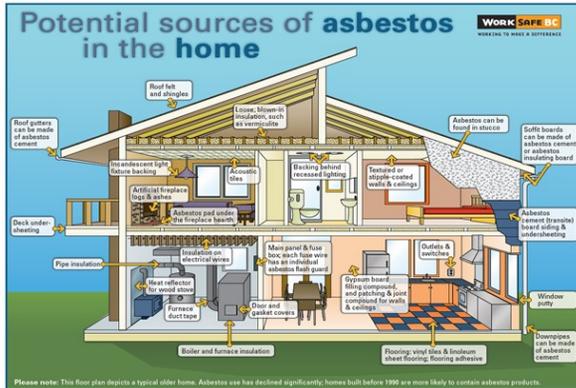


Hazardous Materials

Did you know that... Prior to 1992, over three thousand asbestos containing building products were used in construction? Some of these products might include: vermiculite, tape joint compound, texture ceiling as well as tile and lino flooring. In addition, other suspect hazardous materials such as lead paint, PCBs and mercury need to be identified.



Today, if these materials are going to be disturbed for renovations or demolition purposes, or are in poor condition because of decay, they create a health and safety hazard. Due to the known risks associated with these hazardous materials and the increased regulation from Worksafe BC, it is necessary to include the possibility of a budget for any hazardous material remediation. It is important to understand that you as the home owner are also the owner of the hazardous materials until they safely reach the disposal facility. As such, it is in your best interest to hire contractors that are experienced, professional and efficient in this process.

Stutters is family owned and has been in business since 1982. We have our own RISK department with our national certification in all related areas of hazmat abatement, Transportation of Dangerous Goods (TDG) license, experience to do the job quickly and efficiently.

Contact us for a
FREE site visit and quote.

Call Today

Toll Free # 1-877-763-1540

Phone # 250-763-1555

Available 24 hours a day

7 days a week

365 days a year



www.stutters.com

Home Renovations & Demolition



What You Need To Know About

ASBESTOS & HAZARDOUS MATERIALS

Abatement

Steps For Hazmat Abatement

If you are going to do any renovations or demolition, it is important to know the steps involved as well as the people to contact so that you can be familiar with the process and create an accurate budget that includes the possibility of hazmat

According to WorkSafe BC — Section 20.112

Before any demolition work begins, the employer or owner must retain a QP (Qualified Person) to:

- Inspect the site to identify any asbestos lead heavy metals toxic explosive or flammable materials that maybe handled, disturbed or removed
- Have the inspection results available
- Ensure that hazardous materials are safely removed
- Cease work if additional hazardous materials are identified during demolition

1. **Hazardous Materials Survey.** If the area to be disturbed was built prior to 1992, you are required to have the materials tested to see if they contain asbestos or other hazardous materials. There is a specific protocol required for the number of samples to be taken as well as how to take the samples. An environmental consultant is best equipped to do this for you. Once the samples are taken, they are analyzed under a microscope as asbestos cannot be detected with the naked eye. Other suspect hazardous materials will also be scientifically analyzed including lead paint, mercury and PCBs. There are several environmental consultants in the Okanagan that can do this for you. Depending on the company that you hire, the samples will be analyzed in Kelowna or sent out of town to any number of labs in North America. Samples can be collected in a day and analysis results returned anywhere from 24 hours to 5 days with the cost reflected in the turn around time you require.

2. **Risk Assessment.** If any of the materials come back as positive - that is, they contain asbestos, lead, mercury, etc, you will need an Environmental Consultant to write a Risk Assessment for you. This document describes what the hazardous materials are, where they are located and the protocol for removing them. Regional Districts are now starting to require a copy of this risk assessment and/or clearance letters before any waste can be disposed of at the landfill.

3. **Abatement Contractor.** Once you have the Risk Assessment, Stutters is then able to safely and professionally remove all hazardous materials. Some of the protocols will involve setting up containment, negative air and decontamination chambers right on site. You will be asked to authorize us to remove and dispose of these materials on your behalf as this process is also regulated by your Regional District, WorkSafe, Environment Canada and Transportation Canada. If the total weight of the materials to be removed is over 1000 kg, we will also ask you to authorize us to apply for a TDG (Transportation of Dangerous Goods) number on your behalf. Stutters will provide a free site visit and free quote so that you have a budget for this component of your project.

4. **Clearance Testing** This step only applies to asbestos abatement. Once all ACM (Asbestos containing materials) have been safely removed, it will usually require that a clearance test be conducted. Once again, the environmental consultant who wrote the Risk Assessment will teach and confirm that no lingering fibers of asbestos remain in the building. Having a consultant do this ensures integrity to the process and that the contractor is not self regulating.

5. **Demolition Or Renovation** Once all the hazardous materials are removed and properly disposed of, you are then free to conduct your demolition or renovation.

