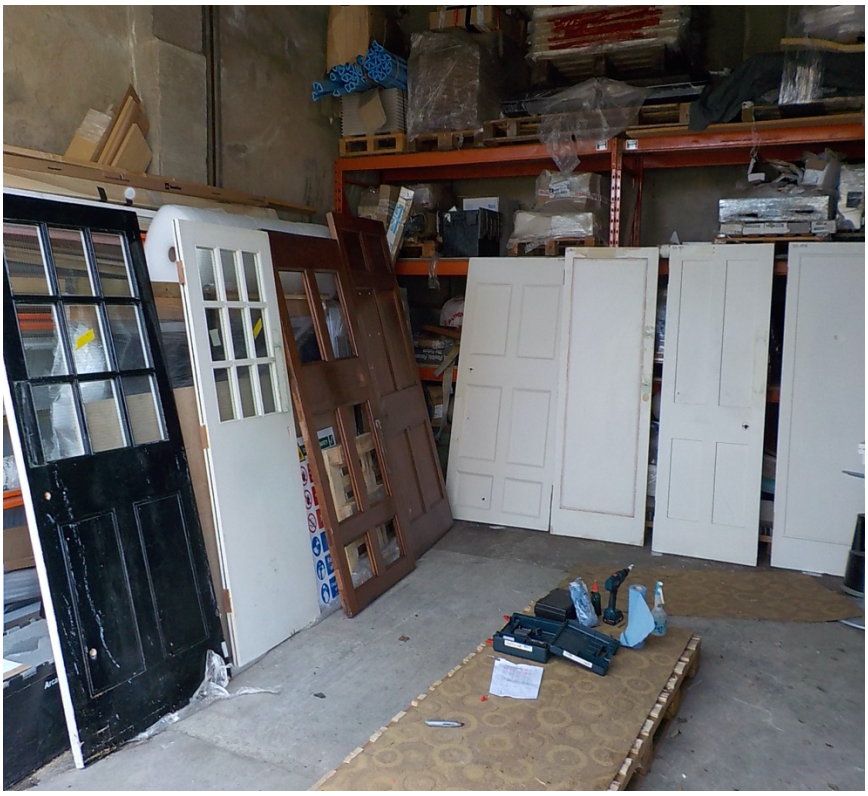
ACE building surveys



x

Asbestos Identification Survey of Doors

Date: 30 October 2020

Report Reference No: 20941

CONTENTS

1.0 SITE AND SURVEY INFORMATION

Survey Address	Portview Fit-Out Ltd, 46 Florenceville Avenue, Belfast, BT7 3GZ
Client	Portview Fit-Out Ltd Address: 46 Florenceville Avenue, Belfast, BT7 3GZ Client Contact: Aidan Cormack E: aidan.cormack@portview.co.uk T: 07515 606 769 Wilson Lamont E: Wilson.lamont@portview.co.uk T: 02890 644 765 M: 07813 212 657
Report Type	Asbestos Identification Survey of 6 No. Doors
Reference No	20941
Report Date	29 October 2020
Survey Date	26 October 2020
Survey Company	ACE Building Surveys 25 The Paddocks, Coleraine, BT51 3PS E: philip@acebuildingsurveys.co.uk T: 07702 332 333
Survey Method	HSE Document: HSG 264 – Asbestos: The Survey Guide
Surveyor	Philip Hobson. P402, P405, P402(R)
Surveyor Signature	

2.0 INTRODUCTION, SCOPE AND PURPOSE

Philip Hobson on behalf of ACE Building Surveys has been instructed by Wilson Lamont on behalf of Portview Fit-Out Ltd to undertake an inspection of 6 No. Doors

No other elements have been examined as part of this survey

The aim of this survey was to inspect and record, as far as reasonably practicable the product type of any Asbestos containing materials contained within existing doors and door-panels

This survey and bulk sampling has been carried out in accordance with HSE document 'Asbestos' The Survey Guide' HSG264 (2012).

Bulk sampling was carried out in accordance with documented in-house methods and HSE guidance note HSG264 entitled 'Asbestos: The Survey Guide' (2012).

Bulk sample analysis was carried out in accordance with documented in-house methods, based upon HSE Guidance Note HSG248,by **Quality Consultants (NI) Ltd** Unit 9 Dundonald Enterprise Park, Carrowreagh Road, Dundonald, BT16 1QT
UKAS Accreditation Number: 2705

3.0 FINDINGS, SAMPLE DETAILS AND RECOMMENDATIONS

Door reference	DLG 011
Door description	Three panel part glazed, painted pine door
Suspect material	No suspect material identified
Laboratory sample number	N/A
Asbestos Type	N/A
Recommended Action	No Action Required

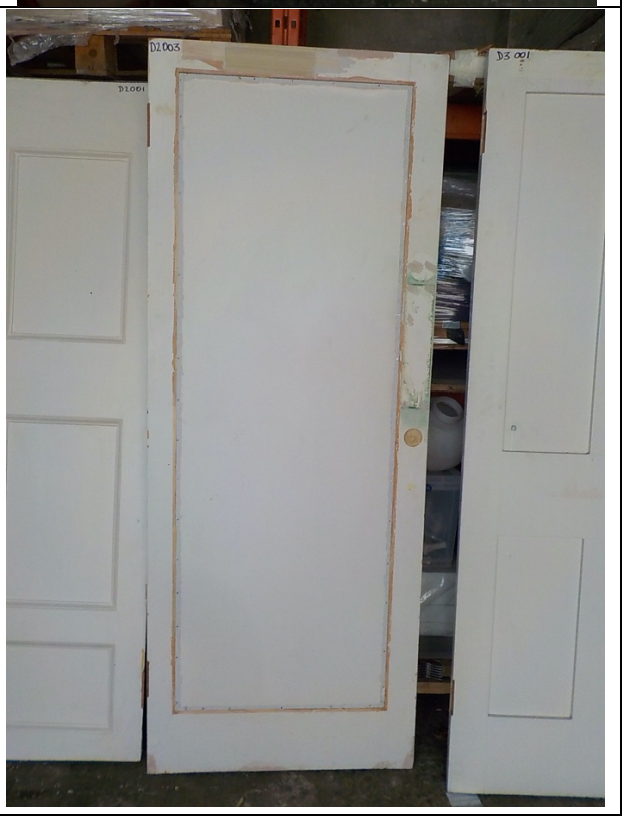
Door reference	DLG 023
Door description	Part glazed painted flush door
Suspect material	No suspect material identified
Laboratory sample number	N/A
Asbestos Type	N/A
Recommended Action	No Action Required

Door reference	DG 003
Door description	Six panel varnished mahogany door
Suspect material	Insulating board lining panels
Laboratory sample number	BAC 100446 / 02
Asbestos Type	AMOSITE, CHRYSOTILE
Recommended Action	Only disturb or remove under controlled conditions and in accordance with HSE Guidance HSG247. Double bag and dispose of as hazardous waste **This is a licensed material and should only be disturbed or removed by an HSE licensed contractor**

Door reference	D1 001
Door description	Six panel varnished mahogany door
Suspect material	Insulating board lining panels
Laboratory sample number	BAC 100457 / 01
Asbestos Type	AMOSITE
Recommended Action	Only disturb or remove under controlled conditions and in accordance with HSE Guidance HSG247. Double bag and dispose of as hazardous waste **This is a licensed material and should only be disturbed or removed by an HSE licensed contractor**

Door reference	D2 001
Door description	Six panel painted pine door
Suspect material	Insulating board lining panels
Laboratory sample number	BAC 100457 / 02
Asbestos Type	CHRYSOTILE
Recommended Action	Only disturb or remove under controlled conditions and in accordance with HSE Guidance HSG247. Double bag and dispose of as hazardous waste **This is a licensed material and should only be disturbed or removed by an HSE licensed contractor**

Door reference	D2 003
Door description	Six panel painted pine door with single flush lining panel to one side
Suspect material	Insulating board single lining panel
Laboratory sample number	BAC 100446 / 01
Asbestos Type	AMOSITE, CHRYSOTILE
Recommended Action	Only disturb or remove under controlled conditions and in accordance with HSE Guidance HSG247. Double bag and dispose of as hazardous waste **This is a licensed material and should only be disturbed or removed by an HSE licensed contractor**



Door reference	D3 001
Door description	Four panel painted pine door
Suspect material	Insulating board lining panels
Laboratory sample number	BAC 100457 / 03
Asbestos Type	AMOSITE, CHRYSOTILE
Recommended Action	Only disturb or remove under controlled conditions and in accordance with HSE Guidance HSG247. Double bag and dispose of as hazardous waste **This is a licensed material and should only be disturbed or removed by an HSE licensed contractor**

Door reference	D3 008
Door description	Six panel painted pine door with single flush lining panel to one side
Suspect material	Insulating board single lining panel
Laboratory sample number	BAC 100457 / 04
Asbestos Type	AMOSITE, CHRYSOTILE
Recommended Action	Only disturb or remove under controlled conditions and in accordance with HSE Guidance HSG247. Double bag and dispose of as hazardous waste **This is a licensed material and should only be disturbed or removed by an HSE licensed contractor**

4.0 BULK ANALYSIS RESULTS

QUALITY CONSULTANTS (NI) LTD

Asbestos in Bulk Materials Analysis Report

UKAS TESTING 2705

Unit B9, Inspire Business Park, 16 Carrowreagh Road, Dundonald, BT16 1QT | T: 028 90484905 | M: 07974 264204 | E: iharper@qcni.co.uk

Bulk sample analysis & asbestos identification by stereo microscopy and polarised light microscopy with dispersion staining as described in the current HSG248, Appendix 2 and in-house method SOP 01. Quality Consultants (NI) Ltd accepts responsibility only for results obtained from samples received. No responsibility is accepted for the information provided by the client or any errors that may have arisen during their sampling (such as origin or homogeneity) or transportation procedures. Opinions, interpretations and comments regarding density, appearance, material type and classification (or other) expressed herein are outside the scope of our UKAS accreditation. **NADIS** = No asbestos detected in sample. All samples will be retained for a minimum of six months unless the client requests alternative arrangements.

Client and Site Details	
Client Details	ACE Building Surveys, 25 The Paddocks, Coleraine, BT51 3PS
Site Details	46 Florenceville Avenue, Belfast

Job Details				
Samples Submitted By	No of samples received	Report No	Issue No	Client Order/Ref No.
ACE – Philip Hobson	04	**BAC100457**	1.0	Verbal
Date Samples Received	Date of Analysis	Analysed By	Authorised By	Date Authorised
29.10.20	29.10.20	Alan Mayes	Alan Mayes	29.10.20

Sample Details and Analysis Results

Client Sample No.	Laboratory Sample No.	Client Sample Details	Material Type	Asbestos Type(s) Identified
01	BAC100457/01	Door panel	Insulating board	**Amosite**
02	BAC100457/02	Door panel	Insulating board	**Chrysotile**
03	BAC100457/03	Door panel	Insulating board	**Amosite Chrysotile**
04	BAC100457/04	Door panel	Insulating board	**Amosite Chrysotile**

Authorising Signature	Position	Date Issued
	Senior Analyst	29.10.20

QUALITY CONSULTANTS (NI) LTD

Asbestos in Bulk Materials Analysis Report

UKAS TESTING 2705

Unit B9, Inspire Business Park, 16 Carrowreagh Road, Dundonald, BT16 1QT | T: 028 90484905 | M: 07974 264204 | E: iharper@qcni.co.uk

Bulk sample analysis & asbestos identification by stereo microscopy and polarised light microscopy with dispersion staining as described in the current HSG248, Appendix 2 and in-house method SOP 01. Quality Consultants (NI) Ltd accepts responsibility only for results obtained from samples received. No responsibility is accepted for the information provided by the client or any errors that may have arisen during their sampling (such as origin or homogeneity) or transportation procedures. Opinions, interpretations and comments regarding density, appearance, material type and classification (or other) expressed herein are outside the scope of our UKAS accreditation. **NADIS** = No asbestos detected in sample. All samples will be retained for a minimum of six months unless the client requests alternative arrangements.

Client and Site Details	
Client Details	Mr. Wilson Lamont, Portview, 46 Florenceville Avenue, Belfast, BT7 3GZ
Site Details	n/a

Job Details				
Samples Submitted By	No of samples received	Report No	Issue No	Client Order/Ref No.
Portview	02	**BAC100446**	1.0	Verbal
Date Samples Received	Date of Analysis	Analysed By	Authorised By	Date Authorised
19.10.20	19.10.20	Ian Harper	Ian Harper	19.10.20

Sample Details and Analysis Results

Client Sample No.	Laboratory Sample No.	Client Sample Details	Material Type	Asbestos Type(s) Identified
01	BAC100446/01	Insulating board door panel	Insulating board	**Amosite & Chrysotile**
02	BAC100446/02	Insulating board core to timber panel	Insulating board	**Amosite & Chrysotile**

Authorising Signature	Position	Date Issued
	Laboratory Manager	19.10.20

5.0 LEGISLATION, CODES OF PRACTICE, GUIDANCE NOTES, CLASSIFICATION

Legislation, Approved Codes of Practice and Guidance Notes for work with Asbestos and Asbestos Containing Materials: -

Control of Asbestos Regulations (NI) 2012

Asbestos, a category 1 human carcinogen, is subject to a specific set of regulations: The control of Asbestos Regulations (NI) 2012. These regulations cover work with asbestos, prohibitions on the importation, supply and use of asbestos, and licensing of asbestos-removal activities.

Other Health & Safety Regulations

- The Health and Safety at Work Order 1978
- The Management of Health and Safety at Work Regulations (Northern Ireland) 1992. (Revised 2000)
- Construction (Design and Management) Regulations 2007 (CDM)
- Reporting of Injuries, Diseases and Dangerous Occurrence Regulations (NI) 1997
- Approved Code of Practice: Work with Materials Containing Asbestos, L143
- Asbestos: The Survey Guide HSG264(2012)
- Asbestos: The Licensed Contractors Guide, HSG247
- Asbestos: The Analysts' Guide, HSG248
- Asbestos Essentials, HSG 210

Classifications of Asbestos Containing Materials

Reinforced composites.

Reinforced PVC and plastic composites usually contain between 1 - 10 % Chrysotile (white asbestos), although in toilet cisterns and window sills, Amosite (brown asbestos) is more commonly used. Resin composites are usually reinforced with woven Chrysotile (white asbestos) cloth containing 20 - 50 % asbestos. Fibre release is unlikely with these types of materials. They are considered low risk and pose no significant risk to persons using the building provided they remain undisturbed. Reinforced composites can be found as vinyl floor tiles, toilet cisterns, toilet seats, windowsills and lab bench tops

Well-bound materials.

Well-bound materials are generally bitumen products containing Chrysotile fibre (usually 8%) or bitumen containing asbestos paper (approximately 100% asbestos). Fibre release is unlikely with these products during normal use. Well-bound materials can be found as roofing felt, guttering linings and flashings, bitumen mastics and adhesives under vinyl floor tiles, bitumen pads to the underside of sinks and drainers.

Textured Coatings

Textured coatings generally contain between 3 - 5 % of Chrysotile (white asbestos). Due to the low asbestos content of these materials they are considered low risk and pose no significant risk to persons using the building provided that they remain undisturbed. Textured coatings can be present on ceilings or walls; more commonly known as the brand name ‘Artex’.

Asbestos cement products

Asbestos cement products typically have a high density and contain levels of between 10 - 25% of predominantly Chrysotile (white asbestos), although Amosite (brown asbestos) and Crocidolite (blue asbestos) have also been added in some instances. Fibre release from asbestos cement is unlikely provided the material is in good condition and not disturbed. Asbestos cement products can be found

in the form of external corrugated roof panels or wall panels, roof slates, door lining panels, undertile edging panels, soffit boarding panels, panels above doors and fixed ceiling panels.

Asbestos textiles/ paper.

Asbestos textiles and paper generally contain up to 100% asbestos fibre, usually Chrysotile (white asbestos) although other types of asbestos have occasionally been used as well. Fibres may be released from these materials fairly easily if the material is abraded, cut or damaged in any way. Some uses of asbestos textiles/paper are paper lining under man-made mineral fibre on pipework (effectively forming an insulation/coating, see below), rope seal(s), compressed gaskets on pipework and fuse holders in electrical switchgear (effectively forming an electrical insulation, see below).

Asbestos insulating board products.

Asbestos insulating board panels typically contain a substantial amount of Amosite (brown asbestos), up to 40%, with sometimes a trace amount of Chrysotile (white asbestos). Given the lower density and higher Amosite content present within this material, significant fibre release is caused when broken or if the surface is abraded in any way. Asbestos insulating board can be found in the form of wall panels, door lining panels, panels above doors and ceiling panels.

Asbestos insulation/coating products.

Asbestos insulation and coating materials typically contain a substantial amount of asbestos fibres (up to 100%) with a very low density. Given this, airborne fibre concentrations can be significantly high if the material is damaged or disturbed. Asbestos insulation products can be used for pipe lagging, boiler lagging and sprayed coatings on ceilings.

Other products

Storage Heaters.

Early production of storage heaters sometimes incorporated various ACMs in the form of firebricks, gaskets or internal asbestos insulating board lining panels. Left undisturbed within the metal casings these materials are considered low risk without the need for any attention. Unless an electrician has been specifically requested in order to confirm any heaters are electrically safe, storage heaters would not have been inspected during the course of this survey. To verify the true asbestos content of any heaters present, a further inspection would be required once made electrically safe.

Electrical Switchgear.

Early production of electrical switchgear sometimes incorporated various asbestos-containing materials in the form of fuse holders and / or flash-guards. Left undisturbed within the metal casings these materials are considered low risk without the need for any attention. Unless an electrician has been specifically requested in order to confirm the switchgear is electrically safe, switchgear would not have been inspected during the course of this survey. To verify the true asbestos content of any electrical switchgear, a further inspection would be required once made electrically safe.

Plastics, Mastics, Plaster and Paint.

Well-bound materials such as plastics and mastics, and materials such as plaster and paint may contain traces of asbestos. Due to the varied use of these products it is not practicable to locate and sample all occurrences. These products have a very low asbestos content and associated risk and therefore have not been included in this survey.