



South Taranaki District Council

Asbestos Survey

September 2020

257 Princes Street, Hawera

OER-0010411

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Asbestos Survey

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Final

Client PCBU Details
South Taranaki District Council
105-111 Albion St
Hawera 4610
0800 111 323

Site Address
257 Princes Street
Hawera

Surveyor Details
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Executive Summary

At the request of Lindsey McPhail, South Taranaki District Council, Working for Health Limited has conducted an asbestos demolition survey for the presence of Asbestos Containing Material (ACM) at the fire damaged remains of a building at 257 Princes Street. The property has been partially destroyed by fire and currently sits structurally compromised.

A total of eight samples were collected on Wednesday, 30 September 2020. ACM was identified at the following locations within the site and have the following material assessment scores:

- Exterior front wall cladding: material assessment score of 8 (high potential for fibre release).
- Ceiling material spread throughout the site: material assessment score of 8 (high potential for fibre release).

Areas which were not accessed or assessed as part of this survey include:

- Areas of deep debris.

Recommended actions include:

- All ACM should be removed by a licensed Class A Asbestos removal company.
- Where removal of identified ACM is likely to be in excess of three months from the date of sampling, a written Asbestos Management Plan should be developed for all ACM.

Report Author / Lead Surveyor



Denis Putt

GDPP(OSH), CPCCBC5014A

Health and Safety Advisor

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1.0 Introduction and Site Information

1.1 Scope

Working for Health Limited received a request to undertake an Asbestos Survey for 257 Princes Street, Hawera by Lindsey McPhail, South Taranaki District Council.

The Client PCBU is:

South Taranaki District Council

The Client PCBU contact and Project Manager is:

Lindsey McPhail

The scope of this Asbestos Survey was to identify all asbestos on the site subject to accessibility and safety.

1.2 Survey Type

A demolition survey is needed before any demolition work is carried out. In this case, it is the removal of debris and other waste from the site. This type of survey is used to locate and describe, as far as reasonably practicable, all asbestos containing materials (ACM) in the area where the demolition work will take place or across the whole building if demolition is planned. The survey may also include fully intrusive/destructive methods used to access and inspect all areas, including those that may be difficult to reach.

A demolition survey is completed to enable the Client PCBU to provide an asbestos report to the contractors that will be undertaking the demolition works and, in this case, the removal of debris and waste. This asbestos report will guide contractors on where the asbestos materials are and assist in managing the risks from retained asbestos.

1.3 Project Objectives

The following project specific objectives and deliverables are as follows:

1. Identify, as far as reasonably practicable, all locations of confirmed or presumed ACM within the portion of the building to be removed.

1.4 Site Details

The site surveyed was 257 Princes Street, Hawera.



1.5 Survey Details and Specifics

1.5.1 Date(s) of Site Visit(s)

Wednesday 30 September 2020

1.5.2 Surveyor(s) Details

The survey was undertaken by:

1. Denis Putt

- Asbestos Assessor: AA18040062
- CCCCBC5014A: Conduct asbestos assessment associated with removal

1.5.3 Sampling Details

Inspection, sample collection and sample analysis have been conducted in accordance with the following legislation, regulations and guidance:

- Health and Safety at Work (Asbestos) Regulations 2016
- Conducting Asbestos Surveys: Good Practice Guidelines 2016
- Approved Code of Practice for the Management and Removal of Asbestos 2016
- Health and Safety at Work Act 2015
- HSG264 – Asbestos: The Survey Guide 2012
- Building Act 2004

An inspection was undertaken of the building debris. Potential asbestos products were sampled and subsequently analysed by the IANZ Accredited Laboratory, Prolabs, in Auckland. The corresponding laboratory reports can be found in Appendix A.

1.5.4 Date of Electronic Report Issue

Monday, 12th October 2020

2.0 Survey Findings

2.1 Summary of Asbestos Locations

Eight samples were collected from the building debris and sent to the laboratory for analysis. One sample was negative for asbestos and seven were positive.

The following table details the locations that were found to contain asbestos or presumed to contain asbestos. It also includes the material risk, together with a brief recommendation.

257 Princes Street, Eltham					
area	Sample Number	Location	Material Description	Material Risk	Recommended Action
Rear	001	Rear of building on ground	Fibre cement	8	Restrict Access and Remove
Rear	002	Rear of building in debris	Fibre cement	8	Restrict Access and Remove
Centre	003	Centre of building in debris	Fibre cement	8	Restrict Access and Remove
Centre Left	004	Centre left of building, debris on floor	Fibre cement	8	Restrict Access and Remove
Centre Right	005	Centre right of building, debris on floor	Fibre cement	8	Restrict Access and Remove
Front Exterior Left	006	Bottom of cladding	Fibre cement cladding	8	Restrict Access and Remove
Front Exterior Right	007	Bottom of cladding	Fibre cement cladding	8	Restrict Access and Remove

2.2 No Access and Excluded Areas

All accessible areas of the site were inspected. In some places the debris was too deep and too heavy to lift or look through. Walls and iron have collapsed onto the debris in some areas making inspection difficult.

3.0 Survey Results

Location 1

Building / Floor	Rear of building	
Floor / Area	On top of debris	
Item / Position:	Ceiling Cladding	
Material:	Fibre Cement	
Extent:	As per photo	
Product Type:	Loose asbestos	3
Condition:	Significant breakage of non-friable materials or several areas of damage to friable material.	2
Surface Treatment:	Unsealed lagging/spray/loose asbestos.	3
Asbestos Type:	Chrysotile	-
Material Assessment:	High	8
Comments		
Photo 1		



Location 2

Building / Floor:	Rear of building	
Floor / Area:	On top of debris	
Item / Position:	Ceiling Cladding	
Material:	Fibre Cement	
Extent:	As per photo	
Product Type:	Loose asbestos	3
Condition:	Significant breakage of non-friable materials or several areas of damage to friable material.	2
Surface Treatment:	Unsealed lagging/spray/loose asbestos.	3
Asbestos Type:	Chrysotile	-
Material Assessment:	High	8
Comments:		
Photo 1		



Location 3

Building / Floor:	Centre of building	
Floor / Area:	On top of debris	
Item / Position:	Wall Cladding	
Material:	Fibre Cement	
Extent:	As per photo	
Product Type:	Loose asbestos	3
Condition:	Significant breakage of non-friable materials or several areas of damage to friable material.	2
Surface Treatment:	Unsealed lagging/spray/loose asbestos.	3
Asbestos Type:	Chrysotile	-
Material Assessment:	High	8
Comments:		
Photo 1		



Location 4

Building / Floor:	Centre left of building	
Floor / Area:	On floor of debris	
Item / Position:	Wall Cladding	
Material:	Fibre Cement	
Extent:	As per photos	
Product Type:	Loose asbestos	3
Condition:	Significant breakage of non-friable materials or several areas of damage to friable material.	2
Surface Treatment:	Unsealed lagging/spray/loose asbestos.	3
Asbestos Type:	Chrysotile	-
Material Assessment:	High	8
Comments:		
	Photo 1	Photo 2



Location 5

Building / Floor:	Centre right of building	
Floor / Area:	On floor of debris	
Item / Position:	Wall Cladding	
Material:	Fibre Cement	
Extent:	As per photo	
Product Type:	Loose asbestos	3
Condition:	Significant breakage of non-friable materials or several areas of damage to friable material.	2
Surface Treatment:	Unsealed lagging/spray/loose asbestos.	3
Asbestos Type:	Chrysotile and Amosite	-
Material Assessment:	High	8
Comments:		
Photo 1		



Location 6

Building / Floor:	Front exterior left of building	
Floor / Area:	On exterior wall of building	
Item / Position:	Wall Cladding	
Material:	Fibre Cement	
Extent:	As per photo	
Product Type:	Loose asbestos	3
Condition:	Significant breakage of non-friable materials or several areas of damage to friable material.	2
Surface Treatment:	Unsealed lagging/spray/loose asbestos.	3
Asbestos Type:	Chrysotile and Amosite	-
Material Assessment:	High	8
Comments:		
Photo 1		



Location 7

Building / Floor:	Front exterior right of building	
Floor / Area:	On exterior wall of building	
Item / Position:	Wall Cladding	
Material:	Fibre Cement	
Extent:	As per photo	
Product Type:	Loose asbestos	3
Condition:	Significant breakage of non-friable materials or several areas of damage to friable material.	2
Surface Treatment:	Unsealed lagging/spray/loose asbestos.	3
Asbestos Type:	Chrysotile	-
Material Assessment:	High	8
Comments:		
Photo 1		



4.0 Conclusions and Recommendations

ACM, which may be affected by the removal work, has been identified.

As the identified ACM may be disturbed by the proposed removal work, appropriate asbestos removal should take place prior to the commencement of such work. All asbestos removal work should be performed in accordance with the Health and Safety at Work (Asbestos) Regulations 2016 and the Approved Code of Practice for the Management and Removal of Asbestos 2016.

A licensed asbestos removal contractor must perform the removal of all friable ACM, and all non-friable ACM in quantities greater than 10 m². Parts of the same site where ACM has been identified cannot be treated separately to achieve work less than 10 m².

4.1 Specific Recommendations:

- All ACM should be removed by a licensed Class A Asbestos removal company.
- Where removal of identified ACM is likely to be in excess of 3 months from the date of sampling, a written Asbestos Management Plan should be developed for all ACM.

5.0 Caveat

The survey was undertaken by representatives of Working for Health Limited under guidance from the Client PCBU. Previous survey findings have been taken as accurate.

The survey has been undertaken with all due care and diligence. There remains, however, the possibility that there may be concealed ACM within the fabric of the building that was not located and identified. Working for Health Limited therefore cannot fully guarantee that all ACM has been located and identified. Areas where samples have not been taken, areas with presumed asbestos, and areas not accessed during the survey must be investigated further before any future work is undertaken. Should any employee/contractor or subcontractor reveal any suspected ACM due to removal works, work should cease immediately in the affected area until these materials have been identified.

During sampling, Working for Health takes representative samples of the suspected ACM. These may be taken as a single sample or as a composite for certain materials. These samples may not be a true representation of every part or component of the material in question. It is possible that ACM has been replaced with non-asbestos products, and has left some dust or debris in place, or has been sealed or encapsulated within another material and as such are difficult to locate or access. Working for Health cannot guarantee that all asbestos waste products, concealed asbestos products and debris have been identified.

This report must be read in its entirety including any appendices. Working for Health accepts no responsibility for sub-division of this report and cannot be held responsible for the way which a Client interprets or acts upon the results. This report is intended to give a good idea of the type and location of asbestos products within the work-site boundaries. It does not detail safety procedures for interacting with asbestos products. This report is solely for the use of the Client and any reliance on this report by a third party shall be at such party's risk and may not contain sufficient information for the purposes of other parties or for other uses. This report shall only be presented in full and may not be used for any other purpose.



Appendix

A – Certificates of Analysis

B – Material Assessment Score

C – Glossary of Terms and Acronyms

Appendix A: Certificates of Analysis



PO Box 11156
 Ellerslie, Auckland, 1542
 New Zealand

CERTIFICATE OF ANALYSIS Asbestos Identification

Certificate No: 20-5022

Client:	Working For Health	Date Sampled:	30/09/2020
Client Contact:	Denis Putt	Date Received:	1/10/2020
Telephone:	06 755 4324	Date Analysed:	1/10/2020
Email:	admin@workingforhealth.co.nz	Order No.:	Not Supplied
Address:	169 De Havilland Drive, Bell Block New Plymouth 4342	Sampled By:	As Received
Site:	257 Princes Street, Hawera		

Test Method:

Qualitative identification of asbestos types in bulk samples at PROLABS Laboratory by polarized light microscopy, including dispersion staining techniques using PROLABS in-house method ID-1, AS4964 (2004). The results contained within this report relate only to the sample(s) submitted for testing. PROLABS accepts no responsibility for the initial collection, packaging or transportation of samples submitted by external persons. This document may not be reproduced except in full.

Lab ID	Sample ID	Sample Details	Sample Type	Size / Weight cm/g	Fibres Identified	Asbestos Present
001	Sample 1	Rear of building	Fibre Cement	4 x 3	CHR	Yes
002	Sample 2	Rear of building	Fibre Cement	5 x 4	CHR	Yes
003	Sample 3	Centre	Fibre Cement	3 x 3	CHR	Yes
004	Sample 4	Centre left	Fibre Cement	4 x 3	CHR	Yes
005	Sample 5	Centre right	Fibre Cement	7 x 5	CHR, AMO	Yes
006	Sample 6	Front ext left	Fibre Cement	6 x 4	CHR	Yes
007	Sample 7	Front ext right	Fibre Cement	5 x 5	CHR, ORF	Yes
008	Sample 8	Rear of building	Fibre Cement	5 x 4	NAD, ORF	No

Fibre Identification Legend

CHR	Chrysotile (white asbestos)	ORF	Organic Fibre
AMO	Amosite (Brown/Grey asbestos)	SMF	Synthetic Mineral Fibre
CRO	Crocidolite (Blue asbestos)	NAD	No Asbestos Detected
UMF	Unknown Mineral Fibre	hpd	Handpicked

All samples submitted by clients for laboratory testing are retained by the laboratory for a period of 3 months.

Approved Identifier

Name: Philip Torley

Approved Signatory

Name: Philip Torley

IANZ Accredited Laboratory - IANZ No. 9447

NZBN: 9429045881237

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Appendix B: Material Assessment

The Material Assessment is based on a simple additive algorithm and is used for assessing the potential for fibre release. It is not designed to calculate absolute differences in potency or fibre release or risk potential between ACM. Furthermore, it does not take into account occupancy or activities within the area, including periodic maintenance works. However, it ranks ACM in a simple numerical order.

Each of the parameters given below are assessed during material risk assessment.

Sample Variable	Score	Examples
Product Type (or debris from product)	1 (Low)	Composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, paints, decorative finishes, cement etc.)
	2 (Medium)	AIB, textiles, gaskets, ropes, paper etc.
	3 (High)	Lagging, spray coatings, loose asbestos etc.
Surface Treatment	0 (None)	Non-friable composite asbestos/encapsulated cement.
	1 (Low)	Enclosed sprays/lagging/board or bare cement.
	2 (Medium)	Bare AIB or encapsulated lagging/spray.
	3 (High)	Unsealed lagging/spray/loose asbestos.
Condition	0 (None)	No visible damage.
	1 (Low)	Few scratches/marks, broken edges etc.
	2 (Medium)	Significant breakage of non-friable materials or several areas of damage to friable material.
	3 (High)	High damage/visible debris.

Source: Conducting Asbestos Surveys: Good Practice Guidelines (WorkSafe, 2016)

The Material Assessment Score is calculated by adding the parameters above. The potential for releasing fibres is detailed below.

Material Assessment Score	Fibre Release Potential
7-9	High
4-6	Medium
1-3	Low

Appendix C: Glossary of Common Terms and Acronyms

The following terms, abbreviations and acronyms may appear in the text of this report.

AC	Asbestos Cement (e.g. board, corrugated, roof).
ACD	Asbestos-contaminated dust or debris.
ACM	Asbestos containing material.
ACOP	Approved Code of Practice.
Actinolite	Fibrous form of this mineral may be found very occasionally during sample analysis and will be reported as asbestiform mineral fibres.
AIB	Asbestos Insulating Board (e.g. mill board).
Amosite	Brown asbestos.
Anthophyllite	Fibrous form of this mineral may be found very occasionally during sample analysis and will be reported as asbestiform mineral fibres.
CAF	Compressed Asbestos Fibre, relating to gaskets.
Chrysotile	White asbestos.
Crocidolite	Blue asbestos.
HEPA Filter	High efficiency particulate air filter.
HSWA	Health and Safety at Work Act.
IANZ	International Accreditation New Zealand – the accreditation body of the Testing Laboratory Registration Council in New Zealand and provides assessment, accreditation and training services to laboratories and technical facilities.
MFM	Membrane filter method for estimating airborne asbestos fibres.
NAD	No Asbestos Detected.
PCBU	Person Conducting a Business or Undertaking.
SEM	Scanning electron microscopy method for estimating airborne asbestos fibres.
Trace level	Means, in air, an average concentration over any 8-hour period of less than 0.01 respirable asbestos fibres per millilitre of air.
Tremolite	Fibrous form of this mineral may be found very occasionally during sample analysis and will be reported as asbestiform mineral fibres.



TWA	Time-Weighted Average – the average exposure over a specified period, usually a nominal eight hours.
WES	Workplace Exposure Standards – limits for potentially harmful substances in the occupational setting to which worker exposure must not exceed.