

November 24, 2020

FOI No: 2020-54

VIA E-MAIL – **Redacted**

**Redacted**

Dear **Redacted**

Re: Request for Record  
Freedom of Information and Protection of Privacy Act

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The City of White Rock has reviewed your request for access to the following record pursuant to the Freedom of Information and Protection of Privacy Act (the "Act"):

- *Hazardous Materials Inspection Report for the previous house at 15472 Buena Vista Avenue*

Access to these record is available. However, some of the information in the record is excepted from the disclosure requirements of the Act. I have severed the excepted information so that I could disclose to you the remaining information as attached.

The severed information is excepted from disclosure under section 22 of the Act. Severing is necessary to avoid disclosing any third-party personal information without permission.

Please contact our office if you have any questions or concerns.

Sincerely,



Ken Overton  
Manager, Property, Risk Management, and FOI  
604-541-2104

Att.

Corporate Administration  
P: 604.541.2212 | F: 604.541.9348

City of White Rock  
15322 Buena Vista Avenue, White Rock BC, Canada V4B 1Y6

**WHITE ROCK**  
*City by the Sea!*

[www.whiterockcity.ca](http://www.whiterockcity.ca)

If you believe that the City of White Rock has been unreasonable in its handling of your request, you may ask the Information and Privacy Commissioner to review our response. You have 30 days from receipt of this notice to request a review by writing to:

Office of the Information and Privacy Commissioner  
3rd Floor, 756 Fort Street  
Victoria BC V8W 1H2

Should you decide to request a review, please provide the Commissioner's office with:

1. your name, address and telephone number;
2. a copy of this letter;
3. a copy of your original request sent to the City of White Rock; and
4. the reasons or grounds upon which you are requesting the review.

## Hazardous Material Inspection Report

Site Location:	15472 Buena Vista, White Rock, BC
Inspection Requested by:	<b>Redacted S. 22</b>
Date:	Oct 22, 2016
Report#	20160122/2

Report Compiled By: B. Hulait (B.Eng. AHERA 10302346)  
(Haz. Mat Building Inspector)

# Advance Tech. Consulting Inc. (ATC)

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## 1. Introduction

ATC was commissioned to provide a comprehensive hazardous material inspection report. Our inspection was conducted at 15472 Buena Vista, White Rock, BC complying with Worksafe BC regulation 20.112.

### 20.112 Hazardous materials

*Before work begins on the demolition or salvage of machinery, equipment, buildings or structures, the employer or owner must:*

- a) *Inspect the site to identify any asbestos, lead, or other heavy metal or toxic, flammable or explosive materials that may be handled, disturbed or removed.*
- b) *Have the inspection results available at the worksite, including any drawings, plans or specifications, as appropriate, to show the locations of any hazardous substances.*
- c) *Ensure that any hazardous materials are discovered during demolition work that were not identified in the inspection required by paragraph (a), ensure that all work ceases until such materials are contained or removed.*

This report will identify possible hazardous materials present at the site location such as Asbestos, lead and PCB. This report will show the number of samples taken throughout the site and their locations. A copy of the lab results and recommendations will be attached.

## Observations

The purpose of this report is to identify all possible asbestos containing material (ACM). The methodology used in sampling was room by room, i.e. if a sample within one room of the property contains ACM then that whole room will be considered as ACM as long as the material is homogeneous.

The property being tested for ACM is approximately 50-60 years old. The property being inspected is single level with basement. The exterior of the property consisted of stucco on tar paper and plywood sheathing. The windows were all metal framed with no putty present. The roof was asphalt shingle the condition of which was excellent. There was no outbuilding or garage present.

## Advance Tech. Consulting Inc. (ATC)

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The interior of the house consisted of an entry / hallway, washroom, bedroom 1,2, living room, and kitchen. The entry hallway consisted of plaster walls and ceilings, the flooring consisted of original hardwood flooring. The washroom consisted of plaster walls and ceilings and the flooring consisted of linoleum. Bedroom 1,2 consisted of plaster walls and ceilings and the flooring consisted of original hardwood flooring. The living room consisted of plaster walls and textured ceilings the flooring consisted original hardwood flooring. The kitchen consisted of plaster walls and ceilings and the flooring consisted of linoleum.

The basement consisted of furnace area, base washroom, rec room and workshop. The furnace area consisted drywall walls ceilings and the flooring was concrete. The base washroom consisted of drywall walls and ceilings and the flooring consisted of linoleum. The rec room consisted plaster walls and textured ceilings. The worksop consisted of veneer walls and drywall ceilings at the flooring was concrete. The stairway down to the basement consisted of plaster walls.

There was a forced air furnace observed. Please ensure the furnace is removed in one piece and recycled appropriately. Furnaces may contain RFC or ACM that are harmful to your health. Furnace tape was not observed however chimney mortar around exhaust vent was observed. The exterior walls were insulated with fibre glass backing, the attic was inspected and fibreglass insulation with no backing was observed.

### Testing Methods

Examination of these samples for asbestos content was conducted in accordance to PLM by method EPA/600/R-93/116.

### 2. Results

A visual inspection was undertaken in order to determine the type and location of any asbestos containing material (ACM) within the building. A total number of **27 samples** were extracted from the locations listed on the attached sampling report document.

Seattle Asbestos Test LLC analyzed the results of these bulk samples. The examination of these samples was conducted in accordance with PLM by method EPA/600R-93/116.

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Location	Description	% Asbestos
Kitchen floor (sample#12)	Linolium	52% Chrysotile
Washroom floor (sample#17)	Linolium	52% Chrysotile

**Please note demolition cannot proceed until the above listed ACM has been removed according to WCB regulations.**

Make sure the following if present are disposed of according to the Environmental management act and Hazardous Waste Regulation.

- 1) Wall mounted thermostats that could contain mercury.
- 2) Fluorescent light fixtures that may contain PCB's

### 3. Recommendations

Prior to asbestos abatement there is a regulatory requirement that a qualified person perform a risk assessment. This has to comply with the WCB Occupational Health and Safety Regulation Part specifically Section 6.6 subsections 1, 2, 3, and 4.

The abatement of all asbestos indicated in this report should be removed by the following asbestos abatement procedures, which include the following minimum requirements. (Also view Worksafe BC OH&S Guideline G6.8)

1. Notify Worksafe BC with a NOP (notice of Project) and a completed assessment.
2. Personal Protective equipment must include the appropriate respirators, coveralls.
3. Protection for the risk level assigned in Risk assessment
4. Segregation of the work area, use asbestos warning signs if required.
5. Application of water on all ACM

## Advance Tech. Consulting Inc. (ATC)

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6. Disposal of asbestos waste in accordance to the Provincial Waste management act.

#### 4. ACM encountered during demolition

If any asbestos is unexpectedly discovered during demolition i.e. in the walls or some other concealed space or location that was missed during the pre demolition inspection process, work must cease until a qualified person has conducted a risk assessment and until the asbestos has been removed. (Guideline G6.8)

#### 5. Limitations

The above consulting was executed to the best of our ability; we cannot guarantee that we covered every aspect of the project in question as there could be asbestos containing material on site i.e. behind other obstructions. We cannot be held responsible or liable for incomplete consulting, sampling, reporting, analysis, and inspection. It is the owners responsibility to stop work and call his/ her inspection firm if he/ she suspects there is other ACM present. The owner also has the choice to have us available during the digging / demolition phase of the project. We the consulting firm, or our employees or associates are not responsible for the outcome from handling or non handling of asbestos related material by the owner(s) or anyone else. The owner and / or the contractor dealing with us have been made aware of the dangers and effects of coming in contact with ACM.

Yours Truly



B. Hulait (B.Eng. AHERA 110302346)

(Haz. Mat Building Inspector)



Batch#: 2011013334

**CHAIN OF CUSTODY**

**CLIENT INFORMATION**

Company: ATC Address: \_\_\_\_\_  
 Phone: 624 771 7041 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**METHOD (SELECT ONE)**

- Bulk Asbestos (PLM)  Point Count (PCO)  Pt. Count Gravimetric  Other (Specify)

**PROJECT INFORMATION**

# of Samples: 27 Job#: \_\_\_\_\_ Project Location: 15472 Buena Vista, White Rock

**PROJECT MANAGERS (SELECT ONE OR MORE)**

Name	Phone	Email	Name	Phone	Email

**TUBE/BACKGROUND TIME**

- 1 Hour  2 Hours  Same Day (4 to 6 hrs)  1 Day  Number of Days: 3

SEQ#	CLIENT SAMPLE #	SAMPLE DESCRIPTION	GROUP	COMPOSITE	COUNT
1	Entry Hall	Plasb			
2	WR	Plasb			
3	" Floor	Lino			
4	Bed 1	Plasb			
5	Bed 2	Plasb			
6	Living Room	Plasb			
7	" " " " " " " "	Texte			
8	" " " " " " " "	Texte			
9	Dining	Plasb			
10	Dining Entry	Texte			
11	Kitchen	Plasb			
12	Kitchen Floor	Lino			
13	Living Room Ext. Light	Fibre Glass Beading			
14	Garage Fanning Area	Clay Muds			
15	Garage Area	DSC			
16	W/S	DSC			
17	Wall Floor	Lino			
18	Por Room	Plaster			
19	Por Room Entry	Texte			
20	" " " " " " " "	"			

Print Name	Signature	Company Name	Date	Time
Sampled by:				
Relinquished by:				
Delivered by:				
Received by: <u>Yvonne Macpherson</u>	<u>[Signature]</u>	Seattle Asbestos Test, LLC	<u>10/10/11</u>	<u>12:35</u>
Analyzed by: <u>Kirkell</u>	<u>[Signature]</u>	Seattle Asbestos Test, LLC	<u>10/15/11</u>	<u>3:25</u>
Reported by:		Seattle Asbestos Test, LLC		

**PREFERRED REPORTING METHOD**

- Phone  Fax  Email  Postal Mail

Seattle Asbestos Test warrants the test results to be of a precision normal for the type and methodology employed for each sample submitted and disclaims any other warrants, expressed or implied, including warranty of fitness for a particular purpose and warranty of merchantability. Seattle Asbestos Test accepts no legal responsibility for the purpose for which the client uses the test results. By signing on this form, the client agrees to relieve Seattle Asbestos Test of any liability that may arise from the test results. It is the client's responsibility to make sure the samples are appropriately taken according to federal and local regulations. Invoices paid late may be charged of interest, and invoices for collection may be charged 17% to 25% of collection fee. NSF checks will be charged of \$50.



Batch#: 201013334

**CHAIN OF CUSTODY**

**CLIENT INFORMATION**

Company: ATC Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**METHOD (SELECT ONE)**

- Bulk Asbestos (PLM)  Point Count #00  Point Count 1000  Pt. Count Gravimetric  Other (Specify)

**PROJECT INFORMATION**

# of Samples: \_\_\_\_\_ Job#: \_\_\_\_\_ Project Location: 15472 Buena Vista White Rd

**PROJECT MANAGERS (SELECT ONE OR MORE)**

	Name	Phone	Email
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			

	Name	Phone	Email
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			

**TURNAROUND TIME**

- 1 Hour  2 Hours  Same Day (4 to 6 hrs)  1 Day  Number of Days: \_\_\_\_\_

SEQ#	CLIENT SAMPLE #	SAMPLE DESCRIPTION	GROUP	COMPOSITE	COUNT
21	Workshop - Ceiling	Asst			
2	Est. Floor	Stucco			
3	"	"			
4	"	"			
5	"	"			
6	Asst Roof	Asphalt			
7	Master Stairs	Plastic			
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					

	Print Name	Signature	Company Name	Date	Time
Sampled by					
Relinquished by					
Delivered by					
Received by	<u>Calla N...</u>	<u>N...</u>	Seattle Asbestos Test, LLC	10/16/16	12:35
Analyzed by	<u>...</u>	<u>...</u>	Seattle Asbestos Test, LLC	10/16/16	15:05
Reported by			Seattle Asbestos Test, LLC		

**PREFERRED REPORTING METHOD**

- Phone  Fax  Email  Postal Mail


Seattle Asbestos Test warrants the test results to be of a precision normal for the type and methodology employed for each sample submitted and disclaims any other warranties, expressed or implied, including warranty of fitness for a particular purpose and warranty of merchantability. Seattle Asbestos Test accepts no legal responsibility for the purpose for which the client uses the test results. By signing on this form, the client agree to relieve Seattle Asbestos Test of any liability that may arise from the test results. It is the client's responsibility to make sure the samples are appropriately taken according to federal and local regulations. Invoices paid late may be charged of interest, and invoices go to collection may be charged 17% to 25% of collection fee. NSF checks will be charged of \$50.

SEATTLE ASBESTOS TEST

Lynnwood Laboratory: 19701 Scriber Lake Road, Suite 103, Lynnwood, WA 98036, Tel: 425.673.9850, Fax: 425.673.9810, NVLAP Lab Code: 200768-0

**ANALYTICAL LABORATORY REPORT**  
 PLM by Method EPA/600/R-93/116

Attn.: Mr. Bob Hulait      Client: Advance Technology Consulting      Address: 3778 Cardiff St Burnaby, BC, Canada V6G 2G9  
 Job#: N/A      Batch#: 201613334      Date Received: 10/6/2016  
 Samples Rec'd: 27      Date Analyzed: 10/10/2016      Samples Analyzed: 27  
 Project Loc.: 15472 Buena Vista White Rock

Analyzed by:  Riche Black      Reviewed by: Steve (Fanyao) Zhong, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
1	Entry / Hallway	1	White brittle material with paint		None detected	Binder, Filler	2	Cellulose
		2	Gray sandy/brittle material		None detected	Sand, Filler, Binder	3	Cellulose, Synthetic fibers
2	WR	1	White paper with paint		None detected	Filler, Paint/binder	78	Cellulose
		2	White brittle material with paint		None detected	Binder, Filler	2	Cellulose
		3	Gray sandy/brittle material		None detected	Sand, Filler, Binder	2	Cellulose, Synthetic fibers
3	WR Floor	1	Beige sheet vinyl		None detected	Vinyl/binder		None detected
		2	Gray fibrous material with mastic		None detected	Binder/filler, Mastic/binder	62	Cellulose, Glass fibers
		3	Brown wood block		None detected	Wood aggregates	4	Cellulose
4	Bed 1	1	Off-white paper with paint		None detected	Filler, Paint/binder	80	Cellulose
		2	White brittle material with paint		None detected	Binder, Filler	2	Cellulose
		3	Gray sandy/brittle material		None detected	Sand, Filler, Binder	3	Cellulose, Synthetic fibers
5	Bed 2	1	White brittle material with paint		None detected	Binder, Filler	2	Cellulose
		2	Gray sandy/brittle material		None detected	Sand, Filler, Binder	2	Cellulose, Synthetic fibers
6	Living Room	1	White brittle material with paint		None detected	Binder, Filler	2	Cellulose
		2	Gray sandy/brittle material		None detected	Sand, Filler, Binder	3	Cellulose, Synthetic fibers
7	Living Room Ceiling	1	White brittle material with paint		None detected	Binder, Filler	3	Cellulose
		2	Trace gray sandy/brittle material		None detected	Sand, Filler, Binder	2	Cellulose, Synthetic fibers
8	Living Room Ceiling	1	White brittle material with paint		None detected	Binder, Filler	2	Cellulose
9	Dining	1	White brittle material with paint		None detected	Binder, Filler	2	Cellulose
		2	Gray sandy/brittle material		None detected	Sand, Filler, Binder	3	Cellulose, Synthetic fibers
10	Dining Ceiling	1	White brittle material with paint		None detected	Binder, Filler	2	Cellulose
11	Kitchen	1	White brittle material with paint		None detected	Binder, Filler	2	Cellulose
		2	Gray sandy/brittle material		None detected	Sand, Filler, Binder	3	Cellulose, Synthetic fibers

# SEATTLE ASBESTOS TEST

Lynnwood Laboratory: 19701 Scriber Lake Road, Suite 103, Lynnwood, WA 98036, Tel: 425.673.9850, Fax: 425.673.9810, NVLAP Lab Code: 200768-0

## ANALYTICAL LABORATORY REPORT

PLM by Method EPA/600/R-93/116

Attn.: Mr. Bob Hulait      Client: Advance Technology Consulting      Address: 3778 Cardiff St Burnaby, BC, Canada V5G 2G9  
 Job#: N/A      Batch#: 201613334      Date Received: 10/6/2016  
 Samples Rec'd: 27      Date Analyzed: 10/10/2016      Samples Analyzed: 27  
 Project Loc.: 15472 Buena Vista White Rock

Analyzed by:  Richie Black      Reviewed by: Sieve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
12	Kitchen Floor	1	Beige sheet vinyl		None detected	Vinyl/binder		None detected
		2	Gray fibrous material with mastic		None detected	Binder/filler, Mastic/binder	65	Cellulose
		3	Blue vinyl		None detected	Vinyl/binder	3	Cellulose
		4	Gray fibrous material with mastic	52	Chrysotile	Binder/filler, Mastic/binder	20	Cellulose
13	Living Room Ext Wall	1	Tan paper with black mastic		None detected	Filler, Mastic/binder	80	Cellulose
		2	Gray fibrous material		None detected	Filler, Glass beads	95	Mineral wool
14	Furnace Area	1	Gray sandy/brittle material with trace paint		None detected	Sand, Filler, Binder, Paint	2	Cellulose
15	Furnace Area	1	White powdery material with paint		None detected	Binder/filler, Paint	3	Cellulose
16	WR	1	White powdery material with paint		None detected	Binder/filler, Paint	3	Cellulose
17	WR Floor	1	Beige sheet vinyl		None detected	Vinyl/binder		None detected
		2	Gray fibrous material with mastic	52	Chrysotile	Binder/filler, Mastic/binder	20	Cellulose
18	Rec Room	1	White brittle material with paint		None detected	Binder, Filler	2	Cellulose
		2	Gray sandy/brittle material		None detected	Sand, Filler, Binder	2	Cellulose, Synthetic fibers
19	Rec Room Ceiling	1	Green sandy/brittle material with paint		None detected	Sand, Filler, Binder, Paint	2	Cellulose
		2	Gray sandy/brittle material		None detected	Sand, Filler, Binder	3	Cellulose, Synthetic fibers
20	Rec Room Ceiling	1	Green sandy/brittle material with paint		None detected	Sand, Filler, Binder, Paint	2	Cellulose
		2	Gray sandy/brittle material		None detected	Sand, Filler, Binder	2	Cellulose, Synthetic fibers
21	Workshop Ceiling	1	White powdery material		None detected	Binder/filler	3	Cellulose
		2	White chalky material with paper		None detected	Binder/filler, Gypsum/binder	22	Cellulose
22	Ext - Front	1	White brittle material with paint		None detected	Binder, Filler, Paint	2	Cellulose
		2	Off-white sandy/brittle material		None detected	Binder, Filler, Sand	2	Cellulose

**SEATTLE ASBESTOS TEST**

Lynnwood Laboratory: 19701 Scriber Lake Road, Suite 103, Lynnwood, WA 98036, Tel: 425.673.9850, Fax: 425.673.9810, NVLAP Lab Code: 200768-0

**ANALYTICAL LABORATORY REPORT**

PLM by Method EPA/600/R-93/116

Attn: Mr. Bob Hulait      Client: Advance Technology Consulting      Address: 3778 Cardiff St Burnaby, BC, Canada V5G 2G9  
 Job#: N/A      Batch#: 201613334      Date Received: 10/6/2016  
 Samples Rec'd: 27      Date Analyzed: 10/10/2016      Samples Analyzed: 27  
 Project Loc.: 15472 Buena Vista White Rock

Analyzed by:  Richie Black      Reviewed by: Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
22	Ext - Front	3	Gray sandy/brittle material		None detected	Sand, Filler, Binder	2	Cellulose
23	Ext - Right	1	White brittle material with paint		None detected	Binder, Filler, Paint	3	Cellulose
		2	Off-white sandy/brittle material		None detected	Binder, Filler, Sand	2	Cellulose
		3	Gray sandy/brittle material		None detected	Sand, Filler, Binder	2	Cellulose
24	Ext - Left	1	White brittle material with paint		None detected	Binder, Filler, Paint	2	Cellulose
		2	Off-white sandy/brittle material		None detected	Binder, Filler, Sand	2	Cellulose
		3	Gray sandy/brittle material		None detected	Sand, Filler, Binder	2	Cellulose
25	Ext - Rear	1	White brittle material with paint		None detected	Binder, Filler, Paint	2	Cellulose
		2	Off-white sandy/brittle material		None detected	Binder, Filler, Sand	2	Cellulose
		3	Gray sandy/brittle material		None detected	Sand, Filler, Binder	2	Cellulose
26	Roof	1	Black asphaltic material with sand		None detected	Asphalt/binder, Sand	20	Glass fibers
		2	Black asphaltic material		None detected	Asphalt/binder	3	Cellulose
27	Stairs Down	1	White brittle material with paint		None detected	Binder, Filler	2	Cellulose
		2	Gray sandy/brittle material		None detected	Sand, Filler, Binder	4	Cellulose, Synthetic fibers