September 5, 2009
Toronto Catholic District School Board
80 Sheppard Avenue East
Toronto, Ontario
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Attention: Mr. Rene Jansen in de Wal, jansenindewalr@tsuoecta.org
President, Toronto Secondary Unit, OECTA
Ms. Anita Bartolini, anita.bartolini@tdcsb.org
Principal, St. Joseph’s Morrow Park High School
Ms. Ann Perron
Director of Education, TCDSB
Mr. Richard Francki, richard.francki@tcdsb.org
Superintendent of Facilities Services
Mr. Ed Ruddy, edwruddy@rogers.com
TSU Representative

Re: Interim Review of Mould Abatement, St. Joseph’s Morrow Park High School
Pinchin File: 54947

Pinchin Environmental was retained by the Toronto Catholic District School Board to provide consulting services related to mould abatement work performed this summer at St. Joseph’s Morrow Park High School. Specifically, Pinchin was asked to provide a peer review of the project from a health and safety perspective and to perform additional testing and inspection. The mould abatement had been performed by I&I Construction Services, as directed and overseen by Decommissioning Consulting Services Limited (DCS) acting for the Board.

On September 4, 2009, Bruce Stewart and Valerie Johnston of Pinchin Environmental met with the above (except for Ms. Perron) to tour the completed mould abatement areas and to query the representatives of DCS and the Board. The tour and meetings also included representatives of Base3 Architect Inc., project manager and Constructor for the project, custodial staff, and union and health and safety representatives. The Board provided copies of the tender documents for the project. DCS completed inspection reports during their oversight visits but has not completed their final project reporting. It should be noted that the tour addressed the work areas in the Portapak and main school but did not tour the two free standing portables (Portables 9 and 10). We recommend that these two portables be inspected early in the week of September 8, 2009.
Notes from Tour and Meetings

The mould abatement project addressed the following areas. All work areas were toured with the exception of Portables 9 and 10 and the minor work in Portables 1, 2, 4 and 7 and Vestibule 201.

1. Level 3 abatement of Portable 8 in the Portapak. The terms Levels 1, 2 and 3 refer to the mould abatement procedures of the Environmental Abatement Council of Ontario (2004), for small, medium and large scale mould growth, respectively.

2. Level 1 or Level 2 abatement of smaller extents of mould growth in Portables 1, 2, 4, 7, 9 and 10.

3. Level 3 abatement of Room 101 (staff room).

4. Level 2 mould abatement of Vestibule 201.

5. Level 3 mould abatement of Rooms 255A, 255E, 255F, and Corridor 255.

6. Level 2 mould abatement of Rooms 403, 403A and 403B, Type 1 removal of asbestos floor tiles and Type 2 removal of sections of asbestos ceiling plaster in Rooms 403A and 403B.

7. Level 2 mould abatement of landings of 4th and 5th floors in stairwell.

At the time of our survey all of the mould and asbestos abatement had been completed and in most cases new drywall or other finishes had been installed. Therefore it was not possible to observe the work practices that had taken place and in most cases, the resultant finishes. However, DCS reported that they inspected all mould abatement areas at the beginning of and following all mould abatement and will soon provide a summary of the inspections. The Ministry of Labour had representation in the school throughout the project. The Board and DCS reported that all building materials disturbed by this project had been tested for asbestos content except for the mastic found under the original cork insulation present in the Room 101 and the 255 series work areas. This mastic is currently being tested for asbestos. DCS reported that the disturbance of the asbestos containing floor tiles and ceiling plaster (Rooms 403A and 403B) was completed in compliance with current Ontario regulations.

The Board reported that a roofing engineer performed a roofing inspection in July and has overseen repairs to leaking sections of the Portapak assembly and the main section of the school (at the expansion joint above Room 255 area). The repairs were completed by the end of August.

Some of the teachers’ representatives expressed concerns over the appearance of deposits in some heating/ventilating units and were worried that this material might be mould growth.
Discussion and Conclusions

The mould and asbestos abatement, with a few exceptions to be discussed, appears to have been performed diligently, in compliance with the current asbestos regulations, mould guidelines and good practice. The Board has provided through DCS a high level of oversight on the work. Pinchin will review the final reporting from DCS for any remaining issues but at this time does not have any substantial concern with the safety or completeness of the work.

Two unresolved asbestos-related issues were identified in our tour and meetings.

1. It is yet to be determined whether the mastic that held the cork insulation to the concrete in Room 101 and the 255 work areas contained asbestos. If this had been an asbestos-containing material, it would be classified as a non-friable product, meaning that it does not readily release asbestos fibres from the matrix under normal scraping or wire brushing conditions. It should be noted that the disturbance of this mastic was performed within negative pressure Level 3 enclosures erected for mould abatement, precautions that exceed the requirements for scraping of a non-friable asbestos containing mastic. In addition, the workers wore respiratory protection and coveralls suitable for mould abatement, more than adequate precautions for the hand tool disturbance of asbestos mastic. Therefore I do not believe that this mastic, whether asbestos-containing or not, would have been an uncontrolled hazard for the workers and would not have resulted in any residual hazard for students and staff.

2. The asbestos ceiling plaster in Rooms 403A and 403B was abated by removing two areas of deteriorated plaster and applying an encapsulating paint to the remaining plaster. This sloped ceiling is accessible to student or staff in sections and could be accidentally disturbed in the future. We recommend that a more complete encapsulation be provided by covering the ceiling with a layer of drywall, sealing all edges with caulk. The rooms should be kept isolated from students and staff until this work is complete. Type 2 asbestos precautions would be adequate for the installation and finishing of a drywall ceiling.

In conclusion, after a review of the site conditions and outline of work, we believe that the mould and asbestos abatement projects have corrected the identified water damage and mould concerns, and with the restriction on the use of Rooms 403A and 403B discussed above, the school is safe for use on September 8. As always, any new concerns over water damage, mould growth or any other health or safety issue should be referred to Board representatives for assessment and remediation where required.
Recommendations

Below are given some points for future action arising from our tour and meeting as well as other actions requested by the Board.

1. Arrange for Pinchin Environmental to tour the mould abatement work completed in Portables 1, 2, 4, 7, 9 and 10 and Vestibule 201.

2. Install a drywall enclosure over the asbestos plaster in Rooms 403A and 403B, following Type 2 asbestos precautions. Keep the rooms isolated from students and staff until this work can be completed.

3. Modify the asbestos inventory records to reflect the findings of the testing of the mastic present under cork insulation.

4. Arrange for the inspection and mould testing of dust deposits in air handling units, where a concern.

5. Arrange for Pinchin to perform agreed-to additional intrusive inspections for mould growth, one location per major area of the school, at locations to be set in consultation with the JHSC.

6. The above testing actions should be discussed with the JHSC and a sampling strategy agreed to before beginning any testing. The health and safety committee should be notified of testing for their participation if desired.

7. Arrange for mould air sampling in the Portapak, Portables 9 and 10, Library, Guidance Offices, Staff Room, and Room 403.

Thank you for the opportunity to assist on this project. Should you have any questions, please contact the undersigned at (905) 363-1388.

Sincerely,

Pinchin Environmental Ltd.

Prepared by: Reviewed by:

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