

ASBESTOS DETECTION REPORT



☎ 1300 661 802



Address of Property Inspected:
102 William Street, Rockhampton

Inspection Date: 15 August 2016

Report No: RKH5446A

Inspector: GREG UEBERGANG

QBCC Licence No: 1082280

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Aussie Vision Enterprises Pty Ltd t/a Australian Professional Inspection Services ABN 51 101 539 137

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1. INTRODUCTION

At the request of Arnolds Advance Tyre Centre,
Greg Uebergang of Australian Professional Inspection Services
carried out an asbestos-containing materials inspection
for the building at 102 William Street, Rockhampton on 15th August 2016.

The purpose of the inspection was to visually determine the presence of any *asbestos-containing-materials* (ACM) in the building in accordance with:-

- Work Health and Safety Act 2011
- The Work Health and Safety Regulations – Queensland 2011
- The Work Health and Safety Codes of Practice 2011 – how to manage and control asbestos in workplaces.

The results of the asbestos inspection are provided in
SECTION 10: ASBESTOS -CONTAINING MATERIALS REGISTER, which is designed to provide
readily available information about the presence of asbestos-containing materials as per the regulations
in the workplace.

The owner / manager of the building must display a notice in a prominent place in the building, stating
that there is an asbestos report completed for the building and where it can be viewed.

2. WORKPLACE LEGISLATION

The *Work Health and Safety Act 2011* and the *Work Health and Safety Regulations 2011* establishes mandatory requirements for managing and removing asbestos in the workplace through:

- Queensland Work Health and Safety Regulation 2011
 - Code of Practice for the How to Manage and Control of Asbestos in Workplace
 - Code of Practice – How to safely Remove Asbestos
-
- An A class license, also known as an Asbestos Removal Business Certificate, is required to remove friable or loose asbestos in any quantity.
 - A B class license is required to remove more than ten square metres of non-friable asbestos (ACM) or any asbestos contaminated dust or debris (ACD) associated with the removal of more than ten square metres of non-friable asbestos.
The licence does not authorise the removal of friable asbestos.

Further information can found from the following:-

Safe Work Australia - Phone 02 6121 5317

www.safeworkaustralia.gov.au

Work Health and Safety Regulation 2011

www.legislation.qld.gov.au

Work Health and Safety Act 2011

www.legislation.qld.gov.au

Others

www.deir.qld.gov.au

www.comlaw.gov.au

Asbestos Industry Association

www.asbestosindustry.asn.au

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3. METHODOLOGY

The inspection report survey involved visually inspecting each area of the building for the purpose of *identifying asbestos-containing materials*, as defined under the Work Health and Safety Regulations 2011.

4. LIMITATIONS

APIS has made every effort to identify all *asbestos-containing materials* contained within the buildings together with basic items of plant and equipment but no warranty, expressed or implied, is made to the completeness of this inspection and report.

During the course of a normal visual non-invasive / non-destructive asbestos inspection it may **not** be possible to identify the presence of all asbestos materials. In many instances, asbestos materials may be present in areas that cannot be accessed without implementing destructive sampling techniques or maybe hidden. Such areas may include but not limited to:

- ◆ wall cavities & internal pipe work – e.g. lagging to pipes;
- ◆ penetrations in solid walls and concrete floor slabs;
- ◆ integral parts of machinery, plant and pipe work;
- ◆ fire dampers and reheat units within air conditioning ducts; and
- ◆ inaccessible service ducts/risers,
- ◆ access to roofs/ceilings where access is considered unsafe to access by normal means.
- ◆ Vinyl tile or sheeting under carpets
- ◆ Asbestos sheeting to ceiling above newly installed ceilings
- ◆ Packing to floor joists and bearer, behind doors, window jambs and framing
- ◆ Heater banks within ducted air conditioning systems
- ◆ Sprayed asbestos material to fire proof steel members
- ◆ Millboard backing material for vinyl sheeting / tiles
- ◆ Render or plaster to wall penetration within wet areas – used to insulate copper hot water pipe
- ◆ Sheeting used on flooring or walls could be covered
- ◆ Oversheeting of roof with new metal or tile roof.- may not be identified if there is no ceiling space access

and these areas are to be presumed to contain asbestos until proven otherwise.

No Air monitoring or sampling has been conducted to ceiling space or wall cavities to confirm the presence of asbestos fibres to dust/debris in these regions.

5. SCOPE OF WORKS

This report identifies: Asbestos-Containing Materials and provides a Register

As part of this Audit process we have identified the risks and hazards associated with the presence of Asbestos and determined the need for encapsulation or removal. We have primarily identified those areas of greater risk. To ensure compliance with the spirit of the legislation we have provided our risk assessment and recommendations to manage the Asbestos contained in this site. These recommendations must be followed to provide a safe workplace for building occupiers, maintenance staff & the general public.

On-site training is not part of the services requested for this report but is available.

There is no machine or technique currently available for use on site to identify asbestos. Also with a visual non-destructive inspection technique it is not possible to totally guarantee that a building is free of asbestos. The building owner must ensure that during demolition an appropriately qualified person should visit the site to verify the absence of asbestos.

6. ASBESTOS MANAGEMENT AND REMOVAL LEGISLATION

The *Work Health and Safety Act 2011* and the *Queensland Work Health and Safety Regulations 2011* establishes mandatory requirements for managing and removing asbestos in the workplace through:

- Queensland Work Health and Safety Regulation 2011
- Work Health and Safety Codes of Practice for: -
 - How to Manage and Control of Asbestos in Workplace
 - How to safely Remove Asbestos
- An A class license, also known as an Asbestos Removal Business Certificate, is required to remove friable or loose asbestos in any quantity.
- A B class license is only able to remove more than ten square metres of non-friable asbestos (ACM) or any asbestos contaminated dust or debris (ACD) associated with the removal of more than ten square metres of non-friable asbestos.
The licence does not authorise the removal of friable asbestos.

Obligations to identify and manage asbestos

Under Chapter 8 - of the *Work Health and Safety Regulation 2011* a person with management or control of a workplace must ensure, so far as is reasonably practicable - that all asbestos or acm at the workplace is identified.

Owners of buildings and structures that are workplaces must comply with the requirements of the Work Health and Safety Act 2011.

In some cases, there may be more than one person with management or control of a workplace. For example:

- a person with management of a workplace is a tenant
- a person with control of a workplace has the power to make decisions and changes to the structure and use of the workplace. This person will usually be the owner of the workplace or a representative of the owner and may own the workplace and engage workers to carry out work there
 - own the workplace but lease it to another person conducting a business or undertaking at the workplace
 - have management or control over the workplace, for example a property management group or agent.

Obligations to include:-

- an asbestos register is prepared, maintained, reviewed and kept at the workplace. It must be readily available to workers, their health and safety representatives and other persons must ensure, when management or control of the workplace is relinquished, a copy of the asbestos register is given to the person assuming management or control.

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- Managing the risks associated with asbestos involves:
 - identifying asbestos and ACM at the workplace and recording this in the asbestos register
 - assessing the risk of exposure to airborne asbestos
 - eliminating or minimising the risks by implementing control measures
 - reviewing control measures to ensure they are effective.
- When choosing the most appropriate control measure, the following hierarchy of controls must be considered:
 - eliminating the risk (for example, removing the asbestos)
 - substituting the risk, isolating the risk or applying engineering controls (for example, enclosing, encapsulation, sealing or using certain tools)
 - using administrative controls (for example, safe work practices)
 - using PPE.

- Provide information and training for workers, contractors and other people who may come into contact with ACM. The training may include procedures to be followed to prevent exposure, the types and locations of asbestos and the health risks of asbestos.

7. AREAS NOT ACCESSIBLE / NOT VISIBLE

Areas of reasonable access as set down in the *Australian Standards* are as listed.

Sub-floor:- Access hole to be no less than 500x400mm with a minimal vertical clearance of to timber floor: 400mm to under side of bearer, to under side of concrete floor to be a minimum of 500mm

Access to ceiling Space:- Access hole to be no less than 450 x400mm in size and have a crawl space of at least 600 x 600mm and safely accessible to the ceiling from a 3.6m ladder.

Access to externals of the roof: - And must be accessible from a 3.6m ladder and must be able to place ladder safely against the building. To walk on the roof must be dry and the pitch of the roof to be considered safe.

To walk on the roof it must be dry and the pitch of the roof is to be considered safe.

Where no access was gained to the roof then we suggest you contact our office immediately so that at your request, we can organise a suitable contractor who has all the necessary safety equipment to gain access to any roof that is not accessible from a 3.6m ladder and / or unsafe. Refer to Australian Standards description for reasonable access.

The above comments and comments in Section 4 is not a disclaimer but an acknowledgement of our legal limitations as you may/ may not own the property and we do not have any legal right to shift, remove, dig or gouge. To obtain a further investigation requires written authorisation from the property owner allowing us to perform certain duties as specified in the letter. You would then need to contact our office for a quote to perform such duties as set down in the letter of authorisation. It is preferred that a property is vacant at the time. This obviously is still a limited visual inspection also.

We recommend a further investigation be carried out immediately of areas not accessed to establish if there is or is not any presence of asbestos materials. Where no access was gained to any part of the building or where visual inspection was restricted to any region of the property, then these areas are to be presumed that asbestos-containing material is present, until it can be proven otherwise.

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8. INFORMATION

TYPES OF ASBESTOS

Asbestos is commonly referred to by three types:

- chrysotile ("white" asbestos - belonging to the serpentine group)
- crocidolite ("blue" asbestos - belonging to the amphibole group)
- amosite ("brown" or "grey" asbestos - belonging to the amphibole group)

Under the law, asbestos-containing materials (ACM's) are divided into two types:

- **bonded asbestos-containing material** (bonded asbestos) contains a bonding compound reinforced with asbestos fibres
- **friable asbestos-containing material** (friable asbestos) is unbonded asbestos-containing material that, when dry, is or may become crumbled, pulverised or reduced to powder by hand pressure.

9. SUMMARY OF HEALTH EFFECTS

Breathing in asbestos fibres has been linked to three respiratory diseases, all of which can be fatal:

- **Asbestosis** is a chronic lung disease that can lead to respiratory impairment and to diseases such as lung cancer
 - **Mesothelioma** is a cancer in two forms - pleural which is a tumour of the lung; and peritoneal, which is a cancer of the abdominal cavity
 - **Lung cancer** caused by asbestos cannot be distinguished from those cancers that are caused by other agents such as tobacco smoke.
- More information about asbestos related diseases is available from Queensland Health.

