

CARLETON CONDOMINIUM CORPORATION NO. 15
("the Corporation")

CONDOMINIUM RULE respecting ASBESTOS (and other hazardous substances)
[Date of Board Resolution: February 23rd, 2015]

Introduction

The following Rules respecting the use of the common elements and units are made to promote the safety, security and welfare of the Owners and of the property or for the purpose of preventing unreasonable interference with the use and enjoyment of the common elements and of other units.

Definitions

Owner: Shall include Owners, their families, visitors, agents, tenants and occupants of the unit.

Any other words and phrases which are defined in the *Condominium Act, 1998* (as amended from time to time), or the Regulations thereunder or any successor thereto, ("the Act") shall have ascribed to them the meanings set out in the Act.

1. Asbestos Etc.

- 1.1 All owners are hereby notified that the condominium corporation has received an expert report which has revealed the presence of certain hazardous substances in certain locations on the common elements and in the units. The report is a **Designated Substance Survey ("DSS")** prepared by Pinchin Environmental and dated June 18, 2013.
- 1.2 The hazardous substances revealed by the DSS, and their locations, are noted in the attached executive summary of the DSS.
- 1.3 Because the hazardous substances include asbestos, the corporation's consultant has also prepared an **Asbestos Management Plan ("AMP")** [dated July 18, 2013, also prepared by Pinchin Environmental] for our condominium. Any owner may inspect the DSS and AMP upon reasonable notice to the Board or Manager; and any owner may obtain copies of the DSS and AMP from the Board or the Manager (upon payment of a reasonable copying charge).
- 1.4 The consultant has also advised that the hazardous substances do not represent a health risk as long as they remain in good condition and are not disturbed (for example, during repair or maintenance work in the area in question).

1.5 All owners are required to:

- (a) provide a copy of this Rule, the DSS and the AMP to any worker hired by the owner to carry out any work on the property;
- (b) ensure that all workers hired by the owner to undertake any work on the property that may disturb Asbestos Containing Materials carry out the work in accordance with the AMP and have received the appropriate training, specified in the AMP.
- (c) otherwise fulfill all of the owner's obligations under the *Occupational Health and Safety Act* (and Regulations).

SUMMARY

Pinchin Environmental Ltd. (Pinchin) was retained by Carleton Condominium Corporation (C.C.C.) #15 c/o Bridgeport Realty Management to conduct an asbestos-containing building materials assessment of Tower B, Chateau Vanier located at 158 McArthur Avenue in Ottawa, Ontario. The objective of the assessment was to establish the location, condition and type of asbestos-containing materials (ACM) that are present. The full report must be referenced for the complete results of the assessment.

Summary of Findings

Asbestos was confirmed to be present in the following building materials:

- Friable parging cement on pipe fittings; located throughout the basement level;
- Potentially friable ceiling stipple/texture; located throughout the building;
- Potentially friable ceiling swirl texture; located in the stairwells of the building;
- Potentially friable 2'x4' acoustic ceiling tiles with long fissures; located in commercial unit 1 on the ground floor;
- Non-friable drywall joint compound; located throughout the building;
- Non-friable 12"x12" red vinyl floor tile; located in the storage room of Unit
- Non-friable 12"x12" grey vinyl floor tile; the top tile later, located in the entrance closet of Unit and
- Non-friable 12"x12" beige vinyl floor tile; the base layer, located in the entrance closet of Unit

Summary of Recommendations

Parging cement pipe fittings located in the underground parking and pump room were generally in good condition although sections of canvas in poor condition require repair:

- Insulation on the main water line into the building located in the parking garage was damaged and needs repair.