

## APPENDIX C: HEALTH & SAFETY

1. The repair and removal of asbestos-containing materials (ACM) is strictly regulated by O. Reg. 278/05: *Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations*, under the *Occupational Health and Safety Act*. This regulation is enforced by the Ministry of Labour and building owners are subject to fines up to \$1.5 M for violations
2. O. Reg. 278/05 categorizes asbestos work into three types based on risk: Type 1 (minor work), Type 2 (moderate work) and Type 3 (major work, including the removal of more than 1 sq. m. of “friable” asbestos-containing material).
3. The Regulation outlines the safety precautions that building owners and contractors must take when renovating buildings with ACM such as ceiling tiles, stucco ceilings, vinyl floor tiles, drywall, pipe insulation and boiler insulation.
4. Type 3 asbestos work calls for the greatest number of safety precautions such as portable showers for the asbestos contractors, mandatory use of respirators and disposable coveralls, negative air, HEPA vacuums and mandatory air monitoring and testing prior to occupancy. The Board requires that the building be unoccupied by students for Type 3 removal due to the stringent requirements for isolation of the work area and ventilation control.
5. Most of the asbestos-abatement in TCDSB schools occurs during the summer prior to renewal projects such as lighting and PA system upgrades, installation of new drinking fountains, installation of new fire alarm systems, roofing projects, and new boiler and mechanical ventilation systems. Buildings are typically occupied by custodial and maintenance staff, but not students. There is no access to the school areas undergoing asbestos abatement to the building occupants.
6. In the event of an emergency, such as a broken water pipe above asbestos-containing ceiling tiles, asbestos work can be performed during the normal school hours as long as the work area (classroom / hallway) can be safely isolated and not accessible to students or staff.
7. In consultation with a mechanical engineer and an environmental consultant, it was determined that a method of applying a covering to pipe and boiler insulation can be used at Loretto Abbey. This is a “Type 2” method (O. Reg.

278/05, s. 12 (4)), also known as the “Tootsie Roll” method. Because the insulation is sealed to the piping and removed with the piping, it does not become “friable” and the same extent of isolation is not required as for “Type 3” removal. Only the boiler removal, which is in an isolated area of the school with a separate entrance, will be carried out while the school is occupied. Removal of piping and radiators will be carried out in the summer when the building is unoccupied by students. All work will be carried out in strict conformance with O.Reg 278/05 of the *Occupational Health and Safety Act*.

8. As required by the Regulation, a Designated Substances Survey will be carried out and a remediation plan and specifications will be prepared by the environmental consultant prior to tendering the project. Signage will also be posted where asbestos remediation is underway, as required. The work will be monitored by and inspected by the environmental consultant and air testing will be carried out prior to the school be re-occupied in September.