



Asbestos Demolition Survey & Lead Paint Sampling Report

Masterton Town Hall
64 Chapel Street
Masterton, 5810

On behalf, of

Masterton District Council

Reference: W-01393

Version 1






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1.0 INTRODUCTION AND SITE INFORMATION

Site Address:	Masterton Town Hall 64 Chapel Street Masterton, 5810
Client Name and Address:	Masterton District Council 64 Chapel Street Masterton, 5810
Client Contact:	Audrey Dench
Survey Date(s):	6/05/2019 to 7/05/2019
Report Issue Date:	17/05/2019
Version Number:	Version 1 - Initial Release
Surveyor Name:	Mike Dunnet
Authorised Signatory:	
	James Lord
Site Description:	Town Hall
Construction Type:	External concrete facade, brick-work in some areas. Timber frame roof structure and sarking. Metal roof. Wooden floorboards lined with vinyl and carpet. Original decorative plaster internal lining to historic concrete facade. Further internal steel and timber restructuring with plaster board lining likely installed following earthquake damage in 1954. Some external cement products.
Building Usage:	Offices activity, storage, building largely disused.
Age of Building:	1915

1.1 Scope of the Survey

The scope of this survey was to locate and identify asbestos containing materials (ACMs) within the structures described by the client. This report is designed to be kept as a record of assessment of the extent and characteristics of ACMs and is based on information made available on 6/05/2019 to 7/05/2019.

The survey of Masterton Town Hall was carried out on 6/05/2019 to 7/05/2019 with guidance taken from the WorkSafe New Zealand Best Practice Guidelines for Conducting Asbestos Surveys (WorkSafe NZ, 2016), the HSG264 Asbestos Survey Guide (HSE UK, 2012) and the Health and Safety at Work (Asbestos) Regulations 2016 Sections 10 through 13. The methodology used for the assessment of the ACMs identified in this report has been provided by *Asbestos: The Survey Guide - Second Edition (2012)* issued by the Health and Safety Executive (UK).

The purpose of the report is to:

Enable the client to Comply with the Health and Safety at Work (Asbestos) Regulations 2016, Section 13 (2) (3) (4) (a) (b) (c) (d).

In particular, PCBUs who manage, control or who ought reasonably to know there is a risk of asbestos respirable fibres are obligated to have an Asbestos Management Plan (AMP) in place and available to any contractor, employee or their representative who has or will carry out work on ACMs. This is to ensure that appropriate precautions are taken to ensure employees are not exposed to asbestos-related health risks.

The management plan also provides information to assist the client in developing and implementing an action plan for the further investigation, treatment, removal and/or monitoring of ACMs. The Asbestos Register is the first stage in developing an Asbestos Management Plan.

Asbestos Register

In accordance with the Health and Safety at Work (Asbestos) Regulations 2016 sections 10 through 14, it is recommended that this report should form the basis of an Asbestos Register and the strategic element of your Asbestos Management Plan and Policy. An Asbestos Register is a living document used to identify where asbestos-containing materials are and to assist in managing them safely.

Testing by laboratories

Testing of samples was carried out by an IANZ accredited Laboratory using either or together, Low Powered Stereomicroscopy followed by Polarised Light Microscopy. During the course of the survey, 30 samples were taken and analysed.

Labels and Warning Signs

It is recommended that durable labels and or warning signs should be placed on all surfaces where ACMs have been identified or are presumed to be ACMs.

Insurance cover

Fibresafe NZ Ltd provides indemnity insurance of up to \$10,000,000.00. This includes legacy coverage.

2.0 EXECUTIVE SUMMARY

A Demolition Survey was carried out at Masterton Town Hall, 64 Chapel Street, Masterton, 5810 on 6/05/2019 to 7/05/2019. The scope of refurbishment/demolition work to be conducted at the site has not yet been finalised, with extensive refurbishments or full demolition both possible. The eastern 80s era section of the building is still occupied daily by council staff, and this area was therefore not subject to fully intrusive inspection. Although it is deemed unlikely that concealed ACMs are present in this section of the building, additional intrusive checks of this area are recommended prior to refurbishment or demolition.

During the course of the survey, twenty-four samples were taken of suspected ACMs. Thirteen of the samples have returned a positive result for asbestos. A further six items have been presumed or strongly presumed to contain asbestos based on the age, appearance and use of the material. The locations of all samples, and the extents of all ACMs identified, are shown in Section 4 Drawings.

Six paint samples were also obtained to check for the presence of lead. One of the samples has returned a result indicating lead levels that meet the definition of lead-based paint.

It is recommended that all ACMs that may be disturbed by the refurbishments/demolition should be removed prior to this work in accordance with the Management & Removal of Asbestos Approved Code of Practice (WorkSafe, 2016). Further recommendations and comments are provided individually for specific items and materials as necessary in the body of the report - refer Section 3 Survey Results – with some items and areas requiring remediation actions in the short term to ensure effective interim management while the building remains occupied. Particular attention should be given to the asbestos pipe lagging and associated debris identified in the central boiler room area.

2.1 Summary of Asbestos Locations:

The following table details the locations that were found to contain asbestos or presumed to contain asbestos, together with a brief recommendation. The ACMs identified during the survey have been assessed using a material assessment (see section 3 – Survey Results) and this has been used to categorise each one according to its potential to release fibres. This ranges from high, medium, low through to very low risks and these have been itemised in the below table.

Masterton Town Hall					
Floor	Area / Room	Material Description	Sample No.	Material Risk	Recommended action
Basement	005 / Generator Room	Cement Board - Cement Product	S009	Low (5)	Remove
Basement	006 / Underfloor Space	Debris - Cement Product	S010	Medium (9)	Remove
Basement	007 / Stairwell	Cement Board - Cement Product	S011	Low (6)	Remove
1st Floor	009 / Lighting Platform	Cement Board - Cement Product	S015	Low (5)	Remove
Ground Floor	010 / Central Passageway	Ceiling Lining - Cement Product	S016	Low (6)	Remove

Masterton Town Hall					
Floor	Area / Room	Material Description	Sample No.	Material Risk	Recommended action
External	011 / Central Void	Cement Cladding - Cement Product	S018	Low (5)	Remove
External	011 / Central Void	Soffit - Cement Product	S019	Low (5)	Remove
External	011 / Central Void	Pipe Lagging - Insulation	S020	High (10)	Remove
External	012 / Boiler Room	ACD - Insulation	S022	High (11)	Remove
External	012 / Boiler Room	Gaskets - Gaskets (compressed)	S023	Very Low (4)	Remove
External	012 / Boiler Room	Ceiling Lining - Cement Product	S024	Very Low (4)	Remove
2nd Floor	013 / Projection Room	Switchboard - Bituminous Product	S026	Very Low (2)	Remove
2nd Floor	017 / Attic area	Bitumen Coating - Bituminous Product	S030	Very Low (2)	Remove
External	011 / Central Void	Window Surround - Cement Product	X018	Low (5)	Remove
External	011 / Central Void	Debris - Insulation	X020	High (10)	Remove
External	012 / Boiler Room	Pipe Lagging - Insulation	X020	Low (5)	Remove
Basement	005 / Generator Room	Switchboard - Bituminous Product	SP001	Very Low (4)	Remove
1st Floor	009 / Lighting Platform	Switchboard - Bituminous Product	SP002	Very Low (4)	Remove
Basement	005 / Generator Room	Fire Doors - Insulating Board	P001	Low (5)	Remove
Basement	007 / Stairwell	Fire Doors - Insulating Board	P002	Low (5)	Remove
External	012 / Boiler Room	Hot Water Cylinder - Suspected Asbestos	P003	Medium (7)	Remove
External	014 / Roof	Cement Board - Cement Product	P004	Very Low (4)	Inspect and sample as required prior to disturbance

2.2 Summary of Lead Paint Locations:

Masterton Town Hall				
Floor	Area / Room	Material Description	Sample No.	Lead Content
External	001 / South External Wall	Lead Paint - Painted Surface	S003	5800 mg/kg





2.3 No Access Areas:



The following table details the areas that were not accessed during the survey. These areas should be presumed to contain asbestos until proven otherwise.



Building / Floor	Area	Area Description	Reason for No Access
All areas within scope of survey were accessed			



3.0 SURVEY RESULTS



Location	Masterton Town Hall, External, 001, South External Wall		Sample Number	1 (S)
 	Item / Position	Lead Paint - Cream		
	Material:	Painted Surface		
	Extent	400m ²		
	Lead Content	57 mg/kg - Lead Below Threshold Value		
	Comments:			



Location	Masterton Town Hall, External, 001, South External Wall		Sample Number	2 (S)
 	Item / Position	Lead Paint - White		
	Material:	Painted Surface		
	Extent	50m ²		
	Asbestos Type	111 mg/kg - Lead Below Threshold Value		
	Comments:	Surrounding windows		



Location	Masterton Town Hall, External, 001, South External Wall		Sample Number	3 (S)
 	Item / Position	Lead Paint		
	Material:	Painted Surface - Beige		
	Extent	100m ²		
	Asbestos Type	5800 mg/kg - Lead Above Threshold Value		
	Comments:	Note: Lead-based paint is any paint or other coating that contains lead equal to or more than 5000 mg/kg or 1 mg/cm ² of painted surface.		



Location	Masterton Town Hall, External, 002, Exterior		Sample Number	4 (S)
 	Item / Position	Soffit		
	Material:	Cement Product		
	Extent	17no		
	Product Type	N/A	N/A	
	Condition	N/A	N/A	
	Surface Treatment	N/A	N/A	
	Asbestos Type	NAD	N/A	
	Material Assessment	N/A	0	
	Recommendation	No further action required		
Comments:				



Location	Masterton Town Hall, External, 003, North External Wall		Sample Number	5 (S)
 	Item / Position	Lead Paint		
	Material:	Painted Surface		
	Extent	100m ²		
	Asbestos Type	53 mg/kg - Lead Below Threshold Value		
	Comments:	Composite of paint colours from 80s era section		

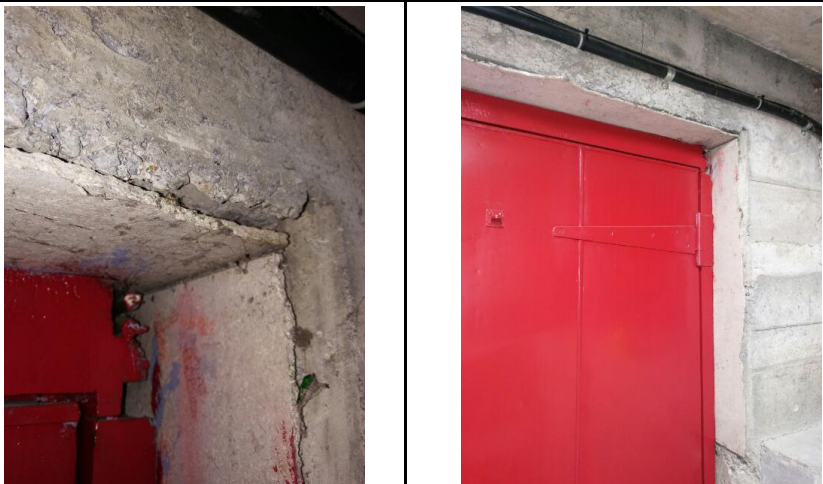
Location	Masterton Town Hall, External, 003, North External Wall		Sample Number	6 (S)
 	Item / Position	Entrance Soffit		
	Material:	Cement Product		
	Extent	2m ²		
	Product Type	N/A	N/A	
	Condition	N/A	N/A	
	Surface Treatment	N/A	N/A	
	Asbestos Type	NAD	N/A	
	Material Assessment	N/A	0	
	Recommendation	No further action required		
	Comments:			


Location	Masterton Town Hall, External, 003, North External Wall		Sample Number	7 (S)	
 	Item / Position	Cement Board			
	Material:	Cement Product			
	Extent	6m ²			
	Product Type	N/A			N/A
	Condition	N/A			N/A
	Surface Treatment	N/A			N/A
	Asbestos Type	NAD			N/A
	Material Assessment	N/A			0
	Recommendation	No further action required			
	Comments:				



Location	Masterton Town Hall, External, 004, West External Wall		Sample Number	8 (S)	
 	Item / Position	Lead Paint			
	Material:	Painted Surface			
	Extent	200m ²			
	Asbestos Type	83 mg/kg - Lead Below Threshold Value			
	Comments:				



Location	Masterton Town Hall, Basement, 005, Generator Room		Sample Number	9 (S)
 	Item / Position	Cement Board		
	Material:	Cement Product		
	Extent	Unknown		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Low damage	1	
	Surface Treatment	Surface sealed	1	
	Asbestos Type	Amosite / Chrysotile	2	
	Material Assessment	Low	5	
	Recommendation	Remove		
	Comments:	Cement board concealed behind low density chip board. Full extent unknown. Interim action - Encapsulate, Mangle and Label.		



Location	Masterton Town Hall, Basement, 006, Underfloor Space		Sample Number	10 (S)
 	Item / Position	Debris		
	Material:	Cement Product		
	Extent	Unknown		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	High damage	3	
	Surface Treatment	Partially unsealed	2	
	Asbestos Type	Amosite / Crocidolite / Chrysotile	3	
	Material Assessment	Medium	9	
	Recommendation	Remove		
	Comments:	Debris located at underfloor space access point. Limited access to ascertain extent. Interim action - Restrict access to underfloor space, PPE/RPE required for entry.		


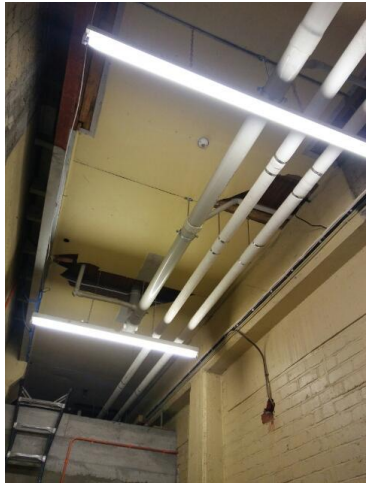
Location	Masterton Town Hall, Basement, 007, Stairwell		Sample Number	11 (S)
	Item / Position	Cement Board		
	Material:	Cement Product		
	Extent	1m ²		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Medium damage	2	
	Surface Treatment	Surface sealed	1	
	Asbestos Type	Amosite / Chrysotile	2	
	Material Assessment	Low	6	
	Recommendation	Remove		
	Comments:	Interim action - Encapsulate, Manage and Label.		



Location	Masterton Town Hall, Ground Floor, 008, Stage		Sample Number	12 (S)
	Item / Position	Lead Paint -Black		
	Material:	Painted Surface		
	Extent	150m ²		
	Asbestos Type	8 mg/kg - Lead Below Threshold Value		
	Comments:			



Location	Masterton Town Hall, Ground Floor, 008, Stage	Sample Number	13 (S)
 	Item / Position	Paint	
	Material:	Painted Surface	
	Extent	150m ²	
	Product Type	N/A	N/A
	Condition	N/A	N/A
	Surface Treatment	N/A	N/A
	Asbestos Type	NAD	N/A
	Material Assessment	N/A	0
	Recommendation	No further action required	
	Comments:		



Location	Masterton Town Hall, Ground Floor, 008, Stage	Sample Number	14 (S)
 	Item / Position	Wall Lining	
	Material:	Cement Product	
	Extent	All	
	Product Type	N/A	N/A
	Condition	N/A	N/A
	Surface Treatment	N/A	N/A
	Asbestos Type	NAD	N/A
	Material Assessment	N/A	0
	Recommendation	No further action required	
	Comments:	Material is remnants of original aggregate render and plaster wall lining to brick work.	


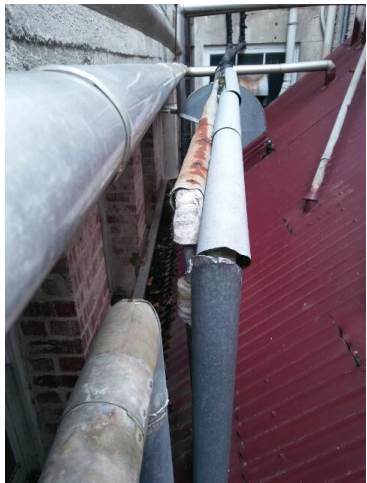
Location	Masterton Town Hall, 1st Floor, 009, Lighting Platform		Sample Number	15 (S)
 	Item / Position	Cement Board		
	Material:	Cement Product		
	Extent	100m ²		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Low damage	1	
	Surface Treatment	Surface sealed	1	
	Asbestos Type	Amosite / Chrysotile	2	
	Material Assessment	Low	5	
	Recommendation	Remove		
	Comments:	Cement boards extend around and above stage front area. Interim action - Manage and Label. Restrict access to platform and other areas where boards are accessible. An environmental clean of dust in vicinity of the boards should also be conducted, and the boards encapsulated, if they will remain in place in the medium to long term.		


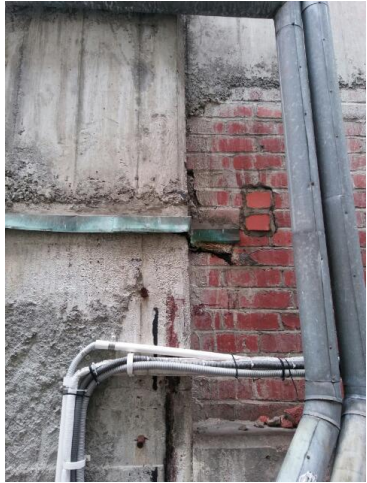
Location	Masterton Town Hall, Ground Floor, 010, Central Passageway		Sample Number	16 (S)
 	Item / Position	Ceiling Lining		
	Material:	Cement Product		
	Extent	20m ²		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Medium damage	2	
	Surface Treatment	Surface sealed	1	
	Asbestos Type	Amosite / Chrysotile	2	
	Material Assessment	Low	6	
	Recommendation	Remove		
	Comments:	Interim action - Encapsulate and repair broken/damaged areas, Manage and Label.		

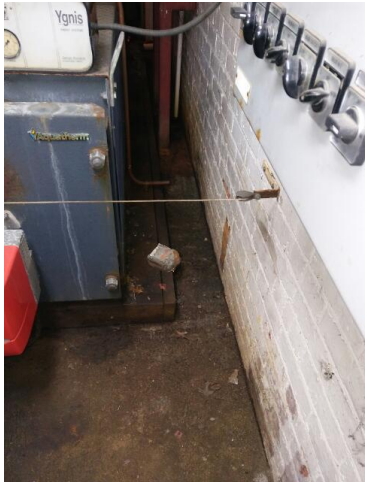

Location		Masterton Town Hall, External, 011, Central Void		Sample Number	17 (S)
		Item / Position	Cement Cladding		
		Material:	Cement Product		
		Extent	10m ²		
		Product Type	N/A	N/A	
		Condition	N/A	N/A	
		Surface Treatment	N/A	N/A	
		Asbestos Type	NAD	N/A	
		Material Assessment	N/A	0	
		Recommendation	No further action required		
		Comments:			



Location		Masterton Town Hall, External, 011, Central Void		Sample Number	18 (S)
		Item / Position	Cement Cladding		
		Material:	Cement Product		
		Extent	3m ²		
		Product Type	Asbestos reinforced composites etc.	1	
		Condition	Low damage	1	
		Surface Treatment	Surface sealed	1	
		Asbestos Type	Amosite / Chrysotile	2	
		Material Assessment	Low	5	
		Recommendation	Remove		
		Comments:	Interim action - Manage & Label. Encapsulate if boards are to remain.		


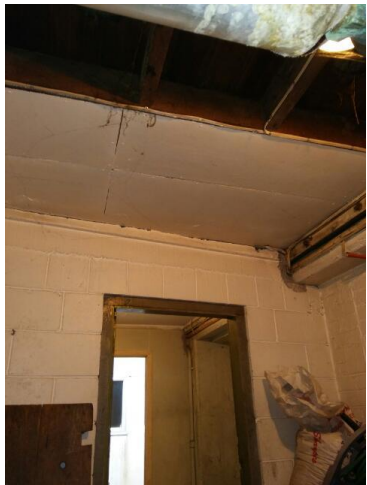
Location	Masterton Town Hall, External, 011, Central Void		Sample Number	19 (S)
 	Item / Position	Soffit		
	Material:	Cement Product		
	Extent	1m ²		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Low damage	1	
	Surface Treatment	Surface sealed	1	
	Asbestos Type	Amosite / Chrysotile	2	
	Material Assessment	Low	5	
	Recommendation	Remove		
	Comments:	Interim action - Manage & Label. Encapsulate if soffit is to remain.		

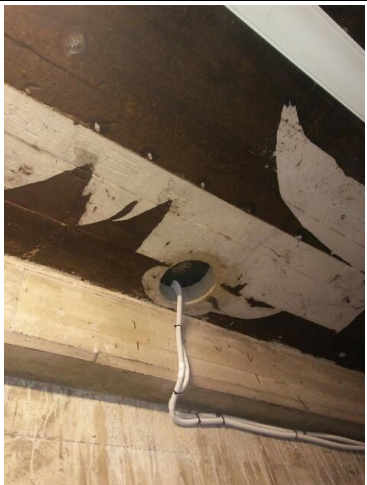
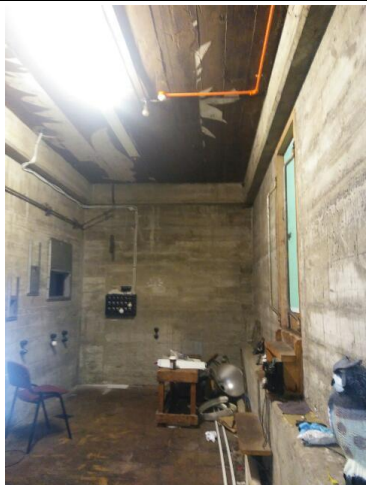
Location	Masterton Town Hall, External, 011, Central Void		Sample Number	20 (S)
 	Item / Position	Pipe Lagging		
	Material:	Insulation		
	Extent	Unknown		
	Product Type	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	3	
	Condition	High damage	3	
	Surface Treatment	Unsealed	3	
	Asbestos Type	Chrysotile	1	
	Material Assessment	High	10	
	Recommendation	Remove		
	Comments:	Restrict all access to area until removal/remediation of damaged sections can be completed. Full extent unknown. All enclosed pipework should be presumed to contain asbestos unless proven otherwise.		


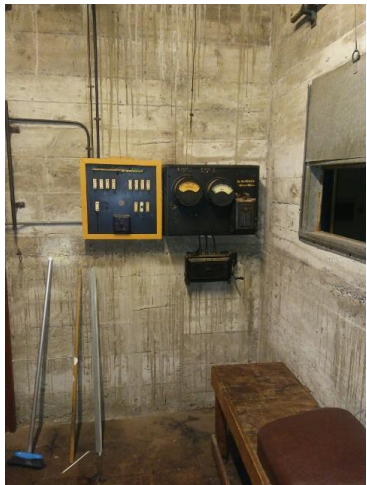
Location	Masterton Town Hall, External, 011, Central Void		Sample Number	21 (S)
 	Item / Position	Bitumen		
	Material:	Bituminous Product		
	Extent	10m ²		
	Product Type	N/A	N/A	
	Condition	N/A	N/A	
	Surface Treatment	N/A	N/A	
	Asbestos Type	NAD	N/A	
	Material Assessment	N/A	0	
	Recommendation	No further action required		
	Comments:			


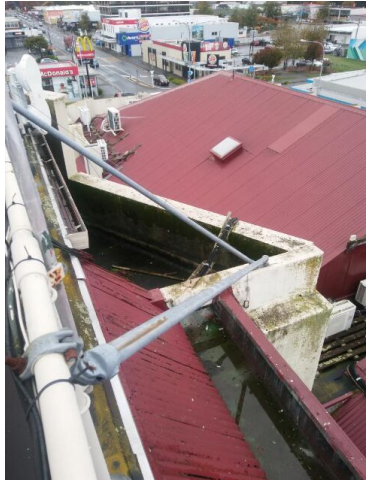
Location	Masterton Town Hall, External, 012, Boiler Room		Sample Number	22 (S)
 	Item / Position	ACD - Swab		
	Material:	Insulation		
	Extent	All		
	Product Type	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	3	
	Condition	High damage	3	
	Surface Treatment	Unsealed	3	
	Asbestos Type	Amosite	2	
	Material Assessment	High	11	
	Recommendation	Remove		
	Comments:	Restrict access to boiler room until area can be subjected to an environmental clean.		



Location	Masterton Town Hall, External, 012, Boiler Room		Sample Number	23 (S)
 	Item / Position	Gaskets		
	Material:	Gaskets (compressed)		
	Extent	All		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Low damage	1	
	Surface Treatment	Surface sealed	1	
	Asbestos Type	Chrysotile	1	
	Material Assessment	Very Low	4	
	Recommendation	Remove		
	Comments:	All non-rubber compressed gaskets should be presumed to contain asbestos as a precaution, unless individually sampled to prove otherwise. Interim action - Manage and Label.		



Location	Masterton Town Hall, External, 012, Boiler Room		Sample Number	24 (S)
 	Item / Position	Ceiling Lining		
	Material:	Cement Product		
	Extent	2m ²		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Low damage	1	
	Surface Treatment	Completely sealed	0	
	Asbestos Type	Amosite / Chrysotile	2	
	Material Assessment	Very Low	4	
	Recommendation	Remove		
	Comments:	Interim action - Manage & Label.		



Location	Masterton Town Hall, 2nd Floor, 013, Projection Room	Sample Number	25 (S)
 	Item / Position	Bitumen Paper	
	Material:	Bituminous Product	
	Extent	10m ²	
	Product Type	N/A	N/A
	Condition	N/A	N/A
	Surface Treatment	N/A	N/A
	Asbestos Type	NAD	N/A
	Material Assessment	N/A	0
	Recommendation	No further action required	
	Comments:		



Location	Masterton Town Hall, 2nd Floor, 013, Projection Room	Sample Number	26 (S)
 	Item / Position	Switchboard	
	Material:	Bituminous Product	
	Extent	3no	
	Product Type	Asbestos reinforced composites etc.	1
	Condition	Good condition	0
	Surface Treatment	Completely sealed	0
	Asbestos Type	Chrysotile	1
	Material Assessment	Very Low	2
	Recommendation	Remove	
	Comments:	Interim action - Manage & Label.	



Location	Masterton Town Hall, External, 014, Roof	Sample Number	27 (S)	
		Item / Position	Bitumen Roofing	
		Material:	Bituminous Product	
		Extent	5m ²	
		Product Type	N/A	N/A
		Condition	N/A	N/A
		Surface Treatment	N/A	N/A
		Asbestos Type	NAD	N/A
		Material Assessment	N/A	0
		Recommendation	No further action required	
		Comments:		


Location	Masterton Town Hall, 2nd Floor, 014, Attic area	Sample Number	28 (S)	
		Item / Position	Bitumen Paper	
		Material:	Bituminous Product	
		Extent	Roof	
		Product Type	N/A	N/A
		Condition	N/A	N/A
		Surface Treatment	N/A	N/A
		Asbestos Type	NAD	N/A
		Material Assessment	N/A	0
		Recommendation	No further action required	
		Comments:		


Location	Masterton Town Hall, Basement, 015, Basement	Sample Number	29 (S)
 	Item / Position	Damp proof course	
	Material:	Bituminous Product	
	Extent	Unknown	
	Product Type	N/A	N/A
	Condition	N/A	N/A
	Surface Treatment	N/A	N/A
	Asbestos Type	NAD	N/A
	Material Assessment	N/A	0
	Recommendation	No further action required	
	Comments:		



Location	Masterton Town Hall, 2nd Floor, 017, Attic area	Sample Number	30 (S)
 	Item / Position	Bitumen Coating	
	Material:	Bituminous Product	
	Extent	1500m ²	
	Product Type	Asbestos reinforced composites etc.	1
	Condition	Good condition	0
	Surface Treatment	Completely sealed	0
	Asbestos Type	Chrysotile	1
	Material Assessment	Very Low	2
	Recommendation	Remove	
	Comments:	Bituminous coating to interior of metal roof sheets. Interim action - Manage & Label.	

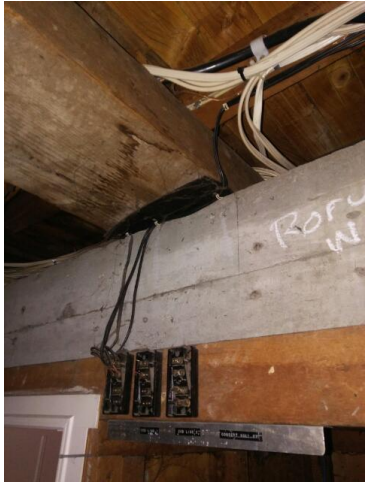
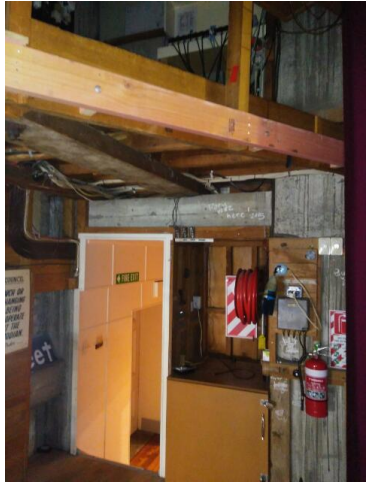
Location	Masterton Town Hall, External, 003, North External Wall	Sample Number	4 (X)
 	Item / Position	Soffit	
	Material:	Cement Product	
	Extent	20lin m	
	Product Type	N/A	N/A
	Condition	N/A	N/A
	Surface Treatment	N/A	N/A
	Asbestos Type	NAD	N/A
	Material Assessment	N/A	0
	Recommendation	No further action required	
	Comments:		



Location	Masterton Town Hall, External, 011, Central Void	Sample Number	18 (X)
 	Item / Position	Window Surround	
	Material:	Cement Product	
	Extent	1m ²	
	Product Type	Asbestos reinforced composites etc.	1
	Condition	Low damage	1
	Surface Treatment	Surface sealed	1
	Asbestos Type	Amosite / Chrysotile	2
	Material Assessment	Low	5
	Recommendation	Remove	
	Comments:	Interim action - Manage & Label. Encapsulate if boards are to remain.	



Location	Masterton Town Hall, External, 011, Central Void	Sample Number	20 (X)
	Item / Position	Debris	
	Material:	Insulation	
	Extent	Unknown	
	Product Type	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	3
	Condition	High damage	3
	Surface Treatment	Unsealed	3
	Asbestos Type	Chrysotile	1
	Material Assessment	High	10
	Recommendation	Remove	
Comments:	Debris below pipe work must be disposed of as asbestos waste		


Location	Masterton Town Hall, External, 012, Boiler Room	Sample Number	20 (X)
	Item / Position	Pipe Lagging	
	Material:	Insulation	
	Extent	All	
	Product Type	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	3
	Condition	Good condition	0
	Surface Treatment	Surface sealed	1
	Asbestos Type	Chrysotile	1
	Material Assessment	Low	5
	Recommendation	Remove	
Comments:	Pipework inside boiler room appears modern, however it is not clear where the transition from old asbestos lagged pipework to modern pipework occurs. Individual sections of pipework should be checked for asbestos lagging prior to disposal.		

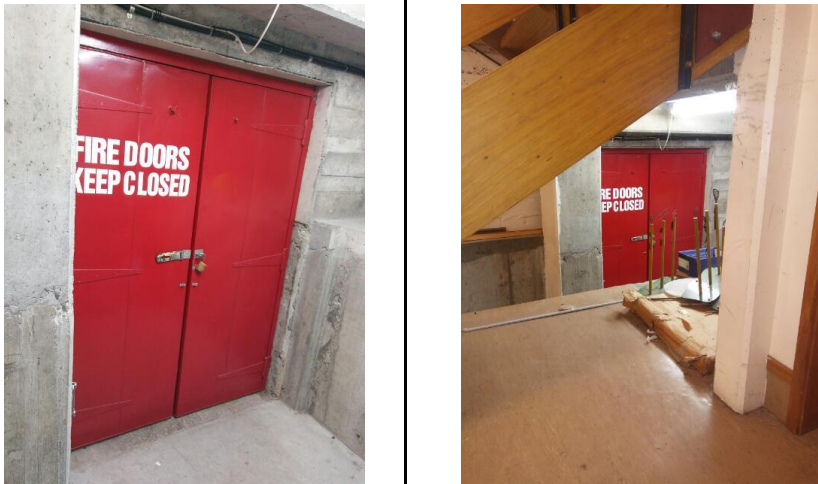
Location	Masterton Town Hall, External, 011, Central Void		Sample Number	21 (X)
 	Item / Position	Bitumen		
	Material:	Bituminous Product		
	Extent	10m ²		
	Product Type	N/A	N/A	
	Condition	N/A	N/A	
	Surface Treatment	N/A	N/A	
	Asbestos Type	NAD	N/A	
	Material Assessment	N/A	0	
	Recommendation	No further action required		
	Comments:			



Location	Masterton Town Hall, 1st Floor, 016, Lighting Platform		Sample Number	29 (X)
 	Item / Position	Damp proof course		
	Material:	Bituminous Product		
	Extent	1m ²		
	Product Type	N/A	N/A	
	Condition	N/A	N/A	
	Surface Treatment	N/A	N/A	
	Asbestos Type	NAD	N/A	
	Material Assessment	N/A	0	
	Recommendation	No further action required		
	Comments:			



Location	Masterton Town Hall, Basement, 005, Generator Room		Sample Number	1 (SP)
 	Item / Position	Switchboard		
	Material:	Bituminous Product		
	Extent	1no		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Low damage	1	
	Surface Treatment	Surface sealed	1	
	Asbestos Type	Chrysotile	1	
	Material Assessment	Very Low	4	
	Recommendation	Remove		
	Comments:	Interim action - Manage and Label		

Location	Masterton Town Hall, 1st Floor, 009, Lighting Platform		Sample Number	2 (SP)
 	Item / Position	Switchboard		
	Material:	Bituminous Product		
	Extent	1no		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Low damage	1	
	Surface Treatment	Surface sealed	1	
	Asbestos Type	Chrysotile	1	
	Material Assessment	Very Low	4	
	Recommendation	Remove		
	Comments:	Interim action - Manage and Label.		

Location	Masterton Town Hall, Basement, 005, Generator Room		Sample Number	1 (P)
	Item / Position	Fire Doors		
	Material:	Insulating Board		
	Extent	2no		
	Product Type	AIB, Millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt	2	
	Condition	Good condition		0
	Surface Treatment	Completely sealed		0
	Asbestos Type	Presumed Asbestos		3
	Material Assessment	Low		5
	Recommendation	Remove		
Comments:	Fire doors commonly contain asbestos insulating boards and item should be presumed to contain asbestos as a precaution, unless proven otherwise. Interim action - Manage and Label.			

Location	Masterton Town Hall, Basement, 007, Stairwell		Sample Number	2 (P)
	Item / Position	Fire Doors		
	Material:	Insulating Board		
	Extent	2no		
	Product Type	AIB, Millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt	2	
	Condition	Good condition		0
	Surface Treatment	Completely sealed		0
	Asbestos Type	Presumed Asbestos		3
	Material Assessment	Low		5
	Recommendation	Remove		
Comments:	Fire doors commonly contain asbestos insulating boards and item should be presumed to contain asbestos as a precaution, unless proven otherwise. Interim action - Manage and Label.			

Location	Masterton Town Hall, External, 012, Boiler Room		Sample Number	3 (P)
 	Item / Position	Hot Water Cylinder		
	Material:	Suspected Asbestos		
	Extent	1no		
	Product Type	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	3	
	Condition	Good condition	0	
	Surface Treatment	Surface sealed	1	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	Medium	7	
	Recommendation	Remove		
	Comments:	Hot Water Cylinders can contain a variety of ACMs such as insulation, wiring, gaskets and reinforced plastics, and should therefore be presumed to contain asbestos unless proven otherwise. Interim action - Manage and Label.		

Location	Masterton Town Hall, External, 014, Roof		Sample Number	4 (P)
 	Item / Position	Cement Board		
	Material:	Cement Product		
	Extent	12m ²		
	Product Type	Asbestos reinforced composites etc.	1	
	Condition	Good condition	0	
	Surface Treatment	Completely sealed	0	
	Asbestos Type	Presumed Asbestos	3	
	Material Assessment	Very Low	4	
	Recommendation	Inspect and sample as required prior to disturbance		
	Comments:	Too wet to access safely at the time of the survey		



ASBESTOS REGISTER

Client: Masterton District Council

Site: Masterton Town Hall

Date Surveyed: 6/05/2019 to 7/05/2019

Masterton Town Hall									
Floor	Area / Room	Material	Extent	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Recommended Action
Basement	005 / Generator Room	Cement Board - Cement Product	Unknown	Low damage	Surface sealed	S009	Amosite / Chrysotile	5	Remove
Basement	006 / Underfloor Space	Debris - Cement Product	Unknown	High damage	Partially unsealed	S010	Amosite / Crocidolite / Chrysotile	9	Remove
Basement	007 / Stairwell	Cement Board - Cement Product	1m ²	Medium damage	Surface sealed	S011	Amosite / Chrysotile	6	Remove
1st Floor	009 / Lighting Platform	Cement Board - Cement Product	100m ²	Low damage	Surface sealed	S015	Amosite / Chrysotile	5	Remove
Ground Floor	010 / Central Passageway	Ceiling Lining - Cement Product	20m ²	Medium damage	Surface sealed	S016	Amosite / Chrysotile	6	Remove
External	011 / Central Void	Cement Cladding - Cement Product	3m ²	Low damage	Surface sealed	S018	Amosite / Chrysotile	5	Remove
External	011 / Central Void	Soffit - Cement Product	1m ²	Low damage	Surface sealed	S019	Amosite / Chrysotile	5	Remove
External	011 / Central Void	Pipe Lagging - Insulation	Unknown	High damage	Unsealed	S020	Chrysotile	10	Remove
External	012 / Boiler Room	ACD - Insulation	All	High damage	Unsealed	S022	Amosite	11	Remove
External	012 / Boiler Room	Gaskets - Gaskets (compressed)	All	Low damage	Surface sealed	S023	Chrysotile	4	Remove
External	012 / Boiler Room	Ceiling Lining - Cement Product	2m ²	Low damage	Completely sealed	S024	Amosite / Chrysotile	4	Remove
2nd Floor	013 / Projection Room	Switchboard - Bituminous Product	3no	Good condition	Completely sealed	S026	Chrysotile	2	Remove
2nd Floor	017 / Attic area	Bitumen Coating - Bituminous Product	1500m ²	Good condition	Completely sealed	S030	Chrysotile	2	Remove



ASBESTOS REGISTER

Client: Masterton District Council

Site: Masterton Town Hall

Date Surveyed: 6/05/2019 to 7/05/2019

Masterton Town Hall									
Floor	Area / Room	Material	Extent	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Recommended Action
External	011 / Central Void	Window Surround - Cement Product	1m ²	Low damage	Surface sealed	X018	Amosite / Chrysotile	5	Remove
External	011 / Central Void	Debris - Insulation	Unknown	High damage	Unsealed	X020	Chrysotile	10	Remove
External	012 / Boiler Room	Pipe Lagging - Insulation	All	Good condition	Surface sealed	X020	Chrysotile	5	Remove
Basement	005 / Generator Room	Switchboard - Bituminous Product	1no	Low damage	Surface sealed	SP001	Chrysotile	4	Remove
1st Floor	009 / Lighting Platform	Switchboard - Bituminous Product	1no	Low damage	Surface sealed	SP002	Chrysotile	4	Remove
Basement	005 / Generator Room	Fire Doors - Insulating Board	2no	Good condition	Completely sealed	P001	Presumed Asbestos	5	Remove
Basement	007 / Stairwell	Fire Doors - Insulating Board	2no	Good condition	Completely sealed	P002	Presumed Asbestos	5	Remove
External	012 / Boiler Room	Hot Water Cylinder - Suspected Asbestos	1no	Good condition	Surface sealed	P003	Presumed Asbestos	7	Remove
External	014 / Roof	Cement Board - Cement Product	12m ²	Good condition	Completely sealed	P004	Presumed Asbestos	4	Inspect and sample as required prior to disturbance



NON-ASBESTOS REGISTER

Client: Masterton District Council

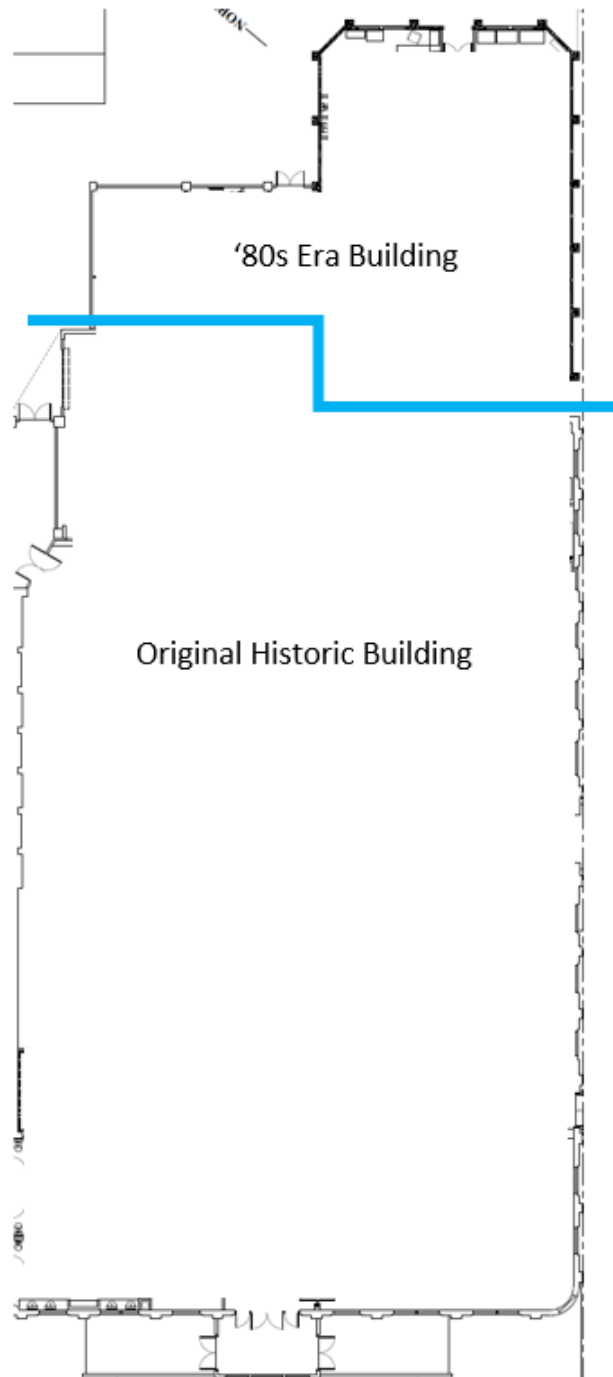
Date Surveyed: 6/05/2019 to 7/05/2019

Site: Masterton Town Hall

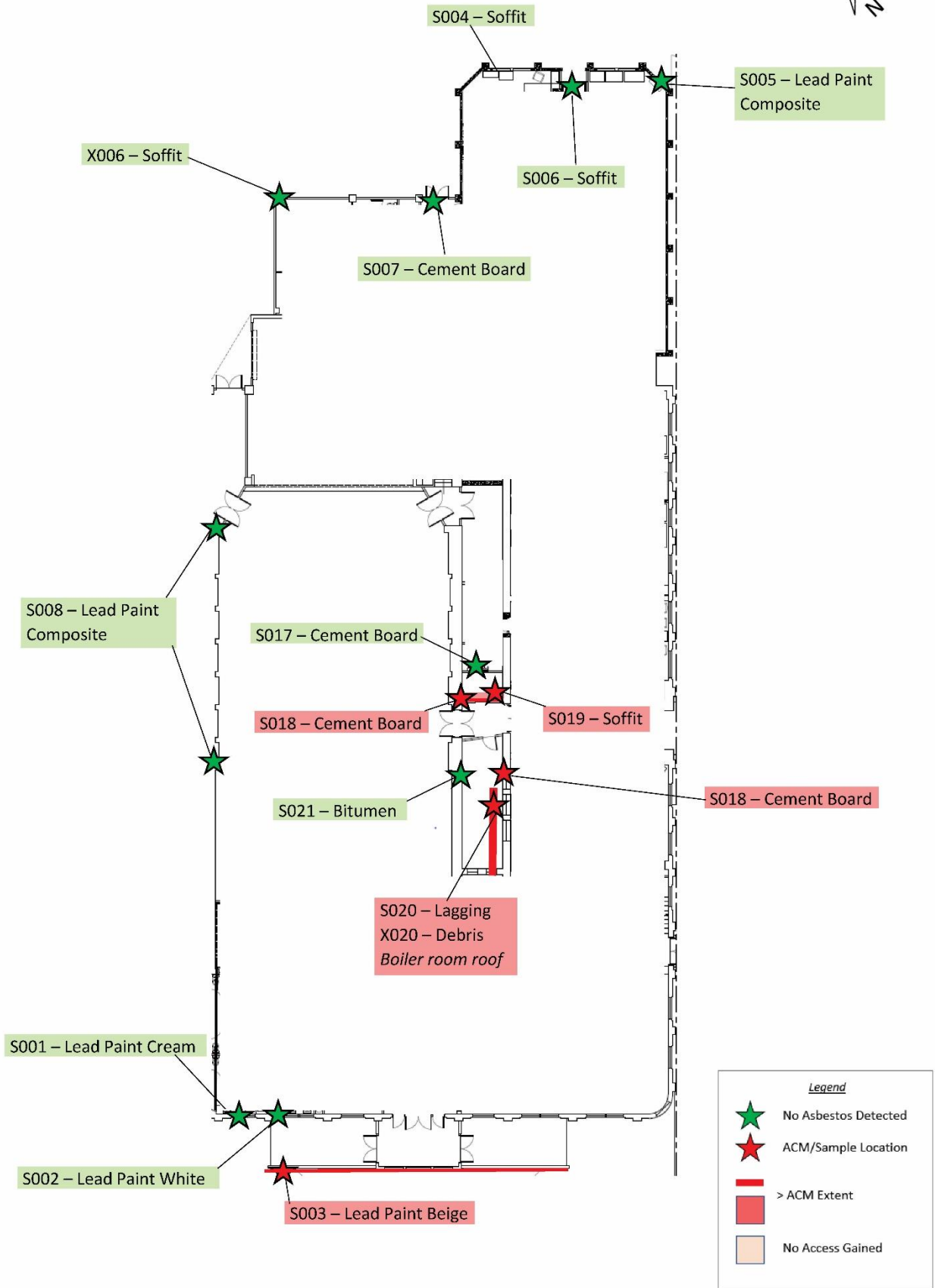
Building	Floor	Area / Room	Item	Material
Masterton Town Hall	Ground Floor	008 / Stage	Paint	Painted Surface (NAD)
Masterton Town Hall	Ground Floor	008 / Stage	Wall Lining	Cement Product (NAD)
Masterton Town Hall	1st Floor	016 / Lighting Platform	Damp proof course	Bituminous Product (NAD)
Masterton Town Hall	Basement	015 / Basement	Damp proof course	Bituminous Product (NAD)
Masterton Town Hall	2nd Floor	013 / Projection Room	Bitumen Paper	Bituminous Product (NAD)
Masterton Town Hall	2nd Floor	014 / Attic area	Bitumen Paper	Bituminous Product (NAD)
Masterton Town Hall	External	002 / Exterior	Soffit	Cement Product (NAD)
Masterton Town Hall	External	003 / North External Wall	Entrance Soffit	Cement Product (NAD)
Masterton Town Hall	External	003 / North External Wall	Soffit	Cement Product (NAD)
Masterton Town Hall	External	003 / North External Wall	Cement Board	Cement Product (NAD)
Masterton Town Hall	External	011 / Central Void	Bitumen	Bituminous Product (NAD)
Masterton Town Hall	External	011 / Central Void	Cement Cladding	Cement Product (NAD)
Masterton Town Hall	External	014 / Roof	Bitumen Roofing	Bituminous Product (NAD)

4.0 DRAWINGS

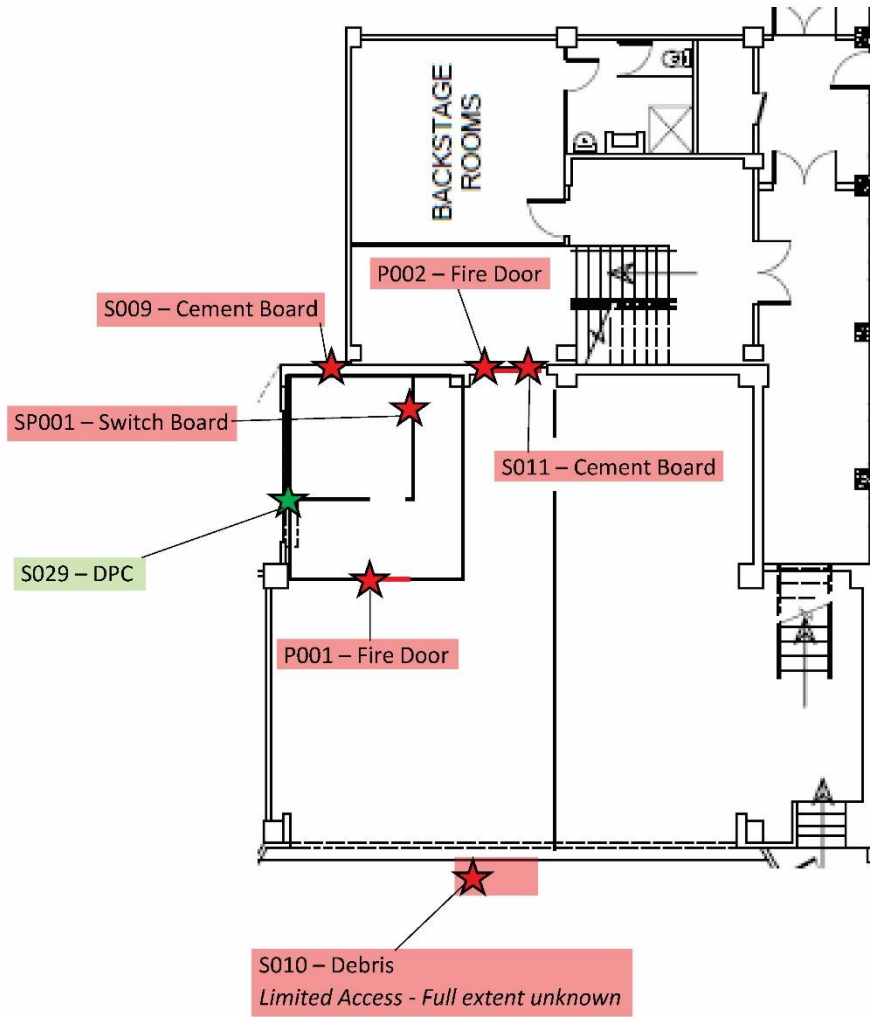
Masterton Town Hall – Site Plan



Masterton Town Hall – External (Including Central Void)

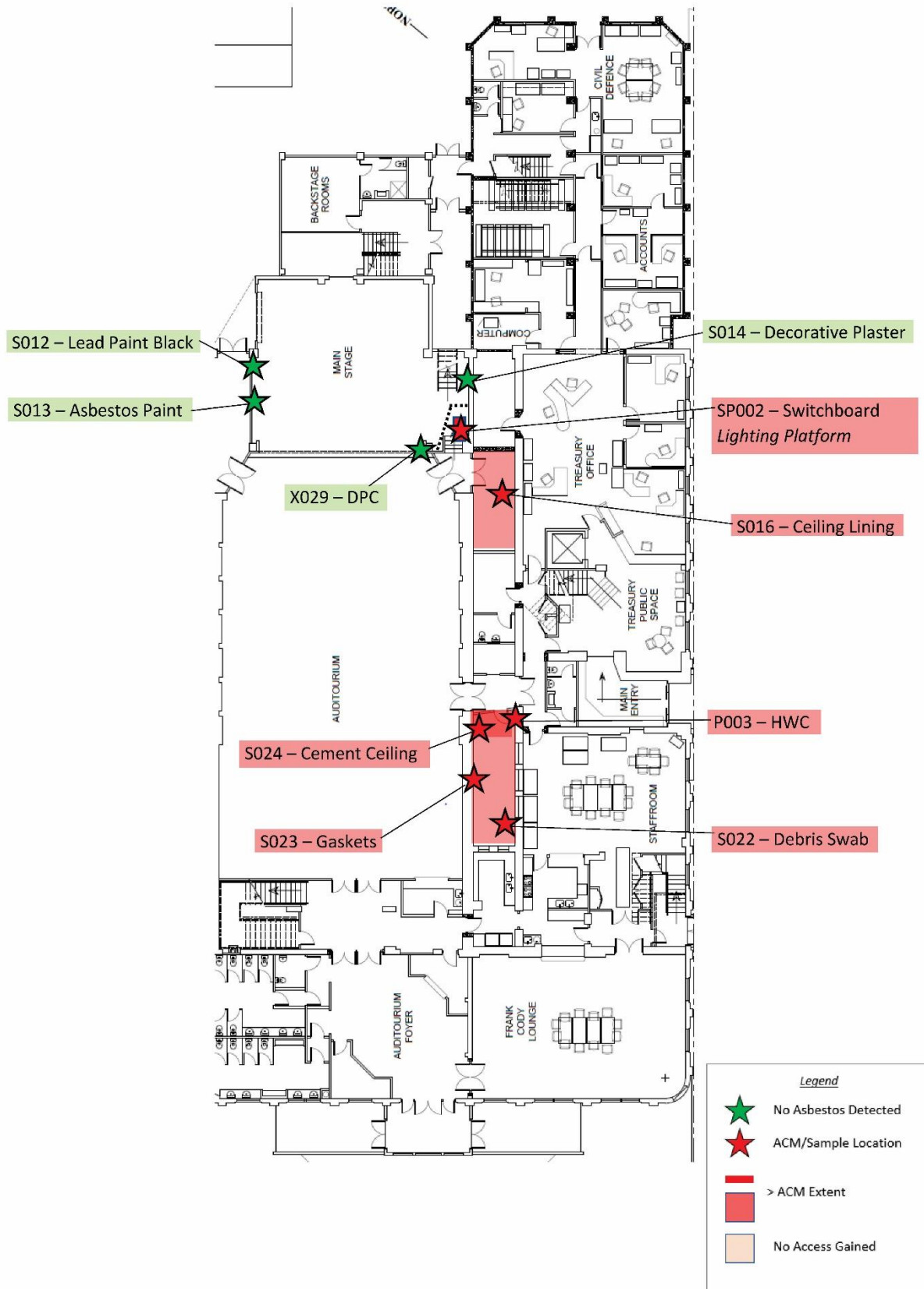


Masterton Town Hall – Basement

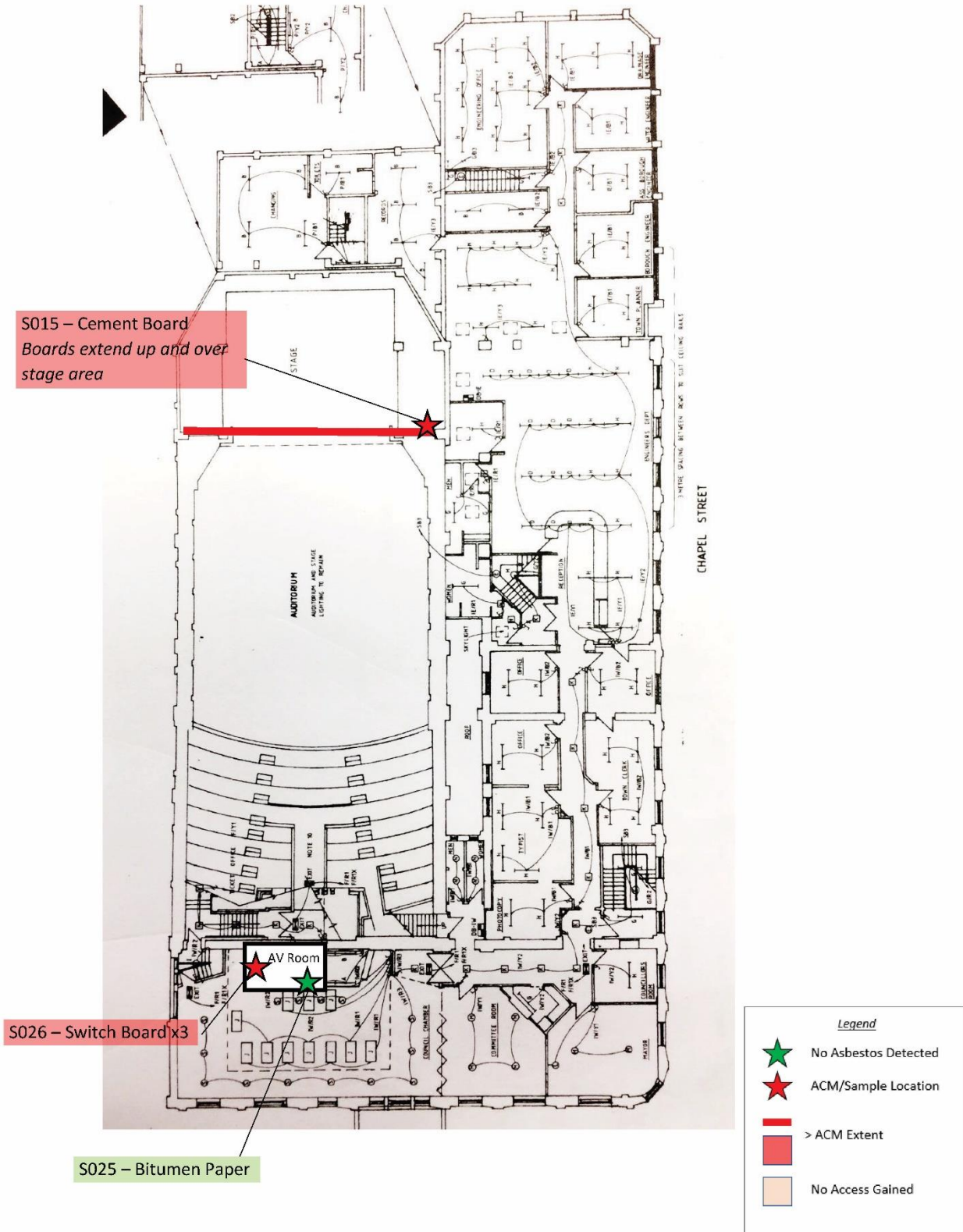


Legend	
	No Asbestos Detected
	ACM/Sample Location
	> ACM Extent
	No Access Gained

Masterton Town Hall – Ground Floor Interior



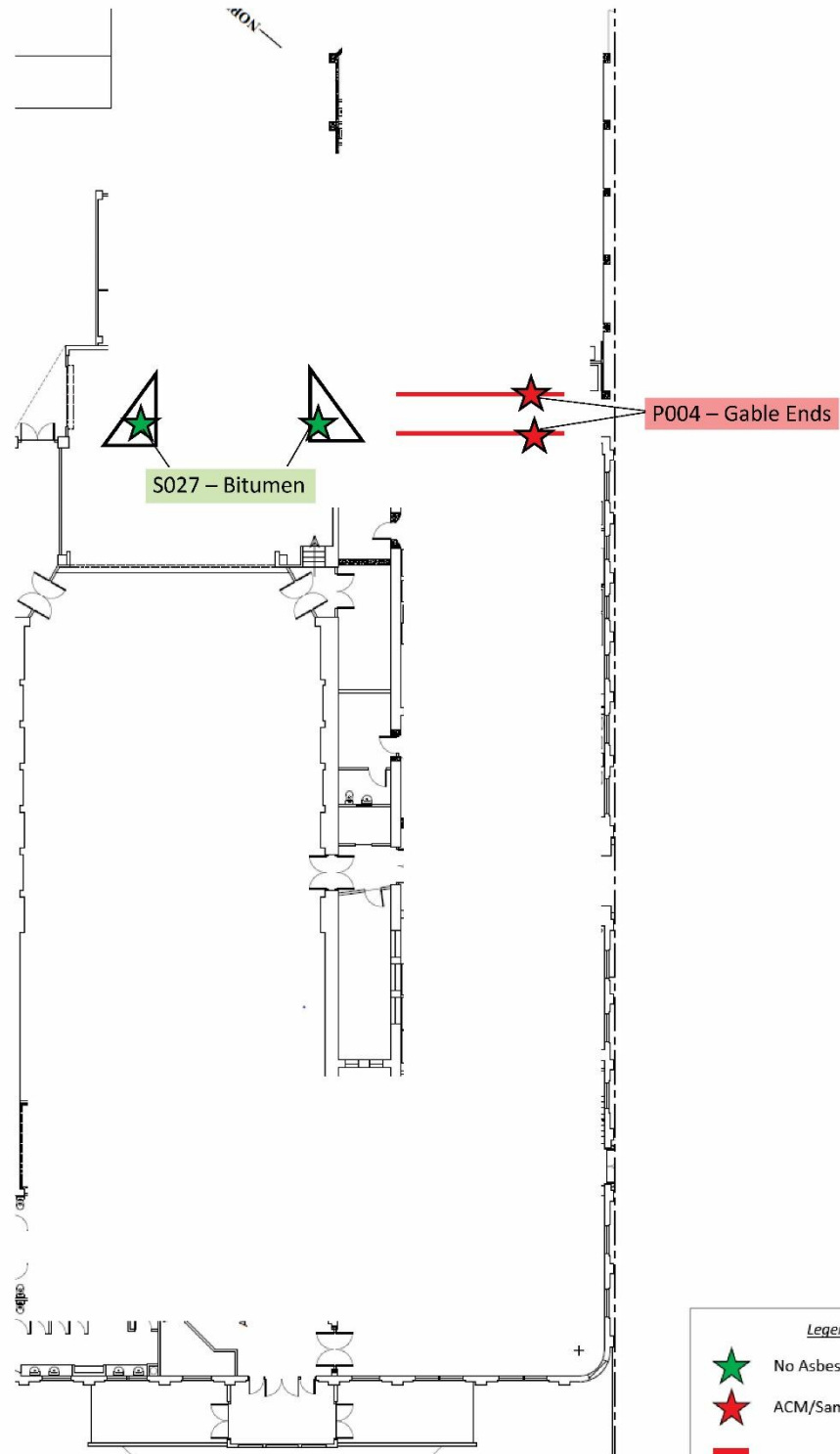
Masterton Town Hall – First Floor Interior



Masterton Town Hall – Roof Interior and Attic Space



Masterton Town Hall – Roof Exterior



Legend	
	No Asbestos Detected
	ACM/Sample Location
	> ACM Extent
	No Access Gained

5.0 CERTIFICATES OF ANALYSIS



Hill Laboratories
TRIED, TESTED AND TRUSTED

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Level 3, 204 Thorndon Quay
Thorndon
Wellington 6011 New Zealand

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T +64 7 858 2000
E mail@hill-labs.co.nz
W www.hill-laboratories.com

Certificate of Analysis

Page 1 of 2

Client: Fibresafe NZ Limited	Lab No: 2172299	A2Pv1
Contact: Donald Napier	Date Received: 08-May-2019	
C/- Fibresafe NZ Limited	Date Reported: 08-May-2019	
Callaghan Innovation Campus, E Block	Quote No: 85696	
69 Gracefield Road	Order No:	
Lower Hutt 5010	Client Reference: W-01393	
	Add. Client Ref: Sampled: 07/05/2019	
	Submitted By: Mike Dunnett	

Sample Type: Building Material

Sample Name	Lab Number	Sample Category*	Sample Weight on receipt (g)	Asbestos Presence / Absence
S004 - Soffit	2172299.1	Fibre Cement	0.75	Asbestos NOT detected. Organic fibres detected.
S006 - Soffit	2172299.2	Fibre Cement	0.56	Asbestos NOT detected. Organic fibres detected.
S007 - Cement Board	2172299.3	Fibre Cement	0.59	Asbestos NOT detected. Organic fibres detected.
S009 - Cement Board	2172299.4	Fibre Cement	5.33	Amosite (Brown Asbestos) and Chrysotile (White Asbestos) detected.
S010 - Debris	2172299.5	Debris	22.77	Amosite (Brown Asbestos), Chrysotile (White Asbestos) and Crocidolite (Blue Asbestos) detected.
S011 - Cement Board	2172299.6	Fibre Cement	3.98	Amosite (Brown Asbestos) and Chrysotile (White Asbestos) detected.
S013 - Paint Asbestos	2172299.7	Other	1.55	Asbestos NOT detected.
S014 - Plaster	2172299.8	Plaster	35.32	Asbestos NOT detected.
S015 - Cement Board	2172299.9	Fibre Cement	1.02	Amosite (Brown Asbestos) and Chrysotile (White Asbestos) detected.
S016 - Cement Lining	2172299.10	Fibre Cement	1.14	Amosite (Brown Asbestos) and Chrysotile (White Asbestos) detected.
S017 - Cement Board	2172299.11	Fibre Cement	0.90	Asbestos NOT detected. Organic fibres detected.
S018 - Cement Board	2172299.12	Fibre Cement	5.81	Amosite (Brown Asbestos) and Chrysotile (White Asbestos) detected. Organic fibres detected.
S019 - Soffit	2172299.13	Fibre Cement	3.25	Amosite (Brown Asbestos) and Chrysotile (White Asbestos) detected.
S020 - Lagging	2172299.14	Lagging / Insulation	1.32	Chrysotile (White Asbestos) detected.
S021 - Bitumen	2172299.15	Bituminous Product	0.98	Asbestos NOT detected. Organic fibres detected.
S022 - Debris	2172299.16	Debris	6.79	Amosite (Brown Asbestos) detected. Organic fibres detected. Synthetic mineral fibres detected.
S023 - Gasket	2172299.17	Gasket	0.73	Chrysotile (White Asbestos) detected.
S024 - Ceiling Lining	2172299.18	Fibre Cement	1.55	Amosite (Brown Asbestos) and Chrysotile (White Asbestos) detected.
S025 - Bitumen	2172299.19	Bituminous Product	0.82	Asbestos NOT detected. Organic fibres detected.
S026 - Switchboard	2172299.20	Bituminous Product	2.09	Chrysotile (White Asbestos) detected.
S027 - Bitumen	2172299.21	Bituminous Product	6.67	Asbestos NOT detected.
S028 - Ceiling Bitumen	2172299.22	Bituminous Product	1.15	Asbestos NOT detected. Organic fibres detected.
S029 - DPC	2172299.23	Bituminous Product	6.10	Asbestos NOT detected. Organic fibres detected.
S030 - Bitumen	2172299.24	Bituminous Product	0.74	Chrysotile (White Asbestos) detected.



This Laboratory is accredited by International Accreditation New Zealand (IANZ), which represents New Zealand in the International Laboratory Accreditation Cooperation (ILAC). Through the ILAC Mutual Recognition Arrangement (ILAC-MRA) this accreditation is internationally recognised. The tests reported herein have been performed in accordance with the terms of accreditation, with the exception of tests marked *, which are not accredited.



Summary of Methods

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively clean matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis. Unless otherwise indicated, analyses were performed at Hill Laboratories, 28 Duke Street, Frankton, Hamilton 3204.

Sample Type: Building Material			
Test	Method Description	Default Detection Limit	Sample No
Asbestos in Bulk Material			
Sample Category*	Assessment of sample type. Analysed at Hill Laboratories - Asbestos; 204 Thorndon Quay, Wellington.	-	1-24
Sample Weight on receipt	Sample weight. Analysed at Hill Laboratories - Asbestos; 204 Thorndon Quay, Wellington.	0.01 g	1-24
Asbestos Presence / Absence	Examination using Low Powered Stereomicroscopy followed by 'Polarised Light Microscopy' including 'Dispersion Staining Techniques'. Analysed at Hill Laboratories - Asbestos; 204 Thorndon Quay, Wellington. AS 4964 (2004) - Method for the Qualitative Identification of Asbestos in Bulk Samples.	-	1-24

These samples were collected by yourselves (or your agent) and analysed as received at the laboratory.

Samples are held at the laboratory after reporting for a length of time depending on the preservation used and the stability of the analytes being tested. Once the storage period is completed the samples are discarded unless otherwise advised by the client.

This certificate of analysis must not be reproduced, except in full, without the written consent of the signatory.

Henry Collins BSc
 Laboratory Technician - Asbestos



Hill Laboratories
 TRIED, TESTED AND TRUSTED

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 Hamilton 3240 New Zealand

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 E mail@hill-labs.co.nz
 W www.hill-laboratories.com

Certificate of Analysis

Page 1 of 1

Client: Fibresafe NZ Limited	Lab No: 2172303	SPV1
Contact: Donald Napier	Date Received: 08-May-2019	
C/- Fibresafe NZ Limited	Date Reported: 13-May-2019	
Callaghan Innovation Campus, E Block	Quote No: 85696	
69 Gracefield Road	Order No:	
Lower Hutt 5010	Client Reference: W-01393	
	Submitted By: Mike Dunnett	

Sample Type: Dried Paint

Sample Name:	S001 - Paint Cream 07-May-2019	S002 - Paint White 07-May-2019	S003 - Paint Beige 07-May-2019	S005 - Paint 07-May-2019	S008 - Paint 07-May-2019
Lab Number:	2172303.1	2172303.2	2172303.3	2172303.4	2172303.5
Total Recoverable Lead mg/kg dry wt	57	111	5,800	53	83

Sample Name:	S012 - Paint Black 07-May-2019				
Lab Number:	2172303.6				
Total Recoverable Lead mg/kg dry wt	8	-	-	-	-

Summary of Methods

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively clean matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis. Unless otherwise indicated, analyses were performed at Hill Laboratories, 28 Duke Street, Frankton, Hamilton 3204.

Test	Method Description	Default Detection Limit	Sample No
Total Recoverable digestion	Nitric / hydrochloric acid digestion. US EPA 200.2.	-	1-6
Total Recoverable Lead	Dried sample, sieved as specified (if required). Nitric/Hydrochloric acid digestion, ICP-MS, screen level. US EPA 200.2.	0.4 mg/kg dry wt	1-6

These samples were collected by yourselves (or your agent) and analysed as received at the laboratory.

Samples are held at the laboratory after reporting for a length of time depending on the preservation used and the stability of the analytes being tested. Once the storage period is completed the samples are discarded unless otherwise advised by the client.

This certificate of analysis must not be reproduced, except in full, without the written consent of the signatory.

Ara Heron BSc (Tech)
 Client Services Manager - Environmental



This Laboratory is accredited by International Accreditation New Zealand (IANZ), which represents New Zealand in the International Laboratory Accreditation Cooperation (ILAC). Through the ILAC Mutual Recognition Arrangement (ILAC-MRA) this accreditation is internationally recognised. The tests reported herein have been performed in accordance with the terms of accreditation, with the exception of tests marked *, which are not accredited.

6.0 CONCLUSIONS AND RECOMMENDATIONS

All work should be conducted in accordance with the Management & Removal of Asbestos Approved Code of Practice (WorkSafe, 2016). The recommendations provided in this section identify the main elements of the Action Plans that need to be developed and implemented by Masterton District Council or the contractual PCBU / Duty Holder in order to address the asbestos management issues that affect Masterton Town Hall.

It is recommended that all ACMs that may be disturbed by refurbishments/demolition should be removed prior to this work. As the scope of refurbishments/demolition is yet to be finalised, as a general recommendation all ACMs should be managed and labelled in the interim period. Further recommendations and comments are provided individually for specific items and materials as necessary in the body of the report - refer Section 3 Survey Results.

Particular attention should be given to the central boiler room area where asbestos pipe lagging with high damage and associated debris has been identified.

7.0 TRAINING AND COMMUNICATION

The Asbestos Regulations section 17 details obligations of PCBUs. In short, a PCBU must ensure that workers who are engaged by the PCBU and who the PCBU reasonably believes may be involved in asbestos removal work must be trained in the identification and safe handling of, and suitable control measures for, asbestos and ACM. It is recommended that all employees who are directly or indirectly liable to be exposed to asbestos should receive adequate information, instruction and asbestos awareness training and should have access to the Asbestos Register, or information contained within it.

7.1 Management Responsibility

Responsibility should be allocated to a specific individual to provide a source of information, advice and authority for situations where decisions relating to asbestos are needed. The nominated individual should also be responsible for:

- Communicating information about asbestos;
- Outlining decisions and reasons for the decisions, about the management of the risk arising from asbestos at the workplace;
- Detailing incidents or emergencies involving asbestos or ACMs in the workplace;
- Controlling the Asbestos Register and keeping the management plan up to date;
- Liaising with specialist Asbestos Consultants and Contractors;
- Monitoring the action plan.

8.0 APPENDICES

8.1 Survey Extent and Limitations

The survey has been undertaken with all due care and diligence using staff with suitable and sufficient experience. There remains, however, the possibility that there may be concealed asbestos containing materials within the fabric of the building which were not located and identified. These concealed areas of asbestos may only become apparent during further investigation (intrusive investigation or invasive works). Fibresafe NZ Ltd, therefore cannot fully guarantee that all ACMs have been located and identified. Reference must be made to the No Access Areas table which describes the areas which were not accessed.

All areas at the site which have not been accessed should be presumed to contain asbestos until further investigation and sampling proves otherwise.

8.2 Material Assessment Score

Each of the parameters given below are assessed during the material risk assessment.

Sample Variable	Score	Examples
Product type (or debris from product)	1 (Low)	Composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, paints, decorative finishes, cement etc.)
	2 (Medium)	AIB, textiles, gaskets, ropes, paper etc.
	3 (High)	Lagging, spray coatings, loose asbestos etc.
Surface Treatment	0 (None)	Non-friable composite asbestos/encapsulated cement.
	1 (Low)	Enclosed sprays/lagging/board or bare cement.
	2 (Medium)	Bare AIB or encapsulated lagging/spray.
	3 (High)	Unsealed lagging/spray/loose asbestos.
Extent of damage	0 (None)	No visible damage.
	1 (Low)	Few scratches/marks, broken edges etc.
	2 (Medium)	Significant breakage of non-friable materials or several areas of damage to friable material.
	3 (High)	High damage/visible debris.
Asbestos Type	0	No asbestos detected.
	1	Chrysotile.
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite.

Source: Health and Safety Executive (HSE), UK: Asbestos: The Survey Guide Second Edition (2012)

The Material Assessment score is calculated by adding the parameters above. The potential for releasing fibres is detailed below.

Material Assessment Score	Fibre Release Potential
10 or higher	High
7 – 9	Medium
5 – 6	Low
4 or lower	Very Low

The material assessment looks at the type and condition of the ACM and the ease with which it will release fibres if disturbed. It does not take into account occupancy or activities within the area, including periodic maintenance works.

8.3 Glossary of Terms & Abbreviations

The following is a list of the different asbestos types:

Name	Description
Chrysotile	White Asbestos
Amosite	Brown Asbestos
Crocidolite	Blue Asbestos
Tremolite	Fibrous forms of these minerals may be found very occasionally during sample analysis and should be considered as hazardous as Amosite and Crocidolite
Anthophyllite	
Actinolite	

The following terms, abbreviations and acronyms may appear in the text of this report:

Abbreviation	Meaning
AIB	Asbestos Insulating Board
AC	Asbestos Cement
CAF	Compressed Asbestos Fibre, relating to gaskets
NAD	No Asbestos Detected

8.4 Disclaimer

- The management and staff of Fibresafe NZ Ltd have taken every feasible action to ensure that the quality and integrity of this report is accurate. However, the information and knowledge in this report should not be relied upon in its entirety. Any commercial decisions made should be considered in consultation with other documentation.
- Fibresafe NZ Ltd will provide written and verbal recommendations pursuant to engaged services. These recommendations will be based on supplied information either by verbal instruction and/or supplied documentation. Fibresafe NZ Ltd will not be held liable for any acts or omissions which apportion blame, due to poor verbal or written instructions including lack of or poorly presented plans. Our liability is limited to our indemnity insurance cover mentioned previously. It is important to note that sampling is non-intrusive in nature so Fibresafe NZ Ltd will not be held liable for any hidden ACMs that could not reasonably be identified at the time of sampling / testing.
- This report relates only to the identification of asbestos containing materials (ACM) used in the construction of the property and does not include the identification of dangerous goods, or hazardous substances in the form of chemicals used, stored or manufactured with the property or plant.
- This report is not to be used for contractual purposes unless the front signatory sheet is signed where indicated by both the person conducting the survey and the report approver.
- All measurements detailing the extent of materials are estimates only. It is the responsibility of contractors quoting for any refurbishment or removal works to take their own measurements to establish the precise extent of the works prior to tendering.
- This report shall not be reproduced without full written approval of Fibresafe NZ Ltd.





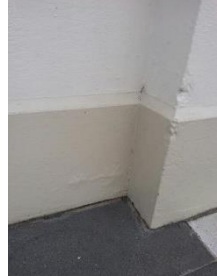
BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Masterton District Council

Date Surveyed: 6/05/2019 to 7/05/2019

Site: Masterton Town Hall

8.5 Full Survey/Building Register

Masterton Town Hall								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Material Type and Description	Sample Number	Asbestos Type	Recommended Action	Photo
External	001 / South External Wall	Yes		Lead Paint - Painted Surface	S001	Lead Below Threshold Value	No action required	
External	001 / South External Wall	Yes	Surrounding windows	Lead Paint - Painted Surface	S002	Lead Below Threshold Value	No action required	
External	001 / South External Wall	Yes	Note: Lead-based paint is any paint or other coating that contains lead equal to or more than 5000 mg/kg or 1 mg/cm ² of painted surface.	Lead Paint - Painted Surface	S003	5800 mg/kg	Remove using appropriate controls	






BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Masterton District Council

Date Surveyed: 6/05/2019 to 7/05/2019

Site: Masterton Town Hall

Masterton Town Hall								
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External	002 / Exterior	Yes		Soffit - Cement Product	S004	NAD	No action required	
External	003 / North External Wall	Yes	Composite of paint colours from 80s era section	Lead Paint - Painted Surface	S005	Lead Below Threshold Value	No action required	
External	003 / North External Wall	Yes		Entrance Soffit - Cement Product	S006	NAD	No action required	






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External	003 / North External Wall	Yes		Cement Board - Cement Product	S007	NAD	No action required	
External	004 / West External Wall	Yes		Lead Paint - Painted Surface	S008	Lead Below Threshold Value	No action required	
Basement	005 / Generator Room	Yes	Cement board concealed behind low density chip board. Full extent unknown. Interim action - Encapsulate, Mangle and Label.	Cement Board - Cement Product	S009	Amosite / Chrysotile	Remove	



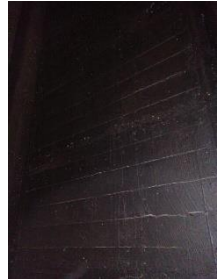


BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

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Masterton Town Hall								
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Basement	006 / Underfloor Space	Yes	Debris located at underfloor space access point. Limited access to ascertain extent. Interim action - Restrict access to underfloor space, PPE/RPE required for entry.	Debris - Cement Product	S010	Amosite / Crocidolite / Chrysotile	Remove	
Basement	007 / Stairwell	Yes	Interim action - Encapsulate, Manage and Label.	Cement Board - Cement Product	S011	Amosite / Chrysotile	Remove	
Ground Floor	008 / Stage	Yes		Lead Paint - Painted Surface	S012	Lead Below Threshold Value	No action required	

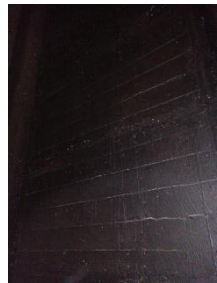




BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

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Date Surveyed: 6/05/2019 to 7/05/2019

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Masterton Town Hall								
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Ground Floor	008 / Stage	Yes		Paint - Painted Surface	S013	NAD	No action required	
Ground Floor	008 / Stage	Yes	Material is remnants of original aggregate render and plaster wall lining to brick work.	Wall Lining - Cement Product	S014	NAD	No action required	
1st Floor	009 / Lighting Platform	Yes	Cement boards extend around and above stage front area. Interim action – Encapsulate, Manage and Label. Restrict access to platform and other areas where boards are accessible. An environmental clean of dust in vicinity of the boards should also be conducted.	Cement Board - Cement Product	S015	Amosite / Chrysotile	Remove	

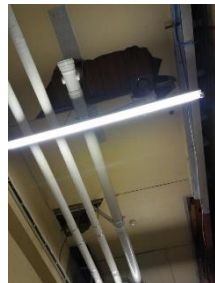




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Ground Floor	010 / Central Passageway	Yes	Interim action - Encapsulate and repair broken/damaged areas, Manage and Label.	Ceiling Lining - Cement Product	S016	Amosite / Chrysotile	Remove	
External	011 / Central Void	Yes		Cement Cladding - Cement Product	S017	NAD	No action required	
External	011 / Central Void	Yes	Interim action - Manage & Label. Encapsulate if boards are to remain.	Cement Cladding - Cement Product	S018	Amosite / Chrysotile	Remove	






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External	011 / Central Void	Yes	Interim action - Manage & Label. Encapsulate if soffit is to remain.	Soffit - Cement Product	S019	Amosite / Chrysotile	Remove	
External	011 / Central Void	Yes	Restrict all access to area until removal/remediation of damaged sections can be completed. Full extent unknown. All enclosed pipework should be presumed to contain asbestos unless proven otherwise.	Pipe Lagging - Insulation	S020	Chrysotile	Remove	
External	011 / Central Void	Yes		Bitumen - Bituminous Product	S021	NAD	No action required	






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External	012 / Boiler Room	Yes	Restrict access to boiler room until area can be subjected to an environmental clean.	ACD - Insulation	S022	Amosite	Remove	
External	012 / Boiler Room	Yes	All non-rubber compressed gaskets should be presumed to contain asbestos as a precaution, unless individually sampled to prove otherwise. Interim action - Manage and Label.	Gaskets - Gaskets (compressed)	S023	Chrysotile	Remove	
External	012 / Boiler Room	Yes	Interim action - Manage & Label.	Ceiling Lining - Cement Product	S024	Amosite / Chrysotile	Remove	






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2nd Floor	013 / Projection Room	Yes		Bitumen Paper - Bituminous Product	S025	NAD	No action required	
2nd Floor	013 / Projection Room	Yes	Interim action - Manage & Label.	Switchboard - Bituminous Product	S026	Chrysotile	Remove	
External	014 / Roof	Yes		Bitumen Roofing - Bituminous Product	S027	NAD	No action required	






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2nd Floor	014 / Attic area	Yes		Bitumen Paper - Bituminous Product	S028	NAD	No action required	
Basement	015 / Basement	Yes		Damp proof course - Bituminous Product	S029	NAD	No action required	
2nd Floor	017 / Attic area	Yes	Bituminous coating to interior of metal roof sheets. Interim action - Manage & Label.	Bitumen Coating - Bituminous Product	S030	Chrysotile	Remove	






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External	003 / North External Wall	Yes		Soffit - Cement Product	X004	NAD	No action required	
External	011 / Central Void	Yes	Interim action - Manage & Label. Encapsulate if boards are to remain.	Window Surround - Cement Product	X018	Amosite / Chrysotile	Remove	
External	011 / Central Void	Yes	Debris below pipe work must be disposed of as asbestos waste	Debris - Insulation	X020	Chrysotile	Remove	






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External	012 / Boiler Room	Yes	Pipework inside boiler room appears modern, however it is not clear where the transition from old asbestos lagged pipework to modern pipework occurs. Individual sections of pipework should be checked for asbestos lagging prior to disposal.	Pipe Lagging - Insulation	X020	Chrysotile	Remove	
External	011 / Central Void	Yes		Bitumen - Bituminous Product	X021	NAD	No action required	
1st Floor	016 / Lighting Platform	Yes		Damp proof course - Bituminous Product	X029	NAD	No action required	






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Basement	005 / Generator Room	Yes	Interim action - Manage and Label	Switchboard - Bituminous Product	SP001	Chrysotile	Remove	
1st Floor	009 / Lighting Platform	Yes	Interim action - Manage and Label.	Switchboard - Bituminous Product	SP002	Chrysotile	Remove	
Basement	005 / Generator Room	Yes	Fire doors commonly contain asbestos insulating boards and item should be presumed to contain asbestos as a precaution, unless proven otherwise. Interim action - Manage and Label.	Fire Doors - Insulating Board	P001	Presumed Asbestos	Remove	





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Basement	007 / Stairwell	Yes	Fire doors commonly contain asbestos insulating boards and item should be presumed to contain asbestos as a precaution, unless proven otherwise. Interim action - Manage and Label.	Fire Doors - Insulating Board	P002	Presumed Asbestos	Remove	
External	012 / Boiler Room	Yes	Hot Water Cylinders can contain a variety of ACMs such as insulation, wiring, gaskets and reinforced plastics, and should therefore be presumed to contain asbestos unless proven otherwise. Interim action - Manage and Label.	Hot Water Cylinder - Suspected Asbestos	P003	Presumed Asbestos	Remove	
External	014 / Roof	Yes	Too wet to access safely at the time of the survey	Cement Board - Cement Product	P004	Presumed Asbestos	Inspect and sample as required prior to disturbance	