

PROSPEC

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Beware of asbestos within your building.

Before you plan extensive renovations or even small repairs it is best you know any potential environmental impact issues before you start. It can possibly save you hundreds of thousands of dollars.

Asbestos is the main issue and it can be in a variety of finishes or type of insulation used in your building. One of the most common uses was in drywall filler compound and this is what seems to catch most renovators off guard. You cut open the drywall and some the dust spreads around getting into carpets etc.. Once you have allowed this to happen your entire building can be declared a Hazardous Materials Site and no one can enter without proper protective clothing, respirator or other gear, and you must follow very specific regulations on removal, collection and proper disposal of this material.

Who is affected, anyone who owns a building built before the 1980's or that has certain types of roofing that are used even today. The chart below gives you an example of materials that can contain asbestos and the years it was manufactured.

Product & Dates of Use	Location	% Asbestos
ROOFING & SIDING		
Roofing felts 1910-present	Flat built up roofs	10-15
Roof felt shingles 1971-1974	Roofs	1
Roofing shingles present day	Roofs	20-32
Roofing Tiles 1930-present	Roofs	20-30

Siding shingles present day	Siding	12-14
Clapboards 1944-1945	Siding	12-15

WALLS & CEILINGS

Sprayed coating 1935-1978	Ceilings, walls, and steelwork	1-95
Troweled coating 1936-1978	Ceilings, walls	1-95
Asbestos-cement sheet 1930-present	Near heat sources such as fireplaces, boilers	20-50
Spackle 1930-1978	Walls, ceilings	3-5
Joint compounds 1945-1977	Walls, ceilings	3-5
Textured paints Up to 1978	Walls, ceilings	4-15
Millboard, rollboard 1925 - Present	Walls commercial buildings	80-85
Vinyl wallpaper ?	Walls	6-8
Insulation board ?	Walls	30
Vermiculite 1935-1960	Insulation, attic and walls	.01-10%

FLOORS

Vinyl-asbestos tile 1950-1980?	Floors	21
Asphalt-asbestos tile 1920-1980?	Floors	26-33
Resilient sheet flooring 1950-1980?	Floors	30
Mastic adhesives 1945-1980?	Sheet flooring and tile backing	5-25

PIPES & BOILERS

Cement pipe and fittings 1935-present	Water and sewer mains	20-?
Block insulation 1890-1978	Boilers	6-15
Preformed pipe wrap 1926-1975	Pipes	50

Corrugated asbestos paper on pipes,
high temp.
1935-1980
moderate temp.
1910-1980

90

35-70

Paper tape
1901-1980

Furnaces, steam valves, flanges, electrical wiring 80

Putty (mudding)
1900-1973

Plumbing joints 20-100

This is by no means a complete list of all materials that may contain asbestos, and there are also other hazardous materials such as PCB's and Mercury that you should be aware of in your building before you start renovations. The best way to prevent potential costly delays is to have an environmental assessment performed prior to starting any renovations, that way you can take all necessary precautions to prevent the unexpected.

