870-2018_Appendix A **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

		Drawing	Material	Testing	Date	Test	Est.
Material Location	Material Description	Label	Condition	Status	M/Y	%	%
	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

Material Location	Material Description	Drawing Label	Material Condition	Testing Status	Date M/Y	Test %	Est. %
Plumbing/Mech Chases 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	
	Stipple Texture Ceiling	SC	Removed'15			-	5
	9x9 Floor Tile - Office	F9	Removed/13				
	Mastic (on HVAC Duct insulation)	MA	Removed'15				1 1
Media Room - Office #1	Spray On Insulation - steel beams/gdeck	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				
Print Shop							
Print Shop Entry	Sheet Flooring			TESTED		0	
	12 x 12 Floor Tile (blue) (1 Sample)			TESTED		0	
	Black Mastic (1 Sample)			TESTED	Apr'18	0	

		Drawing	Material	Testing	Date	Test	Est.
Material Location	Material Description	Label	Condition	Status	M/Y	%	%
	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		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	30		TESTED	Jun'16	0	
Deck, S Area Rm adj Print	Spray On Insulation			TESTED	Jun'16	0	
Deck, N Area Rm				TESTED	Junio	0	
Secured Storage (City Clerks)	Parging - Duct Insulation	DI	Good	TESTED	Mar'16	10-25	
	Spray On Insulation (1 Sample from fallen poly in corner)	SO	0000	TESTED	Apr'18	<1	
	Spray On Insulation (1 Sample debris from floor)	SO		TESTED	Jun'16	50-75	
Pipechase - Print shop access	Pipe Fitting Insulation	PF			oun ro	00.0	
	Mortar (on floor around pipe penetration) contaminated	SO		TESTED	Mar'16	Yes	
	Spray-on Insulation on Beams	SO					65
South Stairwells	Stipple Ceiling	SC	Good				5
	Spray On Insulation - Steel Beam - Above Ceiling	SO	Good				65
North Stairwell	Stipple Ceiling	SC	Good	TESTED	Mar'15	10	
	Plaster and Scratch Coat			TESTED	Mar'15	0	

Motorial Leastian	Metaviel Description	Drawing	Material	Testing	Date M/Y	Test	Est.
Material Location	Material Description	Label	Condition	Status	IVI/ Y	%	%
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	
5	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	
Emergency Response				_			
Emergency Preparedness Offices (EOC)	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 (next to plumbing chase)	SO	Good	TESTED	Sept'16	50-75	
	Spray-on Insulation (Office 1)	SO	Good	TESTED			
	Spray-on Insulation (Office 2)	SO	Good	TESTED			
	Spray-on Insulaiton (Office 2)	SO	Good	TESTED	Sept'16	<0.1	
	Spray-on Insulation (Large Meeting Room)	SO	Good	TESTED			
	Drywall Compound (3 samples)			TESTED	Aug'17	0	
	Pipe Fitting Insulation - Above Ceiling	PF	Good				
	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	
Tunnel				_			
	Plaster & Scratch Coat - Bulkhead (3 samples)			TESTED	Aug'17	0	
					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

		Drawing	Material	Testing	Date	Test	Est.
Material Location	Material Description	Label	Condition	Status	M/Y	%	%
Main Stairs	Stipple Ceiling	SC	Good				5
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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	
East Wing	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
	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	
	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	

		Drawing	Material	Testing	Date	Test	Est.
Material Location	Material Description	Label	Condition	Status	M/Y	%	%
	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	1			
	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	
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						

		Drawing	Material	Testing	Date	Test	Est.
Material Location	Material Description	Label	Condition	Status	M/Y	%	%
	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
	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

		Drawing	Material	Testing	Date	Test	Est.
Material Location	Material Description	Label	Condition	Status	M/Y	%	%
	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.

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

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