May 22, 2025

CITY OF COQUITLAM
Parks, Recreation, Culture & Facilities | Major Capital Projects
3000 Guildford Way
Coquitlam, BC V3B 7N2

Attention: Mr. Wei Duan, P.Eng., PMP, LEED Green Associate
Capital Project Manager

Ref: PRE-PROJECT HAZARDOUS BUILDING MATERIALS SURVEY FOR THE PLANNED RENOVATION OF THE POIRIER ADMINISTRATION BUILDING AT 640/644 POIRIER STREET, COQUITLAM, BC

1.0 INTRODUCTION

Astech Consultants Ltd. (Astech) was retained by the City of Coquitlam to conduct a Pre-Project Hazardous Building Materials Survey and compile a detailed report on the presence and location of asbestos containing building materials, lead, polychlorinated biphenyls (PCBs), mercury, stored chemicals, and silica to be impacted by the planned renovation of the Poirier Administration Building located at 640/644 Poirier Street, Coquitlam, BC.

Astech's survey and report format is designed specifically to satisfy the current applicable regulation from the Workers' Compensation Board of British Columbia (WCB) Occupational Health and Safety Regulation 20.112 regarding hazardous building material assessments by a Qualified Person for buildings and structures.

This survey was conducted on May 7 and 16, 2025 by Scott Price assisted by Jesse James of Astech. It must be emphasized that this survey was concerned exclusively with the subject areas of the building. The site survey was destructive in nature and thorough in investigating layered floor, wall, and ceiling systems. However, inaccessible areas which would require the actual dismantling of substantial portions of the building in order to gain access were not investigated. No attempt was made to investigate other areas of the building, non-subject buildings on the property, underground services, or the surrounding property. Therefore, if during work activities, other hazardous materials, asbestos containing materials, or potential asbestos containing materials not included in this report are discovered, work should immediately cease in the affected area. At that time, Astech should be contacted so that they can initiate immediate appropriate action so that there are no undue delays.

2.0 BUILDING DESCRIPTION

The subject building on site is described as a two-storey multi-tenant office building faced with wood siding and stucco. According to BC Assessment, the four-storey building was originally constructed in 1962. The building has had several renovations/tenant improvements over the years. The building is heated by a natural gas boiler and radiant heating.

#101-Bldg.C-17802-66th Avenue
Cloverdale, BC, Canada V3S 7X1
Tel: 604-575-1122 Fax: 604-575-1152

3.0 METHODOLOGY

3.1 ASBESTOS CONTAINING MATERIALS

A visual inspection was undertaken in order to determine the type, location, and homogeneous nature of asbestos and potential asbestos containing building materials located at the subject renovation areas. During this inspection, thirty-one (31) bulk samples of potential asbestos containing materials were collected from specific locations of the building. The number of samples collected during this survey are in accordance with the guidelines established by the WCB in their 2023 publication Safe Work Practices for Handling Asbestos, and as indicated by actual site conditions. The samples collected were submitted for analysis at our in-house laboratory in accordance with the WCB Occupational Health and Safety Regulation, utilizing polarized light microscopy, and dispersion staining techniques. Results of laboratory analysis of the samples collected during this survey and previous surveys are attached.

3.2 LEAD FINISHES

A visual inspection was undertaken in order to determine the type and location of paints, primers, coatings, and/or glazing finishes suspected of containing lead at the subject renovation areas. During this inspection, two (2) bulk samples of potential lead finishes were collected from specific locations of the building. The samples collected were submitted for analysis at our in-house laboratory in accordance with US EPA methods and the requirements of the WCB Occupational Health and Safety Regulation. Results of laboratory analysis of the samples collected during this survey are attached.

3.3 LEAD CONSTRUCTION MATERIALS, SOLID PCBs, MERCURY, STORED CHEMICALS, AND SILICA

A visual inspection was undertaken at the subject areas in order to determine the presence of:

- construction materials suspected of containing lead and other heavy metals,
- fluorescent and high intensity discharge (HID) light fixtures suspected of containing PCB ballasts or capacitors,
- thermostats, light tubes/bulbs, and associated equipment suspected of containing mercury,
- stored chemicals suspected of being toxic, flammable, or explosive, and
- building materials suspected of containing silica in crystalline and non-crystalline forms.

4.0 INSPECTION RESULTS

4.1 ASBESTOS CONTAINING MATERIALS

GENERAL NOTES

#1 Filling Compound and Contaminated Gypsum Board: Although the analytical results for some of the gypsum board filling compound samples indicate non-asbestos results because of renovations conducted in the 1980s or later, site investigation and laboratory analysis of other representative samples have determined that as listed below, there is **asbestos** containing filling compound on older gypsum board (installed between approximately 1964 and 1979), or there is newer gypsum board with non-asbestos filling compound fastened directly to or abutting the older gypsum board with asbestos containing filling compound.

As well, some of the **asbestos** containing filling compound and contaminated gypsum board are concealed behind and/or abutting wood and other building materials that are contaminated with the **asbestos** containing filling compound. There is also **asbestos** containing filling compound residue on and within electrical junction boxes and other building materials where **asbestos** containing filling compound is located.

Additionally, there is **asbestos** containing filling compound residue and debris located on floors (concealed beneath carpet, floor tile, sheet flooring, other flooring materials, plumbing fixtures, millwork, and other building materials on all finished floors where **asbestos** containing filling compound is present).

#2 Potential Asbestos Containing Building Materials: The potential **asbestos** containing building materials listed below are not planned to be impacted by project and must be considered **asbestos** containing until laboratory results determine otherwise. In order to test the materials destructive testing may be required.

The visual inspection and/or analytical results determined that asbestos containing materials and/or potential asbestos containing materials are located at the following specific locations:

POIRIER ADMINISTRATION BUILDING (SOUTH SECTION) - FIRST FLOOR

Break Room
- Potential **asbestos** containing sealants in wood-framed windows (see General Note #2 above).
- Non-asbestos paper backed sheet flooring.
- Non-asbestos plaster and non-asbestos filling compound on gypsum board.
- Non-asbestos cove base and adhesive.
- Non-asbestos coating on underside of metal sink.

Note: Until such time as the non-asbestos paper backed sheet flooring is removed and the sub-floor beneath uncovered, it must be assumed that **asbestos** containing floor tiles, **asbestos** containing flooring adhesive, and/or **asbestos** containing floor levelling compound may be present.

POIRIER ADMINISTRATION BUILDING (SOUTH SECTION) - SECOND FLOOR

Break Room
- **Asbestos** containing 12" ceiling tile adhesive.
- Potential **asbestos** containing sealants in wood-framed windows (see General Note #2 above).
- Non-asbestos vinyl floor planking.
- Non-asbestos plaster.
- Non-asbestos cove base and adhesive.
- Non-asbestos coating on underside of metal sink.

Note: Until such time as the non-asbestos vinyl floor planking is removed and the sub-floor beneath uncovered, it must be assumed that **asbestos** containing floor tiles, **asbestos** containing flooring adhesive, and/or **asbestos** containing floor levelling compound may be present.

Men's Washroom, and
Women's Washroom
- Non-asbestos vinyl floor planking.
- Non-asbestos plaster and non-asbestos filling compound on gypsum board.
- Non-asbestos cove base and adhesive.

Note: Until such time as the non-asbestos vinyl floor planking is removed and the sub-floor beneath uncovered, it must be assumed that **asbestos** containing floor tiles, **asbestos** containing flooring adhesive, and/or **asbestos** containing floor levelling compound may be present.

Poirier Administration Building (North Section) - Second Floor

Break Room
- **Asbestos** containing floor levelling compound (concealed beneath a layer of non-asbestos paper backed sheet floorings and other building materials).
- **Asbestos** containing 12" ceiling tile adhesive.
- **Asbestos** containing coating on underside of metal sink.
- Potential **asbestos** containing sealants in wood-framed windows (see General Note #2 above).
- Non-asbestos plaster.
- Non-asbestos cove base and adhesive.

Staff Washroom, and
Student Washroom
- **Asbestos** containing floor tiles (concealed beneath a layer of non-asbestos floor tiles, non-asbestos flooring adhesive, and other building materials).
- Non-asbestos plaster.
- Non-asbestos cove base and adhesive.

Poirier Administration Building (Other Interior Areas of Building)

Other Interior Areas of Building - Flooring Systems
- **Asbestos** containing floor tiles, **asbestos** containing flooring adhesive, and/or **asbestos** containing floor levelling compound which may be concealed beneath layers of carpet, non-asbestos floor tiles, and other building materials (not planned to be impacted by project).

Other Interior Areas of Building - Wall and Ceiling Systems
- **Asbestos** containing filling compound on gypsum board (see General Note #1 above).
- **Asbestos** containing 12" ceiling tile adhesive.
- Non-asbestos layered plaster on gypsum board lath.

Other Interior Areas of Building - Mechanical Systems
- Potential **asbestos** containing pipe thread compound at fittings of mechanical piping systems (see General Note #2 above).

Other Interior Areas of Building - Doors and Windows
- Potential **asbestos** containing sealants in windows of wood and metal doors (see General Note #2 above).
- Potential **asbestos** containing sealants in wood and metal-framed windows (see General Note #2 above).

Poirier Administration Building - Exterior

Walls
- Potential **asbestos** containing stucco (see General Note #2 above).
- Potential **asbestos** containing caulkings around doors, windows, and other wall penetrations (see General Note #2 above).

Doors and Windows
- Potential **asbestos** containing sealants in windows of wood and metal doors (see General Note #2 above).
- Potential **asbestos** containing sealants in wood and metal-framed windows (see General Note #2 above).

Rooftop
- Potential **asbestos** containing rooftop membranes, felts, mastics, and caulkings (see General Note #2 above).

4.2 LEAD

The visual inspection and/or laboratory analytical results determined the following at the subject building (some of which is in a deteriorated condition and flaking):

INTERIOR
- white paint containing 875 parts per million (PPM) of **lead** was used on plaster surfaces,
- grey paint containing 869 PPM of **lead** was used on plaster surfaces, and
- paints considered to be lead containing were used on wood, concrete, and gypsum board surfaces.

EXTERIOR
- paints considered to be lead containing were used on wood, concrete, and metal surfaces.

4.3 PCBs

The visual inspection determined that there are numerous fluorescent light fixtures at the subject building suspected of having PCB containing ballasts. PCB ballast identification requires the disassembly of the light fixture in order to locate the manufacturer's identification code.

4.4 MERCURY

The visual inspection determined that there are no wall mounted thermostats at the subject building that contain mercury. However, there are numerous fluorescent light tubes/bulbs at the subject building that contain mercury (including some in storage).

4.5 STORED CHEMICALS AND OTHER HAZARDOUS MATERIALS

The following list of materials were present in and around the subject building at time of inspection (including items likely to be retained by current occupants):

- several containers of paint, cleaners, and petroleum products,
- several fire extinguishers,
- batteries in emergency lighting and alarm system,
- compressors and piping with suspect ozone depleting substances (CFC's) in several refrigerators and water coolers,
- smoke detector(s) with a radioactive component within,
- a few areas with rodent droppings, and
- piping containing natural gas leading to heating equipment.

4.6 SILICA

All concrete, cement, plaster, gypsum board, and any other cementitious building materials located at the subject building are suspected of containing silica in crystalline and non-crystalline forms.

4.7 GYPSUM BOARD

The visual inspection and/or laboratory analytical results determined the following at the subject building:

- there is **asbestos** containing filling compound on gypsum board located in several rooms of the subject building (see Section 4.1 including General Note #1 above), and therefore would be disposed of as mixed asbestos and gypsum waste,
- and there is non-asbestos filling compound on gypsum board located in a few rooms of the subject building (see Section 4.1 above), and
- and there is non-asbestos plaster on gypsum board lath located in numerous rooms of the subject building (see Section 4.1 above).

5.0 RECOMMENDATIONS

5.1 ASBESTOS CONTAINING MATERIALS

Where affected by a renovation project, the asbestos containing materials (or potential asbestos containing materials) must first be removed and disposed of as asbestos waste by a qualified hazardous materials abatement contractor in accordance with the WCB Occupational Health and Safety Regulation. Disposal of asbestos containing materials must be performed in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

5.2 LEAD

Paints/Primers
Where lead (or considered to be lead) based paints and/or primers are affected by a project, the work must be performed by a qualified contractor in accordance with the WCB Occupational Health and Safety Regulation and their 2020 publication entitled Safe Work Practices For Handling Lead.

Where the base substrate material is to be removed in conjunction with lead paint removal, the base substrate and lead based paints and/or primers should be removed intact by the contractor, in accordance with the contractor's risk assessment and site specific work procedures. The workers conducting the work and workers in close proximity to the work being performed, should be protected with personal protective equipment as determined by the contractor's risk assessment and site specific work procedures.

Lead containing paints which remain attached to wood and/or other building materials must be labelled as lead based paints (LBP) for transporting to a licensed/approved disposal site or recycling facility. A licensed/approved facility receiving the waste must be informed of the lead content of these materials and be agreeable to receiving these materials. Prior to acceptance of waste with lead paints at a licensed/ approved disposal facility, the contractor generating the waste must ensure that all waste materials containing LBP's are sampled intact, fastened directly to the base substrate, and representative of the waste stream created by demolition. The contractor shall have any representative samples analyzed utilizing a Toxicity Characteristic Leachate Procedure for lead (TCLP lead) test to determine the potential for soil and/or groundwater contamination, if deemed necessary by the site receiving the waste.

If the lead paints are to be separated or removed from the building materials by means of sanding, scraping, abrading, blasting, etc., more stringent work procedures would apply. The removed lead paints, depending on lead concentrations and leachate results, may become a Hazardous Waste and therefore must be disposed of in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

5.3 MERCURY

Where affected by a renovation project, the mercury containing light tubes/bulbs must first be removed, and be salvaged, recycled or disposed of, in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

5.4 STORED CHEMICALS AND OTHER HAZARDOUS MATERIALS

Stored Chemicals
Where affected by a renovation project, stored chemicals, ozone depleting substances within refrigeration equipment, and radioactive equipment must first be removed, and be recycled or disposed of, in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

Rodent Droppings
Rodent droppings which can cause infectious disease and/or respiratory disease in humans should be removed as biohazardous waste by a qualified abatement contractor in accordance with the WCB Occupational Health and Safety Regulation, prior to unprotected trades performing work in or conducting selective demolition of a building. In lieu of removing droppings, workers shall wear respirators and protective clothing while in contaminated areas of a building, and while conducting selective demolition of a building.

5.5 SILICA

Where cementitious building materials that are suspected of containing silica in crystalline form are directly impacted by the project (i.e. drilling, cutting, abrading, etc.), the work should be performed in a controlled manner to avoid the release of crystalline silica dust. Cutting, drilling, or otherwise disturbing these building materials must be performed by a qualified contractor's trained personnel in accordance with the WCB Occupational Health and Safety Regulation.

6.0 OWNER'S AND ABATEMENT CONTRACTOR'S RESPONSIBILITIES

For the remediation of hazardous building materials, contract specifications, quality control, and final acceptance of the work remain the responsibility of the Owner. In order to ensure that the Owner has acted in a responsible manner, and to ensure regulatory board compliance, it is recommended that the work be performed by a qualified contractor (to be hired as prime contractor). The prime contractor is to be responsible for advising all workers of the contents of this report to assure that hazardous building materials affected by the work are handled in an approved manner and that hazardous building materials not impacted by the work are not inadvertently disturbed. As well, a copy of this report should be posted on site during the project for easy reference.

Owner's Responsibilities
For the remediation of hazardous building materials, contract specifications, quality control, and final acceptance of the work remain the responsibility of the Owner. In order to ensure that the Owner has acted in a responsible manner, and to ensure regulatory board compliance, it is recommended that the work and project air monitoring be performed by a qualified and properly insured (with proof of necessary asbestos inclusion rider) Hazardous Materials Abatement Contractor.

Abatement Contractor's Responsibilities
The Abatement Contractor upon completing the work shall have their "Qualified Person" inspect the worksite in its entirety to confirm that asbestos and other hazardous building materials have been properly removed, then promptly provide the Owner with a signed Letter of Completion.

As well, prior to transport of hazardous waste, the Abatement Contractor shall assist the Owner by completing and submitting the BC Ministry of Environment and Climate Change Strategy Waste Generator Number Registration Form (Schedule 5 Form 1), once signed by the Owner, if no BC Generator number exists. If a BC Generator number exists and requires updating for this specific project, the Abatement Contractor shall assist with completing and submitting the update.

Project Documentation should also be provided to the Owner including, but not necessarily limited to, a Notice of Project for work involving Asbestos and/or Lead Paint, Risk Assessment, Exposure Control Plan, and Site Specific Work Procedures, Worker Respirator Fit Test Forms/Logs and Training Acknowledgement Forms, Certification of DOP Testing of HEPA Filtered Equipment used on site, Air Sample Results, Material Safety Data Sheets (MSDS) for products used on site, Transportation Waybills, and Waste Manifest Forms.

7.0 APPROXIMATE QUANTITIES FOR HAZARDOUS MATERIALS

The following approximate quantities for hazardous materials are provided as a means to satisfy the requirements of the WCB, and are provided for reference only. Contractors shall be responsible for verifying exact quantities for the purpose of bidding the work.

POTENTIAL ASBESTOS CONTAINING MATERIALS	APPROXIMATE QUANTITIES
Confirmed Asbestos Containing Materials	
Asbestos Floorings (floor tiles, flooring adhesive, and floor levelling compound) and Contaminated Building Materials	Not Determined
Asbestos 12" Ceiling Tile Adhesive	Not Determined
Asbestos Coating on Underside of Metal Sinks	1 sink
Potential Asbestos Containing Materials	
Potential Asbestos Containing Materials (not planned to be impacted by project)	Not Determined
OTHER HAZARDOUS MATERIALS	
Lead Paint Remaining Attached to Building Materials for Recycle/Disposal, Dependent on TCLP Lead Paint Testing (if deemed necessary by receiving site)	Not Determined
Stored Chemicals including Refrigeration Equipment and Radioactive Equipment	see Section 4.5 above
Rodent Droppings for Disposal as Biohazardous Waste	few areas
Mercury Containing Light Tubes/Bulbs	numerous tubes/bulbs

We hope you have found the above information useful. If you have any questions, or require clarification please contact this office.

Sincerely,

Scott Price, Principal
Astech Consultants Ltd.
Ref: 28168HE01.SP

ASBESTOS BULK SAMPLE REPORT

Date: May 22, 2025

Client: **CITY OF COQUITLAM**

Location: **Administration Building**
640 / 644 Poirier Street
Coquitlam, BC

Comments:
1) Asbestos (bulk) by PLM analyzed as per NIOSH 9002 Issue 2.
2) Workers' Compensation Board of British Columbia (WCB) defines asbestos containing material as 0.5% or more asbestos, with the exception of Vermiculite Insulation which is defined as “any asbestos”.
3) Samples will be disposed of after 90 days, unless the Client requests otherwise.

Sample(s) Collected on May 16, 2025

				Non-Asbestos	Asbestos
Sample	**Location**	**Description**	**Layer: Colour**	**% Type**	**% Type**
28168 BS01	(North Section) Second Floor - Break Room	Sheet Flooring Wear Surface	1: Grey	100% Non-Fibrous	None Detected
		Paper Backing	2: Grey	75% Cellulose 10% Synthetic 15% Non-Fibrous	None Detected
28168 BS02	(North Section) Second Floor - Break Room	Floor Levelling Compound	3: Grey	98% Non-Fibrous	**2% Chrysotile**
28168 BS03	(North Section) Second Floor - Break Room	Sheet Flooring Wear Surface	1: Beige	100% Non-Fibrous	None Detected
		Paper Backing	2: Grey	75% Cellulose 10% Glass 15% Non-Fibrous	None Detected
28168 BS04	(North Section) Second Floor - Break Room (South Wall)	Cove Base	1: Grey	100% Non-Fibrous	None Detected
28168 BS05	(North Section) Second Floor - Break Room (South Wall)	Cove Base Adhesive	2: Beige	100% Non-Fibrous	None Detected
28168 BS06	(North Section) Second Floor - Break Room	Coating (on Underside of Metal Sink)	1: Gold	97% Non-Fibrous	**3% Chrysotile**

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Sample	Location	Description	Layer: Colour	Non-Asbestos % Type	Asbestos % Type
28168 BS07	(North Section) Second Floor - Staff Washroom	Floor Tile	1: Off-White	100% Non-Fibrous	None Detected
28168 BS08	(North Section) Second Floor - Staff Washroom	Flooring Adhesive	2: Black	100% Non-Fibrous	None Detected
28168 BS09a	(North Section) Second Floor - Staff Washroom (North Wall)	Paint Plaster (Outer Layer)	1: Grey 2: White	100% Non-Fibrous	None Detected
28168 BS09b	(North Section) Second Floor - Staff Washroom (North Wall)	Plaster (Inner Layer)	3: Grey	100% Non-Fibrous	None Detected
28168 BS10	(North Section) Second Floor - Staff Washroom (West Wall)	Cove Base	1: Beige	100% Non-Fibrous	None Detected
28168 BS11	(North Section) Second Floor - Staff Washroom (West Wall)	Cove Base Adhesive	2: Beige	100% Non-Fibrous	None Detected
28168 BS12	(North Section) Second Floor - Student Washroom	Floor Tile	1: Off-White	100% Non-Fibrous	None Detected
28168 BS13	(North Section) Second Floor - Student Washroom	Flooring Adhesive	2: Black	100% Non-Fibrous	None Detected
28168 BS14	(North Section) Second Floor - Student Washroom	Floor Tile	3: Brown	98% Non-Fibrous	**2% Chrysotile**
28168 BS15	(North Section) Second Floor - Student Washroom	Flooring Adhesive	4: Black	100% Non-Fibrous	None Detected
28168 BS16	(South Section) Second Floor - Break Room	Vinyl Floor Plank	1: Brown	10% Glass 90% Non-Fibrous	None Detected
28168 BS17a	(South Section) Second Floor - Break Room (West Wall)	Paint Plaster (Outer Layer)	1: Green 2: White	100% Non-Fibrous	None Detected
28168 BS17b	(South Section) Second Floor - Break Room (West Wall)	Plaster (Inner Layer)	3: Grey	100% Non-Fibrous	None Detected
28168 BS18	(South Section) Second Floor - Break Room (West Wall)	Cove Base	1: Black	100% Non-Fibrous	None Detected
28168 BS19	(South Section) Second Floor - Break Room (West Wall)	Cove Base Adhesive	2: Beige	100% Non-Fibrous	None Detected
28168 BS20	(South Section) Second Floor - Men's Washroom	Vinyl Floor Plank	1: Brown	3% Glass 97% Non-Fibrous	None Detected
28168 BS21	(South Section) Second Floor - Men's Washroom (South Wall)	Paint Filling Compound on Gypsum Board	1: White 2: White	100% Non-Fibrous	None Detected

Sample	Location	Description	Layer: Colour	Non-Asbestos % Type	Asbestos % Type
28168 BS22	(South Section) Second Floor - Women's Washroom (North Wall)	Paint Filling Compound on Gypsum Board	1: White 2: White	100% Non-Fibrous	None Detected
28168 BS23	(South Section) Second Floor - Women's Washroom (North Wall)	Paint Filling Compound on Gypsum Board	1: White 2: White	100% Non-Fibrous	None Detected
28168 BS24	(South Section) First Floor - Break Room	Sheet Flooring Wear Surface	1: Grey	100% Non-Fibrous	None Detected
		Paper Backing	2: Grey	65% Cellulose 10% Glass 25% Non-Fibrous	None Detected
28168 BS25	(South Section) First Floor - Break Room	Flooring Adhesive	3: Black	100% Non-Fibrous	None Detected
28168 BS26	(South Section) First Floor - Break Room	Coating (on Underside of Metal Sink)	1: White	100% Non-Fibrous	None Detected
28168 BS27	(South Section) First Floor - Break Room (North Column)	Paint Filling Compound on Gypsum Board	1: White 2: White	2% Glass 98% Non-Fibrous	None Detected
28168 BS28	(South Section) First Floor - Break Room (South Wall)	Paint Filling Compound on Gypsum Board	1: White 2: White	2% Glass 98% Non-Fibrous	None Detected
28168 BS29	(South Section) First Floor - Break Room (South Wall)	Paint Filling Compound on Gypsum Board	1: White 2: White	2% Glass 98% Non-Fibrous	None Detected

Analyst(s): Yu Jin Kim

American Industrial Hygiene Association (AIHA) Bulk Asbestos Proficiency Analytical Testing (BAPAT)
Astech Consultants Ltd. Laboratory Participant ID# 200542

LEAD BULK SAMPLE REPORT

Date: May 22, 2025

Client: **CITY OF COQUITLAM**

Location: **Administration Building**
640 / 644 Poirier Street
Coquitlam, BC

Comments:
1) The Workers' Compensation Board of British Columbia (WCB) no longer allows reference to Health Canada's definition of a lead-containing surface coating material.
2) WCB does not define a safe level for a lead-containing surface coating material.
3) Analyzed by X-Ray Fluorescence (XRF) with direct read parts per million (PPM).
4) Sample results report lead only.
5) < means less than, > means more than.

Sample(s) Analyzed on May 16, 2025

Sample	Location	Description	Colour	Lead PPM
28168 LS01	(North Section) Second Floor - Break Room (South Wall)	Paint (on Plaster)	White	**875 PPM**
28168 LS02	(North Section) Second Floor - Staff Washroom (North Wall)	Paint (on Plaster)	Grey	**869 PPM**

Analyst(s): Scott Price

Natural Resources Canada Ressources naturelles Canada Canada

Certified to ISO:20807; and Health Canada's and Natural Resources Canada's requirements for compliance with Health Canada Safety Code 32 & 34

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ASBESTOS BULK SAMPLE REPORT

Date: November 3, 2016

Client: **CITY OF COQUITLAM**

Location: **Leisure and Parks Administration Office**
640 Poirier Street
Coquitlam, BC

Comments:
1) Analyzed as per NIOSH 9002, except for Vermiculite as per EPA/600/R-04/004.
2) WCB defines asbestos containing material as 0.5% or more asbestos, with the exception of Vermiculite which is defined as "any asbestos".
3) Samples will be disposed of after 90 days, unless the Client requests otherwise.

Samples Collected on October 24, 2016

				Non-Asbestos	Asbestos
Sample	**Location**	**Description**	**Layer: Colour**	**% Type**	**% Type**
16607BS01	Lower Floor - Room 114	Paint Wall Plaster (Outer Layer, West Wall)	1: Grey 2: White	100% Non-Fibrous	None Detected
16607BS02	Lower Floor - Room 114	Wall Plaster (Inner Layer, West Wall)	3: Grey	100% Non-Fibrous	None Detected
16607BS03	Lower Floor - Room 114	Cove Base	1: Grey	100% Non-Fibrous	None Detected
16607BS04	Lower Floor - Room 114	Flooring Residue	1: Black	10% Synthetic 90% Non-Fibrous	None Detected
16607BS05	Lower Floor - Room 113	Paint Wall Plaster (Outer Layer, East Wall)	1: White 2: White	100% Non-Fibrous	None Detected
16607BS06	Lower Floor - Room 113	Wall Plaster (Inner Layer, East Wall)	3: Grey	100% Non-Fibrous	None Detected
16607BS07	Lower Floor - Room 113	Floor Tile	1: Grey	100% Non-Fibrous	None Detected
16607BS08	Lower Floor - Room 113	Floor Tile Adhesive	2: Black	92% Non-Fibrous	**8% Chrysotile**
16607BS09	Lower Floor - Room 112	Paint Wall Plaster (Outer Layer, East Wall)	1: White 2: White	100% Non-Fibrous	None Detected

#101-Bldg.C-17802-66th Avenue
Cloverdale, BC, Canada V3S 7X1
Tel:604-575-1122 Fax:604-575-1152

Sample	Location	Description	Layer: Colour	Non-Asbestos % Type	Asbestos % Type
16607BS10	Lower Floor - Room 112	Wall Plaster (Inner Layer, East Wall)	3: Grey	100% Non-Fibrous	None Detected

Analyst(s): Brittany Ford

Sample(s) Collected on November 2, 2016

Sample	Location	Description	Layer: Colour	Non-Asbestos % Type	Asbestos % Type
16607BS11	Lower Floor - Southeast Stairwell	Cove Base	1: Dark Green	95% Cellulose 5% Non-Fibrous	None Detected
16607BS12	Lower Floor - Southeast Stairwell	Cove Base Adhesive	2: Black	5% Cellulose 95% Non-Fibrous	None Detected
16607BS13	Lower Floor - Southeast Stairwell	Sheet Vinyl (at Stair Riser)	1: Black	97% Non-Fibrous	**3% Chrysotile**
16607BS14	Lower Floor - Southeast Stairwell	Sheet Vinyl Adhesive (at Stair Riser)	2: Brown	100% Non-Fibrous	None Detected

Analyst(s): Jesse James

Sample(s) Collected on November 3, 2016

Sample	Location	Description	Layer: Colour	Non-Asbestos % Type	Asbestos % Type
16607BS15	Lower Floor - Southeast Stairwell	Stair Tread	1: Grey	100% Non-Fibrous	None Detected
16607BS16	Lower Floor - Southeast Stairwell	Stair Tread Adhesive	2: Beige	100% Non-Fibrous	None Detected
16607BS17	Lower Floor - Southeast Stairwell	Stair Tread	1: Red	100% Non-Fibrous	None Detected
16607BS18	Lower Floor - Southeast Stairwell	Stair Tread Adhesive	2: Beige	100% Non-Fibrous	None Detected

Analyst(s): Jessica Young

AIHA PAT Programs LLC American Industrial Hygiene Association (AIHA) Bulk Asbestos Proficiency Analytical Testing (BAPAT)
Astech Consultants Ltd. Laboratory Participant ID# 200542

ASBESTOS BULK SAMPLE REPORT

Date: November 13, 2014

Client: **CITY OF COQUITLAM**

Location: **Leisure and Parks Administration Office**
640 Poirier Street
Coquitlam, BC

Comments:
1) Analysed as per NIOSH 9002, except for Vermiculite as per EPA/600/R-04/004.
2) WCB defines asbestos containing material as 0.5% or more asbestos, with the exception of Vermiculite which is defined as "any asbestos".
3) Sample(s) will be disposed of after 90 days, unless the Client requests otherwise.
4) Sample(s) collected as directed by Client.

Samples Collected on November 5, 2014

				Non-Asbestos	Asbestos
Sample	**Location**	**Description**	**Layer: Colour**	**% Type**	**% Type**
13606BS01	Office of John Baird, HVAC Technician	Paint Plaster (Finish Coat)	1: Tan 2: White	100% Non-Fibrous	None Detected
13606BS02	Office of John Baird, HVAC Technician	Plaster (Scratch Coat)	3: Grey	3% Cellulose 97% Non-Fibrous	None Detected
13606BS03	Office of John Baird, HVAC Technician	Cove Base	1: Tan	100% Non-Fibrous	None Detected
13606BS04	Office of Vraj Sudra, Parks & Facilities Construction Manager	Paint Plaster (West Wall) (Finish Coat)	1: Tan 2: White	100% Non-Fibrous	None Detected
13606BS05	Office of Vraj Sudra, Parks & Facilities Construction Manager	Plaster (West Wall) (Scratch Coat)	3: Grey	3% Cellulose 97% Non-Fibrous	None Detected
13606BS06	Office of Jessica Dadwal, Civic Facilities Project Coordinator	Paint Plaster (Finish Coat)	1: Tan 2: White	100% Non-Fibrous	None Detected
13606BS07	Office of Jessica Dadwal, Civic Facilities Project Coordinator	Plaster (Scratch Coat)	3: Grey	3% Cellulose 97% Non-Fibrous	None Detected
13606BS08	Room 214 - Storage Room	Paint Gypsum Board Filling Compound (East Wall)	1: Tan 2: White	100% Non-Fibrous	None Detected

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Cloverdale, BC, Canada V3S 7X1
Tel:604-575-1122 Fax:604-575-1152

Sample	Location	Description	Layer: Colour	Non-Asbestos % Type	Asbestos % Type
13606BS09	Building Service Workers	Paint Plaster (East Wall) (Finish Coat)	1: Beige 2: White	100% Non-Fibrous	None Detected
13606BS10	Building Service Workers	Plaster (East Wall) (Scratch Coat)	3: Beige	5% Cellulose 95% Non-Fibrous	None Detected
13606BS11	Telecom Room	Ceiling Tile Adhesive	1: Brown	75% Non-Fibrous	**25% Tremolite**
13606BS12	Telecom Room	Gypsum Board Filling Compound	1: White	100% Non-Fibrous	None Detected
13606BS13	Telecom Room	Cove Base	1: Grey	100% Non-Fibrous	None Detected
13606BS14	Office of Brent Cormack, Manager of Facilities Planning & Construction	Paint Plaster (Finish Coat)	1: Beige 2: White	100% Non-Fibrous	None Detected
13606BS15	Office of Brent Cormack, Manager of Facilities Planning & Construction	Plaster (Scratch Coat)	3: Beige	5% Cellulose 95% Non-Fibrous	None Detected
13606BS16	Office of Brent Cormack, Manager of Facilities Planning & Construction	Paint Gypsum Board Filling Compound (East Wall)	1: Beige 2: White	100% Non-Fibrous	None Detected
13606BS17	Office of Dave Parks, Parks & Facilities Construction Manager	Paint Plaster (North Wall) (Finish Coat)	1: Beige 2: White	100% Non-Fibrous	None Detected
13606BS18	Office of Dave Parks, Parks & Facilities Construction Manager	Plaster (North Wall) (Scratch Coat)	3: Grey	5% Cellulose 95% Non-Fibrous	None Detected
13606BS19	Office of Dave Parks, Parks & Facilities Construction Manager	Paint Gypsum Board Filling Compound (South Wall)	1: Beige 2: White	100% Non-Fibrous	None Detected

Analyst(s): Jesse James, Brittany Ford

Samples Submitted on November 7, 2014

Sample	Location	Description	Layer: Colour	Non-Asbestos % Type	Asbestos % Type
13579B BS01a	Room 213	Floor Tile	1: Grey with Red Streaks	98% Non-Fibrous	**2% Chrysotile**
13579B BS01b	Room 213	Floor Tile Adhesive	2: Black	85% Non-Fibrous	**15% Chrysotile**
13579B BS02a	Basement - Hall	Floor Tile	Grey with White Streaks	98% Non-Fibrous	**2% Chrysotile**
13579B BS02b	Basement - Hall	Floor Tile Adhesive	2: Black	85% Non-Fibrous	**15% Chrysotile**
13579B BS03a	Second Floor Office	Floor Levelling Compound	1: White	100% Non-Fibrous	None Detected
13579B BS03b	Second Floor Office	Floor Tile Adhesive (Residue)	2: Black	92% Non-Fibrous	**8% Chrysotile**

Analyst(s): Jesse James

Samples Collected on October 21, 2014

				Non-Asbestos	Asbestos
Sample	**Location**	**Description**	**Layer: Colour**	**% Type**	**% Type**
13562BS01	Upper Floor - Room 213 - Meeting Room	Floor Adhesive (beneath Carpet)	1: Black	3% Cellulose 97% Non-Fibrous	None Detected
13562BS02	Upper Floor - Room 213 - Meeting Room	Cove Base	1: Cream	100% Non-Fibrous	None Detected
13562BS03	Upper Floor - Room 213 - Meeting Room	Paint Wall Plaster (Outer Layer, South Wall)	1: Beige 2: White	100% Non-Fibrous	None Detected
13562BS04	Upper Floor - Room 213 - Meeting Room	Wall Plaster (Inner Layer, South Wall)	3: Grey	2% Cellulose 98% Non-Fibrous	None Detected
13562BS05	Upper Floor - Room 213 - Meeting Room	Ceiling Tile Adhesive	1: Brown	5% Cellulose 95% Non-Fibrous	None Detected
13562BS06	Upper Floor - Room 213 - Meeting Room	Paint 12" Ceiling Tile	1: White 2: Tan	95% Cellulose 5% Non-Fibrous	None Detected
13562BS07	Upper Floor - Room 213 - Meeting Room	Paint Wall Plaster (Outer Layer, West Wall)	1: Beige 2: White	100% Non-Fibrous	None Detected
13562BS08	Upper Floor - Room 213 - Meeting Room	Wall Plaster (Inner Layer, West Wall)	3: Grey	2% Cellulose 98% Non-Fibrous	None Detected
13562BS09	Upper Floor - Room 214 - Storage Room	Sheet Flooring Wear Surface Paper Backing	1: Cream Mosaic 2: Grey	100% Non-Fibrous 80% Cellulose 15% Glass 5% Non-Fibrous	None Detected None Detected
13562BS10	Upper Floor - Room 214 - Storage Room	Floor Tile	3: Grey	98% Non-Fibrous	**2% Chrysotile**
13562BS11	Upper Floor - Room 214 - Storage Room	Floor Tile Adhesive	4: Black	3% Cellulose 97% Non-Fibrous	None Detected
13562BS12	Upper Floor - Room 214 - Storage Room	Sheet Flooring Wear Surface (on Floor Hatch) Paper Backing	1: Grey & Cream 2: Grey	100% Non-Fibrous 80% Cellulose 15% Glass 5% Non-Fibrous	None Detected None Detected
13562BS13	Upper Floor - Men's Washroom	Sheet Flooring Wear Surface Paper Backing	1: Grey & White 2: Grey	100% Non-Fibrous 75% Cellulose 20% Glass 5% Non-Fibrous	None Detected None Detected
13562BS14	Upper Floor - Men's Washroom	Floor Tile	3: Beige	97% Non-Fibrous	**3% Chrysotile**
13562BS15	Upper Floor - Men's Washroom	Floor Tile Adhesive	4: Black	5% Cellulose 95% Non-Fibrous	None Detected
13562BS16	Upper Floor - Ladies' Washroom	Cove Base	1: Dark Grey	100% Non-Fibrous	None Detected
13562BS17	Upper Floor - Ladies' Washroom	Paint Wall Plaster (Outer Layer)	1: White 2: White	100% Non-Fibrous	None Detected

Sample	Location	Description	Layer: Colour	Non-Asbestos % Type	Asbestos % Type
13562BS18	Upper Floor - Ladies' Washroom	Wall Plaster (Inner Layer)	3: Grey	2% Cellulose 98% Non-Fibrous	None Detected
13562BS19	Upper Floor - Ladies' Washroom	Sheet Flooring Wear Surface	1: Grey Mosaic	100% Non-Fibrous	None Detected
		Paper Backing	2: Grey	80% Cellulose 15% Glass 5% Non-Fibrous	None Detected
13562BS20	Upper Floor - Operations & Construction Manager's Office	Paint Gypsum Board Filling Compound (Wall)	1: Beige 2: White	100% Non-Fibrous	None Detected

Analyst(s): Jesse James

AIHA PAT Programs LLC American Industrial Hygiene Association (AIHA) Bulk Asbestos Proficiency Analytical Testing (BAPAT)
Astech Consultants Ltd. Laboratory Participant ID# 200542

ASBESTOS BULK SAMPLE REPORT

Date: October 29, 2014

Client: **CITY OF COQUITLAM**

Location: **Leisure and Parks Administration Office**
640 Poirier Street
Coquitlam, BC

Comments:
1) Analysed as per NIOSH 9002, except for Vermiculite as per EPA/600/R-04/004.
2) WCB defines asbestos containing material as 0.5% or more asbestos, with the exception of Vermiculite which is defined as "any asbestos".
3) Sample(s) will be disposed of after 90 days, unless the Client requests otherwise.

Samples Collected on October 21, 2014

				Non-Asbestos	Asbestos
Sample	**Location**	**Description**	**Layer: Colour**	**% Type**	**% Type**
13562BS01	Upper Floor - Room 213 - Meeting Room	Floor Adhesive (beneath Carpet)	1: Black	3% Cellulose 97% Non-Fibrous	None Detected
13562BS02	Upper Floor - Room 213 - Meeting Room	Cove Base	1: Cream	100% Non-Fibrous	None Detected
13562BS03	Upper Floor - Room 213 - Meeting Room	Paint Wall Plaster (Outer Layer, South Wall)	1: Beige 2: White	100% Non-Fibrous	None Detected
13562BS04	Upper Floor - Room 213 - Meeting Room	Wall Plaster (Inner Layer, South Wall)	3: Grey	2% Cellulose 98% Non-Fibrous	None Detected
13562BS05	Upper Floor - Room 213 - Meeting Room	Ceiling Tile Adhesive	1: Brown	5% Cellulose 95% Non-Fibrous	None Detected
13562BS06	Upper Floor - Room 213 - Meeting Room	Paint 12" Ceiling Tile	1: White 2: Tan	95% Cellulose 5% Non-Fibrous	None Detected
13562BS07	Upper Floor - Room 213 - Meeting Room	Paint Wall Plaster (Outer Layer, West Wall)	1: Beige 2: White	100% Non-Fibrous	None Detected
13562BS08	Upper Floor - Room 213 - Meeting Room	Wall Plaster (Inner Layer, West Wall)	3: Grey	2% Cellulose 98% Non-Fibrous	None Detected

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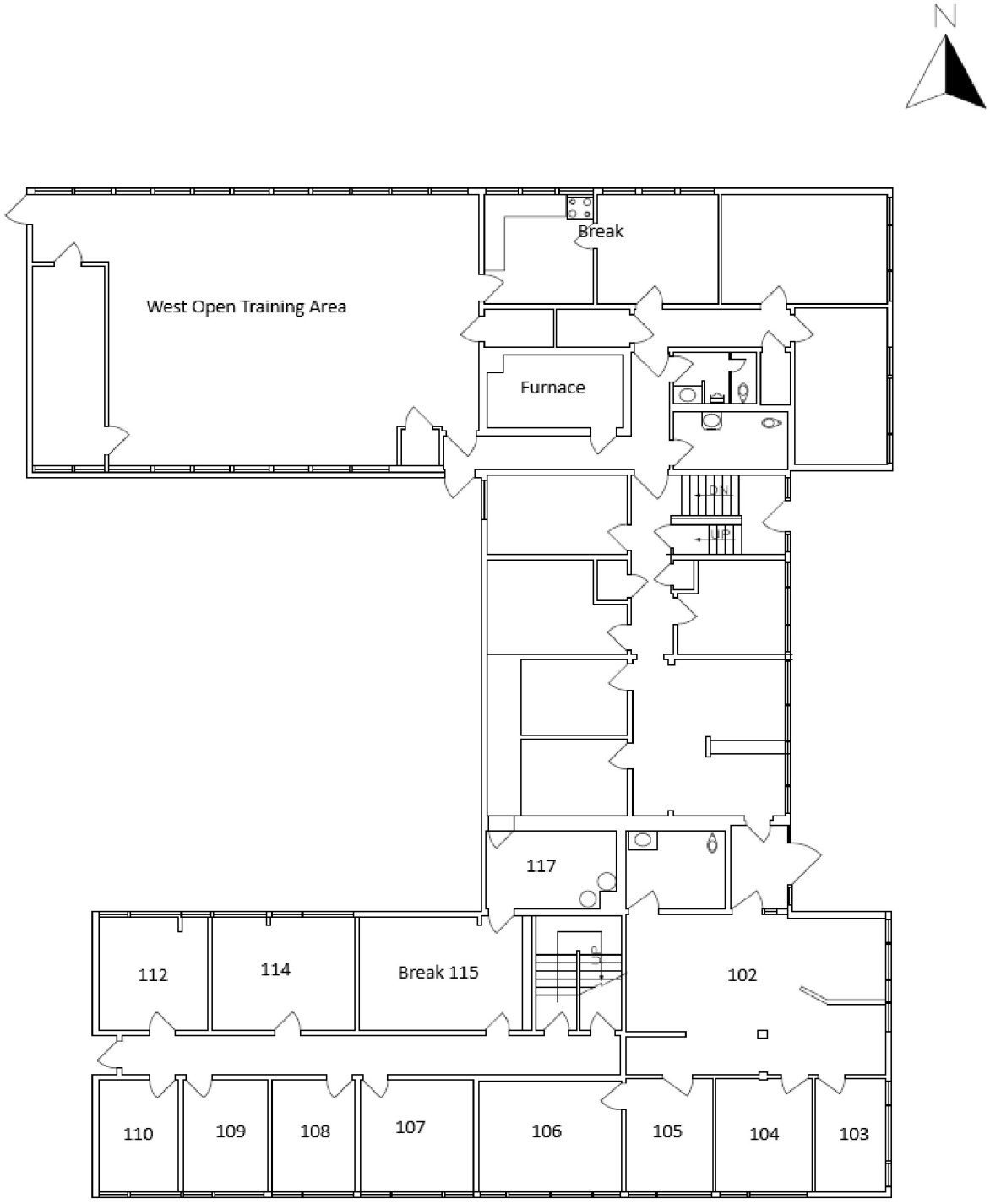
Sample	Location	Description	Layer: Colour	Non-Asbestos % Type	Asbestos % Type
13562BS09	Upper Floor - Room 214 - Storage Room	Sheet Flooring Wear Surface	1: Cream Mosaic	100% Non-Fibrous	None Detected
		Paper Backing	2: Grey	80% Cellulose 15% Glass 5% Non-Fibrous	None Detected
13562BS10	Upper Floor - Room 214 - Storage Room	Floor Tile	3: Grey	98% Non-Fibrous	**2% Chrysotile**
13562BS11	Upper Floor - Room 214 - Storage Room	Floor Tile Adhesive	4: Black	3% Cellulose 97% Non-Fibrous	None Detected
13562BS12	Upper Floor - Room 214 - Storage Room	Sheet Flooring Wear Surface (on Floor Hatch)	1: Grey & Cream	100% Non-Fibrous	None Detected
		Paper Backing	2: Grey	80% Cellulose 15% Glass 5% Non-Fibrous	None Detected
13562BS13	Upper Floor - Men's Washroom	Sheet Flooring Wear Surface	1: Grey & White	100% Non-Fibrous	None Detected
		Paper Backing	2: Grey	75% Cellulose 20% Glass 5% Non-Fibrous	None Detected
13562BS14	Upper Floor - Men's Washroom	Floor Tile	3: Beige	97% Non-Fibrous	**3% Chrysotile**
13562BS15	Upper Floor - Men's Washroom	Floor Tile Adhesive	4: Black	5% Cellulose 95% Non-Fibrous	None Detected
13562BS16	Upper Floor - Ladies' Washroom	Cove Base	1: Dark Grey	100% Non-Fibrous	None Detected
13562BS17	Upper Floor - Ladies' Washroom	Paint Wall Plaster (Outer Layer)	1: White 2: White	100% Non-Fibrous	None Detected
13562BS18	Upper Floor - Ladies' Washroom	Wall Plaster (Inner Layer)	3: Grey	2% Cellulose 98% Non-Fibrous	None Detected
13562BS19	Upper Floor - Ladies' Washroom	Sheet Flooring Wear Surface	1: Grey Mosaic	100% Non-Fibrous	None Detected
		Paper Backing	2: Grey	80% Cellulose 15% Glass 5% Non-Fibrous	None Detected
13562BS20	Upper Floor - Operations & Construction Manager's Office	Paint Gypsum Board Filling Compound (Wall)	1: Beige 2: White	100% Non-Fibrous	None Detected

Analyst(s): Jesse James

AIHA PAT Programs LLC American Industrial Hygiene Association (AIHA) Bulk Asbestos Proficiency Analytical Testing (BAPAT)
Astech Consultants Ltd. Laboratory Participant ID# 200542



FIRST FLOOR
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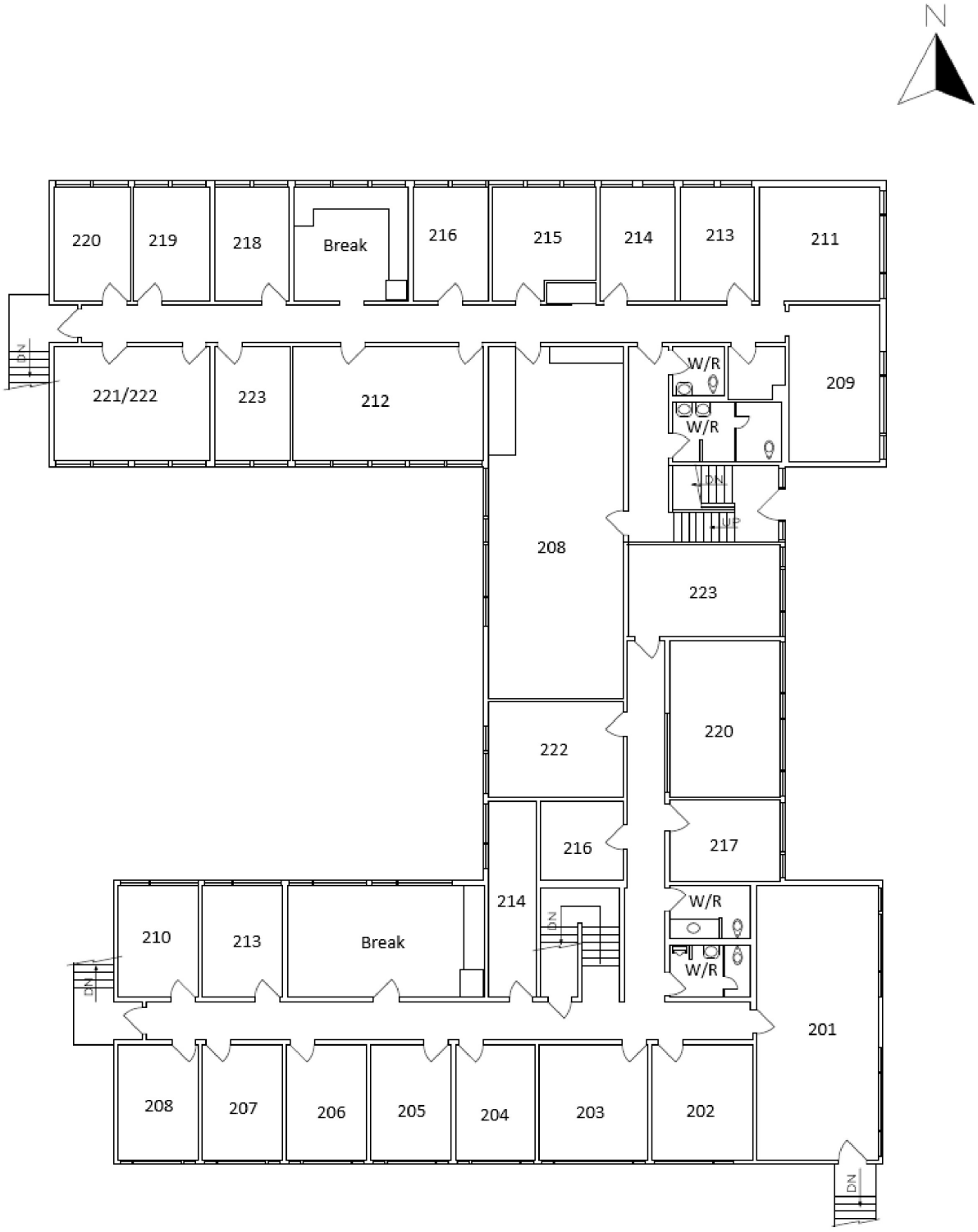
SIZE: 11x17

POIRIER ADMINISTRATION BUILDING
640/644 POIRIER STREET



SECOND FLOOR
SCALE: 3/32"=1'-0"
SIZE: 11x17

POIRIER ADMINISTRATION BUILDING
640/644 POIRIER STREET