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.					

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17.	Old Courthouse	Ground floor West wing WC 0-05		Metal cistern		NAD							
18.	Old Courthouse	Ground floor Kitchen Rm. 0.06	2305205	Red VFT under lino	Circa 20 SM	Chrysotile						Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
19.	Old Courthouse	Ground floor Kitchen Rm. 0.06		Integral areas of Stanley range and flue		Presumed asbestos						Investigation and sampling of suspect materials prior to work likely to cause disturbance.	
20.	Old Courthouse	Ground floor Off Kitchen Rm. 0.07		Integral areas of Stanley range and flue		Presumed asbestos						Investigation and sampling of suspect materials prior to work likely to cause disturbance.	

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		5 - 6		Low	
		7 - 9		Medium	
		≥ 10		High	
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21.	Old Courthouse	Ground floor Off Kitchen Rm. 0.07	2305208	Bitumen sink pads		Chrysotile						Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	
22.	Old Courthouse	Ground floor Off Kitchen Rm. 0.07	2305207	Linols		NAD							
23.	Old Courthouse	Ground floor Room 0-09	2305210	Roofing felts		NAD							
24.	Old Courthouse	Ground floor Room 0-10	2305209	Black Bakelite cistern and lid	1 unit	Amosite						Removal and disposal as asbestos waste by a competent contractor prior to work likely to cause disturbance.	

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		Presumed/Strongly presumed ACM Or Non Accessed Area	≤ 4	Very Low
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						Product type	Condition	Surface treatment	Asbestos type				
25.	Old Courthouse	External East Wing Rooms 0-11, 14 & 16		No access		Presumed asbestos						Investigation and sampling of suspect materials prior to work likely to cause disturbance.	

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			≤ 4	Very Low
	Presumed/Strongly presumed ACM Or Non Accessed Area		5 - 6	Low
			7 - 9	Medium
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