

# **Hazard Materials Asbestos Register**

**6 Pavonia Place  
Nightcliff NT**

## DOCUMENT CONTROL STATUS RECORD

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## **1 Introduction**

Ivory International (Australia) Pty Ltd T/as Elfenbein and Associates were engaged by Randall Chin (Nightcliff Dentist) to conduct a visual non intrusive audit inspection and assessment of commercial properties located at 6 Pavonia Place Nightcliff Northern Territory for the specific purpose of identifying suspected asbestos materials which may be contained on or within the building.

Visual inspection by licensed asbestos assessor of the building materials used in the construction and or subsequent maintenance was conducted during the 9<sup>th</sup> and 12<sup>th</sup> January 2015.

Nothing contained within this report may be considered to alter or modify guidelines as required by the National Uniform Legislation and the Safe Work Australia Code of Practice: *How to Manage and Control Asbestos in the Workplace*.

No one section or part thereof, within this report should be taken as giving an overall view of this report. Each section must be read in conjunction with the whole of this report, including any appendices and or attachments.

## **2 Executive Summary**

### **2.1 General**

The objectives of the audit was to determine if the materials used in the construction of the properties contained friable and or bonded asbestos if any and the analysis of any samples collected by a NATA Certified Laboratory.

### **2.2 Scope of Work**

1. Visual audit inspection of all accessible areas to assess the current condition of asbestos materials identified by the assessor which may have been used during the construction and/or subsequence maintenance of the building.
2. Provisions of report and asbestos register detailing the location, condition and risk assessment of the asbestos where identified.

### 3 Limitations

In many instances asbestos may be present in inaccessible locations within a building such as:

- Wall cavities;
- Under floor slabs;
- Beneath floors;
- Fire doors;
- Air conditioning ducts heater banks; and
- Integral parts of pumps, machinery, pipe work, boilers and plant.

Confirmation of lagged pipe work in wall cavities and that, which may be “chased” into walls, is not possible with a visual inspection in a non-destructive survey. Should any demolition or upgrading work be undertaken, and then it is possible that asbestos may be found in these locations.

With respect to the inspection of this building no demolition or dismantling of any of the above was undertaken.

Unless otherwise mentioned, samples were not taken of phenolic based Co-polymer product, (commonly known as “Zelmit”) which is known to contain asbestos within electrical and/or control boards which may have been “live” at the time of inspection.

Any reference (if any) in this report to materials other than asbestos is not to be taken as necessarily accurate, since identification of such materials is not included within the scope of this report.

Measurements and quantities where mentioned in this report are approximate only and should not be relied upon as accurate.

No asbestos inspection can guarantee to identify all asbestos present in a building. Elfenbein and Associates warrant conducting their work with the degree of skill care and diligence normally exercised by consultants in similar circumstances, but there is no guarantee, expressed or implied that all asbestos has been identified in this report.

This report has been prepared for the use by the client and is not to be relied upon by any subsequent party without prior consultation with Elfenbein and Associates. This report is not to be used as a contractual document.

If copies of this report are required, all relevant parts of this report must be reproduced in full.

## 4 References

It is recommended that the following documents be read in conjunction with this report as well as any changes to these documents that may occur and be gazetted.

- I. National Occupational Health and Safety Commission Code of Practice: *For the Safe Removal of Asbestos 2<sup>nd</sup> Edition [NOHSC: 2002 (2005)]. April 2005.*
- II. National Uniform Legislation and Safe Work Australia Code of Practice: *How to Manage and Control Asbestos in the Workplace.*

## 5 Methodology

### 5.1 Asbestos Survey

Visual audit inspection of premises located at 6 Pavonia Place, Nightcliff for friable and or bonded asbestos used in the construction was systematically carried out. From this inspection the following data has been compiled into the asbestos register attached to this report:

- Building ID.
- Internal/external.
- Floor Level.
- Location.
- Element
- Sample No.
- Asbestos Type.
- Friability.
- Condition and Risk Rating.
- Warning Signs.
- Recommendation.

## 6 Asbestos Condition Code

### 6.1 Asbestos Cement Material (ACM) Condition

Table 1

Condition	Description
1	In situ asbestos materials that exhibit little or no sign of damage
2	Asbestos materials that exhibit mild to moderate damage
3	Asbestos materials that exhibit moderate to severe damage

## 7 Risk Assessment Code

### 7.1 Management Priority

Table 2

Condition	Risk	Recommendation
1	Low	Asbestos materials in good condition that pose a negligible risk to the occupants or the general public unless disturbed.
2	Moderate	Asbestos materials that pose a risk to the occupants or the general public in their current state that can release fibres on contact or other activities should be either removed encapsulated and regular reviews of condition. <i>(Refer to NOHSC Code of Practice for safe removal of friable or bonded asbestos)</i>
3	High	Asbestos materials in a poor condition that pose an immediate or elevated health risk to the occupants and or general public require removal by a licence A or B asbestos removalist. <i>(Refer to NOHSC Code of Practice for safe removal of friable or bonded asbestos).</i>

## **8 Removal Procedures**

### **8.1 General Information**

Asbestos removal programs are often complex and cause substantial disruption to the occupancy of the building. Even then, the removal process poses an increased risk to the personnel engaged in the removal and can result in increased fibre counts in other areas if removal program is not strictly controlled.

Referral to the Asbestos Code of Practice and Guidance Notes as listed under section 4 “References” of this report should be consulted for safe asbestos removal procedures.

#### **8.1.1 Enclosure**

Involves the installation of a permanent solid non-porous impervious barrier between the asbestos material and the surrounding environment. Examples include building boxes around steam pipes etc.

A suspended ceiling is not permanent and since occasional access is necessary above a suspended ceiling enclosure is negated. Furthermore many suspended ceilings act as a return air plenums so enclosure is impossible.

#### **8.1.2 Encapsulation**

Encapsulation involves coating the asbestos material with a sealant. Good sealants penetrate through the asbestos material to the substrate. Encapsulating substance then hardens and binds all the asbestos fibres into a solid matrix. This is usually a short to medium term management option.

#### **8.1.3 Removal**

Removal is not without hazards to the occupants of the building as listed under section 8.1. If not strictly controlled the removal process can result in increased fibre counts in other areas. Technical competence, experience and integrity are of prime importance in evaluating asbestos removal plans.

We advise clients to work within the usual practice time frames of the experienced licensed asbestos removalist under strict supervision by a qualified person. Pressing for faster turnaround times may result in low quality workmanship and unnecessary asbestos risk.

Building owners may be in part responsible for risk created by the removal contractor due to carelessness or negligence.



#### **8.1.4 Clearance Inspection**

Clearance inspection shall be conducted by an independent asbestos assessor licensed by NT WorkSafe at the completion of specific types of asbestos removal. These clearance inspections will include air monitoring for airborne fibres and the issue of a clearance certificate on satisfactory inspection and air monitor results by the asbestos assessor.

#### **8.2 Recommendations**

Where asbestos (*friable and or bonded*) is required to be removed to reduce exposure and then a licensed asbestos removalist for the type of asbestos shall be engaged. All works are to be in accordance with National Occupational Health and Safety Commission Code of Practice and Guidance Notes, including the Northern Territory Occupational Health and Safety Regulations and National Uniform Legislation and Safe Work Australia Code of Practice: *How to Manage and Control Asbestos in the Workplace*.

Where asbestos can be monitored and there are no immediate health risks, then removal should only take place during maintenance, refurbishment or demolition of these areas.

## **9 Management of Asbestos**

### **9.1 General**

An asbestos management program should be seen as part of an overall approach to risk management. Where the evaluation process has revealed a likelihood of exposure to asbestos fibres, then all practicable steps should be taken to ensure there is no unnecessary exposure. A thorough examination of work practices is an essential preliminary action.

### **9.2 Recommendations**

Implement asbestos management program and procedures as listed in this report for encapsulation or removal of friable and or bonded asbestos products in accordance with National Occupational Health and Safety Commission Code of Practice for the safe removal of asbestos (April 2005).

#### **9.2.1 Procedures**

If materials containing asbestos have been identified by NATA certified laboratory analysis then the following information as a guide on the specific actions required.

- 1) Adopt procedures that restrict access to the materials identified as containing asbestos.
- 2) Persons having management or control of a workplace shall insure all staff, contractors and sub-contractors are aware of the presence of the asbestos on site, particularly prior to work being carried out on asbestos containing materials.
- 3) As changes to the workplace are implemented by management affecting asbestos containing materials, then management should make all staff, contractors and sub-contractors aware of breakages, cutting or machining of asbestos containing materials is likely to cause asbestos fibres to be released, resulting in an increased health and safety risk.
- 4) Warning signs in accordance with the Code of Practice – “How to Manage and Control Asbestos in the Workplace”, shall be installed on asbestos containing materials and or on the external of the building.
- 5) Prior to the early 1980’s vinyl tiles and vinyl sheet flooring, including the glue contained asbestos within the product.
- 6) In accordance with the Northern Territory legislation, asbestos registers shall be reviewed and up-dated whenever the management plan is reviewed and or if further asbestos is identified or removed.
- 7) Removal of friable or bonded asbestos within prescribed parameters. NT regulations stipulate that only licensed asbestos removalist shall be used these specific parameters.

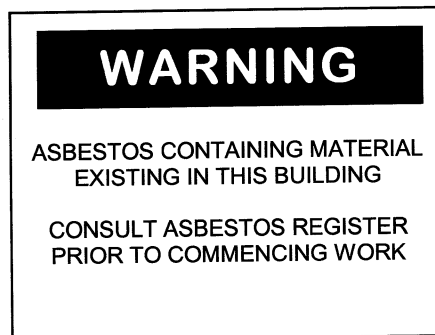
- 8) In the event that the subject work place has been found to contain friable asbestos, eg pipe lagging, woven asbestos rope material, then extreme care should be taken at all times not to disturb the friable asbestos and these areas closed off and sign posted to prevent entry until the friable asbestos has been removed or encapsulated.
- 9) Confirmation of asbestos that is chased into wall cavities as previously noted in section 3 “Limitations” is simply not possible with a non-destructive visual inspection. Precaution should be observed if the wall(s) are disturbed in the vicinity of concealed hot water pipes.
- 10) Working on roof cladding containing asbestos sheeting (eg “Deep 6” corrugated fibre cement) the following restrictions are recommended:
  - a. Limit access to suitably competent persons adopting appropriate safety measures.
  - b. Prepare a Safe Work Method plan.
  - c. Incorporate annual audit of the roof to monitor condition.
- 11) All work which could involve disturbing the materials containing asbestos should be carried out in accordance to the requirements of the Code of Practice “How to Manage and Control Asbestos in the Workplace 2011”, Code of Practice “How to Safely Remove Asbestos December 2011”.
- 12) Copy of the Asbestos Register shall be kept at the workplace at all times and be available for inspection.

## 10 Warning Signs and Labels

### 10.1 General

Example of warning signs and labels are listed in the “*Code of Practice for the Safe Removal of Asbestos 2<sup>nd</sup> Edition [NOHSC: 2002(2005)]*”. Labels as shown below are for illustration purposes only.

The purpose of these cautionary warning signs is to ensure that the asbestos is not worked upon without correct precautions being taken and to ensure that, in the event of damage, the occurrence is reported immediately so that corrective action can be taken.



#### 10.1.1 Recommendation

Asbestos signs can be installed on the external of buildings containing asbestos referring to the asbestos register. Internal labels can be installed on asbestos ceilings, walls, floors etc.

## 11 Conclusion

### 11.1 General

Sample collected of vinyl floor sheeting from level 1 above the Dentist rooms was analysed by NATA certified laboratory and was found to contain no asbestos. All other tenancies found no visual signs of asbestos during the audit procedures and therefore no further action is required.

External and internal building elements including location of sample(s) collected for analysis have been recorded in section 13 of this report (*Building Asbestos Audit Register*).

In many instances asbestos may be present in inaccessible locations within a building and as such confirmation of lagged pipe work in wall cavities and that, which may be “chased” into walls or in **fire doors** is not possible with a visual inspection in a non-destructive survey. Therefore, should any demolition or upgrading work be undertaken, and then it is possible that asbestos may be found in these locations.

**Note:** Where asbestos materials are disturbed fibres may be released thereby resulting in a health risk. Great care should be exercised in the immediate and ongoing management of asbestos products identified in this report.

Exposure is likely to occur if the asbestos materials are disturbed, therefore it is recommended that implementation of the prevention measures listed in this report be adopted.

Trades personnel and any maintenance activities are made aware of the asbestos register before commencing any work. All work with asbestos materials shall be conducted in accordance with the guidelines set out in the;

- Work Health and Safety (National Uniform Legislation) act 2011.
- Work Health and Safety (National Uniform Legislation) regulations 2012.
- How to Safely Remove Asbestos code of practice.
- How to Manage and Control Asbestos in the Work Place code of practice.
- Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2<sup>nd</sup> Edition NOHSC; 3003 (2005).

Synthetic Mineral Fibre such as ceiling insulation should be conducted in accordance with the guidelines set out in the;

- National Code of Practice for the Safe use of Synthetic Mineral Fibres NOHSC: 2006 (1990).

Please feel free to contact our office if we can be of any further assistance and or clarification of details and or implementations of the contents of this report.

*Yours Sincerely,*

*Roger Elfenbein*

**Managing Director**

**Ivory International (Australia) Pty Ltd**

**Trading as Elfenbein and Associates**

*NT WorkSafe Licence No. 38447*

*WA WorkSafe Licence No: WAR4588*

*Environmental Protection Licensed No. EPL86*

*NT Contractors Accreditation No. D-9-14622-03-15*

*NT WorkSafe Licensed Asbestos Assessor NTWS-AA-38447*

