

**313 PORTRUSH RD
NORWOOD SA 5067**



CERTIFICATE OF INSPECTION

(ASBESTOS RELATED ONLY)

AUGUST 2019

C19-5521

Prepared by
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EXECUTIVE SUMMARY

Methodology

The Asbestos Audit was undertaken considering a risk management approach, in accordance with best practice, SA State Government Legislation and Australian Safety and Compensation Council Codes of Practice and Guidance Notes.

The site was visually inspected for asbestos in accordance with the guidelines documented in the Code of Practice – “How to Manage and Control Asbestos in the Workplace” [Safe Work Australia] and the SA Work Health and Safety Regulations 2012.

The audit was conducted on the basis of the condition, type and location of the materials at the time of inspection. The scope of the investigation did not allow for intrusive sampling techniques to be undertaken, and consequently the register may have serious limitations as a reference document for the purposes of renovation or demolition.

Asbestos Risk Summary

The following table gives a summary of the number of ACM's identified or assumed at the time of the evaluation:

Property Name	Number of Asbestos Items - by means of Risk Ratings			
	Very High	High	Medium	Low
313 PORTRUSH RD, NORWOOD	NO ASBESTOS IDENTIFIED			

Results

The following asbestos construction materials were identified or assumed at the time of the evaluation:

Property	Asbestos-Containing Materials (ACM's)	
	Bonded (Non-friable)	Friable
313 PORTRUSH RD, NORWOOD	NO ASBESTOS IDENTIFIED	

Areas not accessed

- Not Applicable

Recommendations for the Management of ACM's

The following recommendations are provided for the management of asbestos construction materials:

- A destructive asbestos construction material audit must be conducted prior to any demolition or refurbishment works.

A number of other recommendations were made in the body of this report which address the ongoing management of asbestos building materials at this site.

This executive summary should be read in conjunction with this complete report.

TABLE OF CONTENTS

1.0	INTRODUCTION	4
2.0	SCOPE OF WORKS.....	4
3.0	SOUTH AUSTRALIA REGULATORY FRAMEWORKS AND ASBESTOS MANAGEMENT	5
4.0	LIMITATIONS OF INSPECTION	6
4.1	Sampling Limitations	6
4.2	Reliance on Information Provided by JOHN HARRIS or Third Parties.....	7
4.3	Future Works	7
5.0	METHODOLOGY	7
5.1	Asbestos	7
6.0	THE CERTIFICATE OF INSPECTION AND ASBESTOS REGISTER	8
7.0	INSPECTION REPORT	8
7.1	Asbestos Identification	9
7.2	Suspected Materials Tested – No Asbestos Detected	9
8.0	RECOMMENDATIONS & CONCLUSIONS.....	10
9.0	REFERENCES.....	10

APPENDICES

APPENDIX A	SITE PLAN – AERIAL VIEW
APPENDIX B	TEST RESULTS – CERTIFICATE OF ANALYSIS

1.0 INTRODUCTION

ENCO Environmental Pty Ltd (ENCO) was commissioned by JOHN HARRIS to conduct an Asbestos Inspection of the commercial site located at 313 PORTRUSH RD, NORWOOD on 9th August 2019.

Dan Neil, Asbestos Assessor from ENCO carried out the inspection and JOHN HARRIS provided information regarding the site history. Other information was obtained from vendor manuals, standards, guidelines, regulations and other material available in the public domain.

The assessment was conducted on the basis of the condition of the materials at the time of inspection and the future anticipated activities at the site.

The scope of this investigation did not allow intrusive sampling techniques to be undertaken and therefore this report may only be used as a partial reference document for the purposes of demolition.

The property was inspected with the purpose of creating an Asbestos Register and Asbestos Management Plan for this site in accordance with the Work Health and Safety (WHS) Regulations 2012 '*Asbestos—Chapter 8 Management of asbestos and associated risks—Part 3*'.

The intention of this assessment was to classify and evaluate the health risk posed by asbestos construction materials which are accessible during normal daily activities in the building.

No inspection can be guaranteed to locate all asbestos materials in a specific location and therefore this assessment cannot be regarded as absolute. Future demolition and or renovations to site structures may expose situations, which were concealed or otherwise impractical to access during this assessment.

Details of the results for all suspected ACM items sampled for analysis or evaluated can be found in **Sections 7.0 – 7.1** of this report.

2.0 SCOPE OF WORKS

The scope of the assessment included the interior and exterior of all structures at the property including the grounds at the above address.

The Asbestos Register to include the following;

- Mobilise a technician/consultant to/from site.
- Liaise with personnel and collect data on history, use and function of the site.
- Determine the location, condition, application and type of asbestos containing products located within the building structure(s) and grounds in accessible areas.
- Established the risk presented to human health by asbestos containing materials (ACMs).
- Make recommendations as to the management of identified asbestos products.
- Collect samples of suspect asbestos material (where accessible) and submit samples for laboratory analysis.
- Document the details of the materials identified including photographs of suspected and sampled asbestos products.
- Record, collate and report findings.
- Deliver reports to JOHN HARRIS as per project agreement.

3.0 SOUTH AUSTRALIA REGULATORY FRAMEWORKS AND ASBESTOS MANAGEMENT

Harmonisation of the South Australian Work Health & Safety Act 2012 together with the South Australian Work Health & Safety Regulations 2012 took effect on 1 January 2013 and align with both territories and most states. The management of Asbestos in the workplace is governed by the WHS Act 2012 and identifies specific control measures required to be taken when applied to work activities and hazards in the workplace.

The Codes of Practice provide additional guidance on how to meet the regulatory requirements and aims to provide the same working protections and safety systems of work.

The Act aims to,

- establishes health and safety duties, including the primary duty to protect any person from exposure to hazards and risks that arise from work
- provides for worker representation, consultation and participation including through Health and Safety Representatives and Health and Safety Committees
- enables compliance and enforcement through SafeWork SA, the regulator, and
- provides for the creation of regulations and Codes of Practice.

The South Australian Work Health and Safety Regulations 2012 in particular Chapter 8 - Asbestos states that a Person with Management or Control of a Workplace must ensure that an Asbestos Register be prepared, kept and be accessible at the workplace at any time.

Additionally, a Person Conducting a Business or Undertaking (PCBU) must ensure that a person's exposure to Asbestos airborne fibres are eliminated so far as is reasonably practicable.

An Asbestos Management Plan (AMP) is now a requirement for all workplaces. The person with management or control of a workplace must ensure that an (AMP) is prepared, kept and be accessible at the workplace at any time. The AMP must furnish established policies and procedures for the management of asbestos at a workplace, comprising procedures that allow for the detailing of incidents and/or emergencies involving ACM's at the workplace. All policies should be enforced and strictly followed by the person with management and control of a workplace including all other persons in the workplace required under the regulations.

Regulation 426 A person with management or control of a workplace must ensure an asbestos register is reviewed and where necessary revised by a competent person if:

- the asbestos management plan is reviewed
- further asbestos or ACM is identified at the workplace, or
- **asbestos is removed from or disturbed, sealed or enclosed at the workplace.**

Under the above-mentioned regulations, a person with management or control of a workplace must ensure an asbestos register is prepared and kept at the workplace. The asbestos register must be maintained, to ensure the information in the register is up-to-date. Industry best practice is at least annually re-inspections unless changes in the condition of ACM or work practices may dictate shorter re-inspection periods based on revised risk assessments.

4.0 LIMITATIONS OF INSPECTION

This report has been prepared in response to explicit instructions from JOHN HARRIS to whom the report has been addressed. The work has been undertaken with the exceptional care and attention to detail of the consulting business. The work is based on the Code of Practice – *“How to Manage and Control Asbestos in the Workplace”* [Safe Work Australia] and Work Health and Safety (WHS) Regulations 2012 *‘Asbestos—Chapter 8 Management of asbestos and associated risks—Part 3’*. No other guarantee, expressed or implied, is made as to the specialised and professional recommendations incorporated in this report.

This report has been prepared for the use by JOHN HARRIS. In addition, to the use of this report by other parties could lead to misunderstanding of the issues enclosed in this report. To avoid misrepresenting of this report, ENCO advises that the report should only be relied upon by JOHN HARRIS and those parties specifically referred to in the beginning of this report. This report should not be separated or reproduced in any part to guarantee the report is not misrepresented in any way.

Unless specifically acknowledged, the scope of this report is restricted to fixed and installed materials and excludes buried waste materials, contaminated dust and soils.

4.1 Sampling Limitations

It is noted that whilst the audit has attempted to locate all the ACMs within the building(s)/structure(s) including grounds, the audit was restricted to only a visual audit and limited sampling procedure. ENCO advises sampling is representative only and it is possible that sampling has not identified all asbestos within the designated locations.

It is therefore noted that representative sampling procedure has been adopted, not all materials suspected of containing asbestos at the time of investigation were sampled and assessed. It is noted that some asbestos materials may have been assumed to contain asbestos based on their similar appearance to previously sampled materials.

Consequently, it is possible that asbestos materials, which may be concealed within inaccessible areas/voids, may not have been located during the investigation. Such areas include, but are not limited to:

- Materials concealed behind structural members and within inaccessible building voids;
- Areas inaccessible without the aid of scaffolding or lifting devices;
- Areas below ground;
- Inaccessible ceiling or wall cavities;
- Areas which require substantial demolition to access;
- Areas beneath floor covering where ACM's were not expected to exist;
- Materials contained within plant and not accessible without dismantling the plant; and
- Areas where access is restricted due to locked doors, safety risk, or being occupied at the time of investigation.

4.2 Reliance on Information Provided by JOHN HARRIS or Third Parties

ENCO notes that where information has been provided by other parties in order for the works to be undertaken, ENCO cannot guarantee the accuracy or completeness of this information. JOHN HARRIS therefore waives any claim against ENCO and agrees to indemnify ENCO for any loss, claim or liability arising from inaccuracies or omissions in information provided to ENCO by third parties. No indications were found during our investigation that information contained in this report, as provided to ENCO, is false.

4.3 Future Works

During future works at the site, care should be taken when entering or working in any previously inaccessible areas or areas mentioned above to contain ACMs. It is imperative that the works cease immediately pending further investigation and sampling (if necessary) should any unknown materials be encountered. Therefore, during any refurbishment or demolition works, further investigation, sampling and/or assessment may be required should any suspect or unknown material be observed in previously inaccessible areas or areas not fully inspected, i.e. enclosed wall cavities, under fixed floor coverings, behind ceramic wall tiles throughout and inaccessible ceiling spaces. It is therefore recommended that a destructive audit is conducted prior to any refurbishment or demolition works.

5.0 METHODOLOGY

The audit comprised of visual inspection of all accessible interior and exterior areas of all buildings / structures located on the property and was conducted on the basis of the condition, type and location of the materials at the time of inspection. The scope of the investigation did not allow for intrusive sampling techniques to be undertaken, and consequently the Asbestos Register may have serious limitations as a reference document for the purposes of renovation or demolition.

5.1 Asbestos

This asbestos assessment was undertaken in accordance with the following documents and within the constraints of the scope of works:

- How to Manage and Control Asbestos in the Workplace: Code of Practice (Safe Work Australia)
- South Australian Work Health & Safety Act and Regulations 2012

The regulations state that a Person with Management or Control of a Workplace must ensure that an asbestos register is prepared and is kept and accessible at the workplace. Additionally, a Person Conducting a Business or Undertaking (PCBU) must ensure that exposure of a person to airborne asbestos is eliminated so far as is reasonably practicable.

A copy of the register must be kept at the workplace and be available for inspection by:

- Workers who have carried out, carries out or intends to carry out work at the workplace
- Health and Safety Representatives
- A person conducting a business or undertaking who has carried out, carries out or intends to carry out, work at the workplace, (e.g. Contractors)
- A person conducting a business or undertaking who has required, requires, or intends to require work to be carried out at the workplace
- Inspectors of the Department of the Premier and Cabinet, SafeWork SA

The sample is visually identified to determine the asbestos component of the material(s) sampled and the results are provided. All representative samples of material taken are considered to contain asbestos and are taken for analysis to confirm its presence or absence.

Samples of suspect ACMs are sent for further analysis to a laboratory where the presence of Asbestos can be identified by Polarised Light Microscopy (PLM) with dispersion staining techniques testing method, AS4964:2004 Method for the qualitative identification of asbestos in bulk samples.

6.0 THE CERTIFICATE OF INSPECTION AND ASBESTOS REGISTER

Buildings constructed prior to 31 December 2003 are considered by regulatory authorities across Australia to contain ACM's and an Asbestos Register is therefore required on the premises at all times. Buildings built after this date are not required to hold an Asbestos Register, however, prior to that determination, all reasonable efforts should be taken by a Persons Conducting a Business or Undertaking (PCBU) and/or persons with management or control of a workplace to engage an Asbestos Consultant to determine the presence or absence of ACM's in the building or workplace.

CERTIFICATE OF INSPECTION (Asbestos Related Only) will be issued for a building and/or workplace once the inspection has determined that no ACM's have been visually identified in all accessible areas. Prior to any building works commencing which may include the alterations to, the partial or complete demolition of a building structure, all areas identified to be inaccessible in this inspection document should be re-inspected. It should be noted that an intrusive and/or destructive inspection to determine conclusively the presence or absence of ACM's may be required.

ASBESTOS REGISTER INSPECTION is a non-invasive audit that documents the types, conditions and locations of accessible asbestos materials within a building or workplace. Its purpose is to provide information for the implementation of Asbestos management best practice in line with regulatory requirements. An Asbestos Register is a mandatory and legislated document required at all commercial workplaces. It ensures that persons conducting a business or undertaking (PCBU), and includes tenants, owners, workers, contractors and other individuals and persons with management or control of a workplace.

ASBESTOS MANAGEMENT PLAN documents the risks associated with ACM's in the building or workplace and provides information in order to assist with inadvertent disturbances of these building materials and provide contingencies if they do occur.

7.0 INSPECTION REPORT

A comprehensive and methodical building inspection was undertaken using industry compliant practices for determining the presence or absence of ACM's in this property. Following the inspection, ENCO did not identify any ACM's at this property and a Certificate of Inspection has now been issued. Summary of the report's findings, including any recommendations that require attention can be found in **Sections 8.0** of this report.


7.1 Asbestos Identification

The sample is visually identified to determine the asbestos component of the materials sampled and the results are provided in the tables below. All representative samples of material taken are considered to contain asbestos and are taken for laboratory analysis to confirm its presence or absence.

The purpose of this test method is for the unequivocal identification of regulated forms of asbestos by both homogenous and non-homogenous samples under polarising light microscopy and dispersion staining and is consistent with Australian Standard AS 4964 (2004) *“Method for the qualitative identification of asbestos in bulk samples”* and ENCO’s in-house NATA Accredited technique LQS-02.

7.2 Suspected Materials Tested – No Asbestos Detected

Identification of asbestos and/or products containing asbestos is done using a Polarized Light Microscope (PLM). The sample is visually identified to determine the asbestos component of the material(s) sampled and the results are provided in the table below. All representative samples of material taken are considered to contain asbestos and are taken for analysis to confirm its presence or absence.

LOCATION AND FEATURE	SAMPLE NO.	ANALYSIS RESULTS	PHOTO
Internal Ceiling Cavity: Gable end plaster and wire mesh to the front of the property.	1	No Asbestos Detected	

8.0 RECOMMENDATIONS & CONCLUSIONS

The inspection at 313 PORTRUSH RD, NORWOOD on 9th AUGUST 2019 determined that, notwithstanding the aforementioned limitations, no asbestos-containing materials were identified at the site. Hence, no further actions in regards to asbestos regulatory obligations are required. However, in the event that demolition of this structure will take place, it is strongly recommended that a "Pre-Demolition Audit" of the site be carried out to determine whether concealed instances of asbestos containing materials are present.

As stated in the **LIMITATIONS OF INSPECTION** on page 6 of this report, should a demolition or significant alterations be proposed at the site, an intrusive audit must take place as limitations regarding the inaccessibility of some asbestos products must be considered.

9.0 REFERENCES

- SA Work Health and Safety Act 2012
- SA Work Health and Safety Regulations 2012
- Code of Practice - *"How to Manage and Control Asbestos in the Workplace"* [Safe Work Australia]
- Code of Practice - *"How to Safely Remove Asbestos"* [Safe Work Australia]
- Guidance Note on the *"Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition"* [National Occupational Health and Safety Commission: 3003 (2005)]
- Australia Standard AS 2601-2001: *"The Demolition of Structures"*
- Australia Standard AS/NZS 1716-2003: *"Respiratory Protective Devices"*
- Australia Standard AS/NZS 1715-1994: *"Selection, Use and Maintenance of Respiratory Protective Devices"*
- Australia Standard AS 1319-1994: *"Safety Signs for Occupational Environment"*

APPENDIX B: TEST RESULTS

CERTIFICATE OF ANALYSIS

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