April 6, 2026

CM3 File: TC1914

The Algonquin College of Applied Arts and Technology
1385 Woodroffe Avenue,
Ottawa, ON K2G 1V8

Attention: Pam Auchterlonie, Operational Compliance Manager, Facilities Management (auchtep@algonquincollege.com)

ANNUAL ASBESTOS CONTAINING MATERIALS REASSESSMENT – 2026
Building B, Ottawa Campus – 1385 Woodroffe Avenue, Ottawa, Ontario

1 INTRODUCTION

CM3 Environmental Inc. (CM3) was commissioned by The Algonquin College of Applied Arts and Technology (Algonquin College) to complete an asbestos-containing materials (ACMs) reassessment at Building B of the Ottawa Campus, located at 1385 Woodroffe Avenue in Ottawa, Ontario.

The completion of this reassessment and the presentation of the findings herein were made to fulfill the Owner's requirement to compile an inventory of ACMs and maintain an updated asbestos management program, as outlined in Section 8 of Ontario Regulation 278/05, *"Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations"* (O. Reg. 278/05) made under the Ontario Occupational Health and Safety Act.

2 SCOPE OF WORK

This ACM reassessment was performed in accordance with the requirements outlined in O. Reg. 278/05 and current industry standards in asbestos control. The objective of the reassessment was to:

- Comply with requirements outlined in O. Reg. 278/05.
- Examine all known ACMs as documented in the available reports.
- Document any changes to the condition and/or quantity of ACMs present within the buildings.
- Evaluate the risk or likelihood for exposure based on condition, accessibility, friability, and quantity.
- Provide a report documenting the reassessment activities including findings and recommendations.
- Update the asbestos inventory table (presented in **Appendix A**).
- Prepare a photographic log of asbestos compliance action items (presented in **Appendix B**).

3 LIMITATIONS

The preparation of this reassessment report is based solely on the findings of the *Designated Substance Report* dated November 2025, which may not reflect recent renovations, repairs, or changes in building conditions. Existing information may not cover all areas of the building, particularly spaces that were inaccessible or not included in prior surveys.

The site assessment was completed by CM3 on December 18, 2025, and represents the conditions at that time. No additional samples were collected as part of the reassessment.

Asbestos may be present in partial and non-accessed areas and concealed spaces (i.e. wall and ceiling cavities). Materials located within wall cavities could not be observed in order to determine their condition. CM3 extrapolated quantities based on observations in fully accessible locations.

4 ASBESTOS

Asbestos is a generic term describing a number of naturally occurring fibrous metamorphic minerals of the hydrous magnesium silicate variety that differ in chemical composition and are suitable for use as non-combustible, non-conducting and chemically resistant materials. The different types of asbestos which may be found in building materials are Chrysotile, Amosite, Tremolite, Crocidolite, Actinolite or Anthophyllite.

They belong to two major mineral groups: Serpentines and Amphiboles. Serpentine minerals are flexible and curly whereas amphibole fibres tend be straight with a fine fibre density that increases the likelihood of becoming and remaining airborne when disturbed. Chrysotile is a Serpentine and Amosite, Crocidolite, Tremolite, Actinolite, and Anthophyllite are Amphiboles.

The physical characteristics and chemical properties of asbestos made it very useful for a wide variety of products to strengthen them, provide heat or electrical insulation, offer fire or chemical resistance, and/or to absorb sound.

In Ontario, any building material containing 0.5% or more asbestos (by weight) is recognized as an ACM. ACMs are categorized as friable or non-friable in order to show how readily they may release asbestos fibres when disturbed.

A material that is **friable** is one which can be crumbled, pulverized or powdered by hand pressure. If a friable ACM is damaged or disturbed, it presents an inhalation risk because asbestos fibres are more readily released into the air. Examples of friable materials include sprayed fireproofing on structural steelwork, thermal insulation on mechanical systems, or textured finishes.

A **non-friable** asbestos product is one in which the asbestos fibres are bound or locked into the product matrix, so that the fibres are not readily released. Such a product would present a risk for fibre release only when it is subject to significant abrasion through activities such as sanding or cutting with electric power tools. Examples of non-friable asbestos products include vinyl asbestos floor tiles, acoustic ceiling tiles, and asbestos cement products.

5 REPORTING

CM3 provides all building information, methodology, laboratory results, and findings within the report. A summary of the ACMs identified in each building is presented below. Detailed information regarding the identified ACMs is provided in **Appendix A**. A photographic log of all action items is presented in **Appendix B**.

The Public Services and Procurement Canada (PSPC) Asbestos Management Standard provides a structured framework for assessing and managing ACMs, this document was utilized to establish CM3's methodology for the work. For ACM reassessments, the standard outlines a systematic approach that includes identifying ACMs, evaluating their condition, and determining their potential for disturbance based on accessibility, friability, and occupancy factors. The PSPC risk classification system assigns ACMs a risk level (low, moderate, or high) to guide appropriate management actions, such as periodic monitoring, encapsulation, enclosure, or removal. Details of reassessment evaluation criteria are presented in **Appendix C**.

6 SITE DESCRIPTIONS & ASBESTOS-CONTAINING MATERIALS SUMMARY

Descriptions of the facility and the ACMs confirmed to be present therein are summarized in **Table 1** below.

All information respecting detailed findings, quantities, access issues, conditions, and action items are presented in the inventory spreadsheet provided in **Appendix A.**

Table 1: Building B, Ottawa Campus		
Item	**Details**	
Use	Education	
Year of Construction	1969	
Number of Floors	5	
Square Footage	224, 819	
Structure	Concrete, structural steel	
Exterior Finishes	Brick masonry, concrete	
Heating, Ventilation, and Air Conditioning (HVAC)	Central exhaust system, hot water pipe heating system	
Roof	Flat roof membrane system	
Flooring	Vinyl tile, poured concrete, sheet vinyl flooring	
Interior Walls	Drywall, concrete block, concrete, prefabricated partition walls	
Ceilings	Acoustic ceiling tiles, drywall, ceiling stipple, metal deck	
Known Asbestos-Containing Materials Present		
ACM	**Asbestos Content**	**Details / Location**
Mechanical pipe fitting insulation (silver parging cement elbows)	Chrysotile asbestos	Rooms B149, B301, B333, B401 and B411.
Black tar on ductwork	4.54-5.22% chrysotile asbestos	On ductwork in ceiling spaces throughout the building
12"x12" vinyl floor tile (White/grey)	Chrysotile asbestos	Throughout

Table 1: Building B, Ottawa Campus		
12”x12” vinyl floor tile (Grey)	Chrysotile asbestos	Throughout
12”x12” vinyl floor tile (Red/orange)	Chrysotile asbestos	Throughout
12”x12” vinyl floor tile (Green)	Chrysotile asbestos	Rooms B210D, B214S, B224S, B245S, B414S, B439X and Corridors
Ceiling stipple	1% chrysotile asbestos	Throughout
Drywall joint compound	1% chrysotile asbestos	Throughout

7 FINDINGS

Based on the most recent information available to CM3 and observations made on site, no ACMs have been removed since the previous assessment.

The majority of the ACMs identified throughout the buildings were observed to be in GOOD condition and can be managed in place at this time. The following ACMs were observed to be in deteriorating (FAIR) or POOR condition and require remedial action for compliance under O. Reg. 278/05:

- Ceiling Stipple (1% chrysotile)
    - Ceiling stipple was observed in GOOD to Poor condition throughout the first floor with damage observed in Rooms B134A, B134C, B134D, B137A, B146, B147B, in corridors outside Rooms B152, B169 and B170.
    - Ceiling stipple was observed in GOOD to POOR condition throughout the second floor with damage observed in Rooms B210D, B215D, B224, B225D, B244D, B246, B247A and in corridors outside Rooms B222B, B234, B235, B237C, B244A, B245, B244B and B268.
    - Ceiling stipple was observed in GOOD to POOR condition throughout the third floor with damage observed in Rooms B312A, B314, B315A, B315B, B322A, B322B, B324, B325D, B344A, B344D, B337A, B347A, B347B, B347D, B371, B373 and in corridors outside Rooms B312A, B322A, B325B and B327.
    - Ceiling stipple was observed in GOOD to POOR condition throughout the fourth floor with damage observed in Rooms B414, B420A, B420B, B423, B434A, B435, B437B, B437D, B437X, B445, B447C and in corridors outside Rooms B426B, B434A, B437B and B444A.
- Drywall joint compound (1% Chrysotile asbestos)
    - Drywall joint compound was observed in GOOD to POOR condition throughout the building with damage observed in Rooms B132, B157, B158 B332, B365 and B383.
- 12”x12” vinyl floor tiles (Chrysotile asbestos)
    - 12”x12” vinyl floor tiles were observed in GOOD to POOR condition throughout the building with damaged floor tiles observed in B133. B137A, B139A, B132, B167, B166, B261, B414S, B432 and in corridors outside rooms B132 and B355.

- Black Tar on Ductwork (4.54-5.22% Chrysotile asbestos)
    - Black tar on ductwork was observed in GOOD to POOR condition throughout the building with damage observed in the ceiling space of Room B311A.

8 RECOMMENDATIONS

The following recommendations are provided based on our visual assessment, the information provided in the DSRs, and the limitations provided herein. The action levels outlined below are described in detail in **Appendix C.**

Table 2: Recommendations and Applicable Actions

Action Level	ACM	Location/Description
Action 3 – ACM removal required for compliance	Black tar on ductwork	Remove damaged black tar on ductwork in the ceiling space of Room B311.
Action 5 – Proactive ACM removal OR Action 6 – ACM repair required for compliance	Ceiling stipple	Remove/repair damaged ceiling stipple finishes throughout the building.
	Drywall joint compound	Remove/repair damaged drywall joint compound in Rooms B132, B157, B158, B225D, B332, B365, B383 and in the corridor outside Room B455.
	12”x12” vinyl floor tiles	Remove/repair damaged vinyl floor tiles observed in Rooms B133. B137A, B139A, B132, B167, B166, B261, B414S, B432 and in corridors outside rooms B132 and B355.
Action 7 – Routine surveillance	All other ACMs in GOOD condition	See **Appendix A**.

- Action Level 7 applies to all asbestos-containing materials in GOOD condition. These ACMs can be addressed through long-term action plans. The long-term action plan may include routine surveillance of the ACMs to ensure that the condition does not deteriorate and get damaged.
- Disturbance of ACMs is regulated by O. Reg. 278. Prior to renovation or demolition, the project owner must ensure that any ACMs that have the potential to be disturbed are removed or enclosed to mitigate the risk of exposure.
- This ACM inventory and reassessment is a management tool and is based on the visual assessment of previously identified ACMs. As such, ACMs may be present in concealed spaces, or may be present in other areas of the building not noted in the pre-existing reports. Therefore, it may be prudent to complete a targeted or project-specific asbestos review prior to any future projects.
- Asbestos disturbance, removal, transportation, and disposal shall be performed in accordance with O. Reg. 278, the Transportation of Dangerous Goods Act and O. Reg. 347/90, as amended, respectively.
- Algonquin College is required to provide any employer contracted to work or a worker employed by the Algonquin College written notice of the information in the ACM record, if

the work involves materials mentioned in the ACM records or may be carried out in close proximity to the material and may disturb such material.

9 CLOSURE

This report has been prepared and the work referred to in this report has been undertaken by CM3 Environmental Inc. for Algonquin College. It is intended for the sole and exclusive use of Algonquin College and its authorized agents for the purpose(s) set out in this report. Any use of, reliance on or decision made based on this report by any person other than Algonquin College for any purpose, or by Algonquin College for a purpose other than the purpose(s) set out in this report, is the sole responsibility of such other person or Algonquin College. Algonquin College and CM3 Environmental Inc. make no representation or warranty to any other person with regard to this report and the work referred to in this report and they accept no duty of care to any other person or any liability or responsibility whatsoever for any losses, expenses, damages, fines, penalties or other harm that may be suffered or incurred by any other person as a result of the use of, reliance on, any decision made or any action taken based on this report or the work referred to in this report.

Any conclusions or recommendations made in this report reflect CM3 Environmental Inc.'s judgment based on the following limited investigations: visual site inspection(s) on the date(s) set out in this report; examination of public records; and interviews with individuals having information about the site. While efforts have been made to substantiate information provided by third parties, CM3 Environmental Inc. makes no representation or warranty as to its completeness or accuracy.

This report has been prepared for specific application to this site. Unless otherwise stated, the findings cannot be extended to previous or future site conditions; portions of the site which were unavailable for direct investigation; subsurface locations which were not investigated directly; or chemical parameters, materials or analysis which were not addressed. Substances other than those addressed by the investigation described in this report may exist within the site; and substances addressed by the investigation may exist in areas of the site not investigated or in quantities not ascertained.

Nothing in this report is intended to constitute or provide a legal opinion. CM3 Environmental Inc. makes no representation as to the requirements of, or compliance with, environmental laws, rules, regulations or policies established by federal, provincial or local government bodies. Revisions to the regulatory standards referred to in this report may be expected over time. As a result, modifications to the findings, conclusions and recommendations in this report may be necessary.

Other than by Algonquin College and its authorized agents and as set out herein, copying or distribution of this report or use of or reliance on the information contained herein, in whole or in part, is not permitted without the express written permission of CM3 Environmental Inc.

If you have any questions or concerns, please do not hesitate to contact the undersigned.

Respectfully submitted,

CM3 Environmental Inc.

Andrew Mckeown
Environmental H&S Technologist

Taylor Collins, B.Env.Sc., EP, WRT
Senior Project Manager

APPENDIX A

ASBESTOS-CONTAINING MATERIALS INVENTORY

Asbestos Containing Materials Reassessments – 2026

Building B, Ottawa Campus

Algonquin College

TC1914

ACM Inventory - Building B, Ottawa Campus – 1385 Woodroffe Avenue, Ottawa, ON											
Location / Room Name	**Asbestos Containing Material (Yes/No/Suspect ACM)**	**Building Component**	**Building Material**	**Asbestos Content**	**Sample ID**	**Quantity**	**Access**	**Condition**	**Friable or Non-Friable (F/NF)**	**Action**	**Comments**
First Floor											
Throughout	Yes	Ceiling	Ceiling Stipple	1% Chrysotile	N/A	N/A	C - Exposed	Good	NF	7	Routine Surveillance
Rooms B134A, B134C, B134D, B137A, B146, B147B and in Corridors outside B152, B169 and B170	Yes	Ceiling		1% Chrysotile	N/A	N/A	C - Exposed	Poor	NF	5/6	Removal / repair of all damaged ceiling stipple throughout the first floor.
Throughout	Yes	Walls and Ceilings	Drywall joint compound	1% Chrysotile	N/A	Throughout	A	Good	NF	7	Routine Surveillance
Rooms B132, B157 and B158	Yes	Walls and Ceilings	Drywall joint compound	1% Chrysotile	N/A	N/A	A	Poor	NF	5/6	Removal / repair of all damaged drywall joint compound observed throughout the first-floor.
Throughout	Yes	Floors	12"x12" vinyl floor tiles (Red/orange)	Chrysotile	N/A	N/A	A	Good	NF	7	Routine surveillance
Throughout	Yes	Floors	12"x12" vinyl floor tiles (White/grey)	Chrysotile	N/A	N/A	A	Good	NF	7	Routine Surveillance
Room B133	Yes	Floors		Chrysotile	N/A	N/A	A	Poor	NF	5/6	Removal / repair of damaged asbestos-containing vinyl floor tiles.
Throughout	Yes	Floors	12"x12" vinyl floor tiles (Grey)	Chrysotile	N/A	Throughout	A	Good	NF	7	Routine Surveillance
Rooms B132, B137A, B166	Yes	Floors		Chrysotile	N/A	Throughout	A	Poor	NF	5/6	Removal / repair of damaged asbestos-containing vinyl floor tiles.
Room B149	Yes	Mechanical	Silver Pipe Elbows (Parging Cement)	Chrysotile	N/A	1 Fitting	C-Exposed	Good	F	7	Routine Surveillance
Throughout	Yes	Mechanical	Black Tar on Ductwork	4.54-5.22% Chrysotile	N/A	Throughout	C-Concealed	Good	NF	7	Routine surveillance
Second Floor											
Throughout	Yes	Ceiling	Ceiling Stipple	1% Chrysotile	N/A	N/A	C - Exposed	Good	NF	7	Routine Surveillance
Rooms B210D, B215D, B224, B225D, B244D, B246, B247A and in corridors outside Rooms B222B, B234, B235, B237C, B244A, B245, B244B and B268.	Yes	Ceiling		1% Chrysotile	N/A	N/A	C-Exposed	Poor	NF	5/6	Removal / repair of all damaged ceiling stipple throughout the second floor.
Throughout	Yes	Walls and Ceilings	Drywall joint compound	1% Chrysotile	N/A	Throughout	A	Good	NF	7	Routine Surveillance
Room B225D	Yes	Walls	Drywall joint compound	1% Chrysotile	N/A	<1m2	A	Poor	NF	5/6	Removal / repair of all damaged drywall joint compound observed in Room B225D.
Throughout	Yes	Floors	12"x12" vinyl floor tiles (Red/orange)	Chrysotile	N/A	N/A	A	Good	NF	7	Routine surveillance
Throughout	Yes	Floors	12"x12" vinyl floor tiles (White/grey)	Chrysotile	N/A	N/A	A	Good	NF	7	Routine Surveillance
Throughout	Yes	Floors	12"x12" vinyl floor tiles (Grey)	Chrysotile	N/A	Throughout	A	Good	NF	7	Routine Surveillance
Room B261				Chrysotile	N/A	Throughout	A	Poor	NF	5/6	Removal / repair of damaged asbestos-containing vinyl floor tiles.
Rooms B210D, B214S, B224S. B246S and Corridors	Yes	Floors	12"x12" vinyl floor tiles (Green)	Chrysotile	N/A	Throughout	A	Good	NF	7	Routine Surveillance
Throughout	Yes	Mechanical	Black Tar on Ductwork	4.54-5.22% Chrysotile	N/A	Throughout	C-Concealed	Good	NF	7	Routine surveillance
Third Floor											
Throughout	Yes	Ceiling	Ceiling Stipple	1% Chrysotile	N/A	N/A	C - Exposed	Good	NF	7	Routine Surveillance
Rooms B312A, B314, B315A, B315B, B322A, B322B, B324, B325D, B344A, B344D, B337A, B347A, B347B, B347D, B371, B373 and in corridors outside Rooms B312A, B322A, B325B and B327.	Yes	Ceiling		1% Chrysotile	N/A	N/A	C-Exposed	Poor	NF	5/6	Removal / repair of all damaged ceiling stipple throughout the third floor.
Throughout	Yes	Walls and Ceilings	Drywall joint compound	1% Chrysotile	N/A	Throughout	A	Good	NF	7	Routine Surveillance
Rooms B332, B365 and B383	Yes	Walls	Drywall joint compound	1% Chrysotile	N/A	<1m2	A	Poor	NF	5/6	Removal / repair of all damaged drywall joint compound observed in Room B225D.
Throughout	Yes	Floors	12"x12" vinyl floor tiles (Red / orange)	Chrysotile	N/A	N/A	A	Good	NF	7	Routine surveillance
Corridor outside Room B355				Chrysotile	N/A	N/A	A	Poor	NF	5/6	Removal / repair of damaged asbestos-containing vinyl floor tiles.
Throughout	Yes	Floors	12"x12" vinyl floor tiles (White / grey)	Chrysotile	N/A	N/A	A	Good	NF	7	Routine Surveillance
Throughout	Yes	Floors	12"x12" vinyl floor tiles (Grey)	Chrysotile	N/A	Throughout	A	Good	NF	7	Routine Surveillance
B301	Yes	Mechanical	Silver Pipe Elbows (Parging Cement)	Chrysotile	N/A	3 Fittings	C-Exposed	Good	F	7	Routine Surveillance
Throughout	Yes	Mechanical	Black Tar on Ductwork	4.54-5.22% Chrysotile	N/A	Throughout	C-Concealed	Good	NF	7	Routine surveillance
Corridor outside Room B311A				4.54-5.22% Chrysotile	N/A	Throughout	C-Concealed	Poor	NF	3	Removal of damaged asbestos-containing black tar on ductwork insulation.
Fourth Floor											
Throughout	Yes	Ceiling	Ceiling Stipple	1% Chrysotile	N/A	N/A	C - Exposed	Good	NF	7	Routine Surveillance
Rooms B414, B420A, B420B, B423, B434A, B435, B437B, B437D, B437X, B445, B447C and in corridors outside Rooms B426B, B434A, B437B and B444A.	Yes	Ceiling		1% Chrysotile	N/A	N/A	C-Exposed	Poor	NF	5/6	Removal / repair of all damaged ceiling stipple throughout the fourth floor.

ACM Inventory - Building B, Ottawa Campus – 1385 Woodroffe Avenue, Ottawa, ON											
Location / Room Name	**Asbestos Containing Material (Yes/No/Suspect ACM)**	**Building Component**	**Building Material**	**Asbestos Content**	**Sample ID**	**Quantity**	**Access**	**Condition**	**Friable or Non-Friable (F/NF)**	**Action**	**Comments**
Throughout	Yes	Walls and Ceilings	Drywall joint compound	1% Chrysotile	N/A	Throughout	A	Good	NF	7	Routine Surveillance
Corridor outside Room B455	Yes	Walls and Ceilings	Drywall joint compound	1% Chrysotile	N/A	<1m2	A	Poor	NF	5/6	Removal / repair of all damaged drywall joint compound observed in Room B225D.
Throughout	Yes	Floors	12"x12" vinyl floor tiles (Red / orange)	Chrysotile	N/A	N/A	A	Good	NF	7	Routine surveillance
Rooms B414S and B439X	Yes	Floors	12"x12" vinyl floor tiles (Green)	Chrysotile	N/A	N/A	A	Good	NF	7	Routine Surveillance
Throughout	Yes	Floors	12"x12" vinyl floor tiles (White / grey)	Chrysotile	N/A	N/A	A	Good	NF	7	Routine Surveillance
Throughout	Yes	Floors	12"x12" vinyl floor tiles (Grey)	Chrysotile	N/A	Throughout	A	Good	NF	7	Routine Surveillance
Room B432				Chrysotile	N/A	Throughout	A	Poor	NF	5/6	Removal / repair of damaged asbestos-containing vinyl floor tiles.
Room B411	Yes	Mechanical	Silver Pipe Elbows (Parging Cement)	Chrysotile	N/A	1 Fitting	C-Concealed	Good	F	7	Routine Surveillance
Room B401				Chrysotile	N/A	2 Fittings	C-Exposed	Good	F	7	Routine Surveillance
Throughout	Yes	Mechanical	Black Tar on Ductwork	2-5.22% Chrysotile	N/A	Throughout	C-Concealed	Good	NF	7	Routine surveillance

APPENDIX B

PHOTOGRAPHIC LOG

Asbestos Containing Materials Reassessments – 2026

Building B, Ottawa Campus

Algonquin College

TC1914

Photograph 1: View of the exterior of the building.

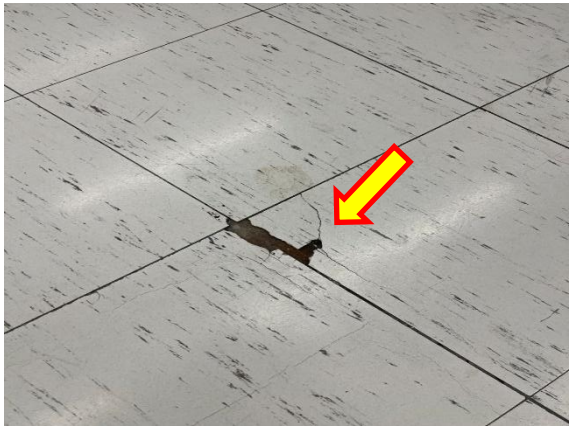
Photograph 2: View of the damaged asbestos-containing ceiling stipple observed around light fixtures in Room B146.

Photograph 3: View of damaged asbestos-containing ceiling stipple in the corridor outside Room B170.

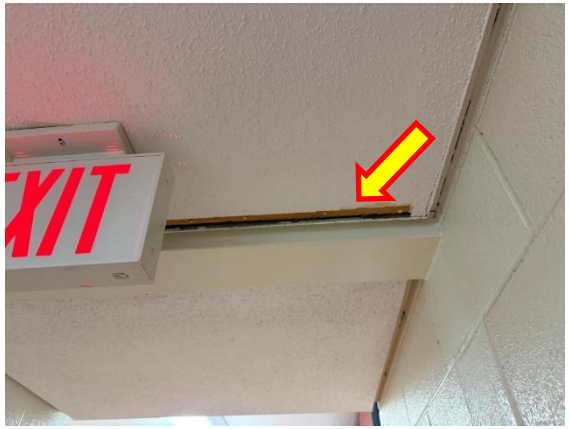
Photograph 4: View of the damaged asbestos-containing 12”x12” white/grey vinyl floor tiles observed in Room B133.

Photograph 5: View of the damaged asbestos-containing 12”x12” grey vinyl floor tiles observed in Room B137A.

Photograph 6: View of the damaged asbestos-containing ceiling stipple observed on light fixtures throughout the second-floor.

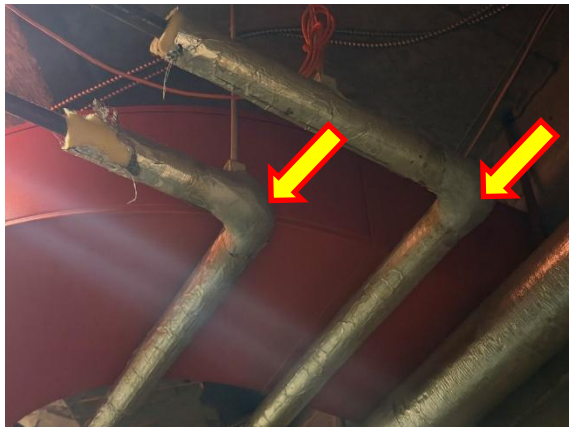


Photograph 7: View of the damaged asbestos-containing 12”x12” grey vinyl floor tiles observed in Room B261.



Photograph 8: Typical view of the damaged asbestos-containing ceiling stipple observed in the third-floor corridors.

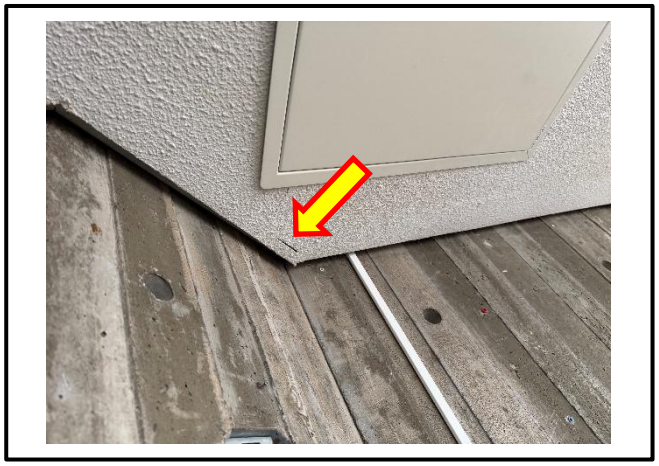
Photograph 9: View of the damaged asbestos-containing 12”x12” red/orange vinyl floor tiles observed in the third-floor corridor outside Room B355.



Photograph 10: View of the asbestos-containing parging cement elbows on mechanical pipes in Room B301.

Photograph 11: View of the damaged asbestos-containing black tar on ductwork in the ceiling space in the corridor outside Room B311A.

Photograph 12: View of the damaged asbestos-containing drywall joint compound observed in Room B383.



Photograph 13: View of the damaged asbestos-containing ceiling stipple observed in Room B414.

APPENDIX C

CLASSIFICATION, CONDITION, ACCESSIBILITY, AND ACTION LEVELS

Asbestos Containing Materials Reassessments – 2026

Building B, Ottawa Campus

Algonquin College

TC1914

The Public Services and Procurement Canada (PSPC) *Standard on Asbestos Management* provides definitions and criteria for the assessment of asbestos-containing material (ACM). Definitions of the terminology used in the assessment criteria are provided in Table 1, classification and condition evaluation criteria are provided in Table 2, and accessibility information is provided in Table 3.

Table 1: Terminology

Term	Definition
Friable asbestos product	ACM, that when dry, can be crumbled, pulverized or powdered by hand pressure.
Spray-applied ACM	An ACM spray applied as fireproofing, thermal insulation, or texture, decorative, or acoustic finishes.
Mechanical insulation ACM	Mechanical insulation on boilers, breeching, ductwork, piping, tanks, equipment, etc. confirmed to be ACM.
Debris from damaged non-friable ACM	The presence of fallen ACM, from damaged non-friable ACM, is reported separately from the non-friable ACM source. Only fallen non-friable ACM that has become friable due to the deterioration of the material is reported as DEBRIS.
Debris from damaged friable ACM	The presence of fallen ACM is noted separately from the presumed friable ACM source and is referred to as debris.

Table 2: Classification and Condition Evaluation Criteria

Condition	Classification	
	Spray-applied ACM	**Mechanical Insulation ACM**
GOOD	Surface of material shows no significant signs of damage, deterioration or delamination. Up to one percent visible damage to surface is allowed within range of GOOD. Includes un-encapsulated or unpainted fireproofing, insulation or texture finishes where no delamination or damage is observed, and encapsulated fireproofing, insulation or texture finishes where the encapsulation has been applied after the damage or fallout occurred.	Insulation is completely covered in jacketing and exhibits no evidence of damage or deterioration. No insulation is exposed. Includes conditions where the jacketing has minor surface damage (i.e. scuffs or stains), but the jacketing is not penetrated.
FAIR	Not applicable – FAIR condition is not used in the evaluation of spray-applied ACM.	Minor penetrating damage to jacketed insulation (cuts, tears, nicks, deterioration or delamination) or undamaged insulation that has never been jacketed. Insulation is exposed but not showing surface disintegration. The extent of missing insulation ranges should be minor to none.
POOR	Sprayed materials show signs of damage, delamination or deterioration. More than one percent damage to surface of ACM spray.	Original insulation jacket is missing, damaged, deteriorated or delaminated. Insulation is exposed and significant areas have been dislodged. Damage cannot be readily repaired.

Table 3: Accessibility	
Access	**Definition**
A	Areas of the building within reach (from floor level) of all building users. Includes areas such as gymnasiums, workshops, and storage areas where activities of the building users may result in disturbance of ACM not normally within reach from floor level.
B	Frequently entered maintenance areas within reach of maintenance staff, without the need for a ladder. Includes: frequently entered pipe chases, tunnels and service areas or areas within reach from a fixed ladder or catwalk, i.e., tops of equipment, mezzanines.
C (Exposed)	Areas of the building above 8'0" where use of a ladder is required to reach the ACM. Only refers to ACM materials that are exposed to view, from the floor or ladder, without removing or opening other building components such as ceiling tiles, or service access doors or hatches. Does not include infrequently accessed service areas of the building.
C (Concealed)	Areas of the building which require the removal of a building component, including lay-in ceilings and access panels into solid ceiling systems. Includes rarely entered crawl spaces, attic spaces, etc. Observations are limited to the extent visible from the access points.
D	Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall or equipment, etc., is required to reach the ACM. Evaluation of condition and extent of ACM is limited or impossible, depending on the surveyor's ability to visually examine the materials in Access D.

The PSPC *Standard on Asbestos Management* requires responses as a result of the classification and accessibility of ACM. The formula for determining the appropriate action level as described by PSPC is presented in Table 4. The action levels and their definitions are provided in Table 5.

Table 4: Action Matrix				
ACCESS	**CONDITION**			**DEBRIS**
	GOOD	**FAIR**	**POOR**	
A	ACTION 5/7(1)	ACTION 5/6(2)	ACTION 3	ACTION 1
B	ACTION 7	ACTION 6/5(3)	ACTION 3	ACTION 1
C (Exposed)	ACTION 7	ACTION 6	ACTION 4	ACTION 2
C (Concealed)	ACTION 7	ACTION 7	ACTION 4	ACTION 2
D	ACTION 7	ACTION 7	ACTION 7	ACTION 7

(1) If material in **ACCESS (A)/GOOD** condition is not removed, **ACTION 7** is required.

(2) If material in **ACCESS (A)/FAIR** condition is not removed, **ACTION 6** is required.

(3) Remove ACM in **ACCESS (B)/FAIR** condition if ACM is likely to be disturbed.

Table 5: Action Levels	
Action	**Definition**
1	**Immediate Clean-up of Debris that is Likely to be Disturbed** Restrict access that is likely to cause a disturbance of the ACM debris and clean up ACM debris immediately. Utilize correct asbestos procedures. This action is required for compliance with regulatory requirements. The surveyor should immediately notify the Asbestos Coordinator of this condition.
2	**Type 2 Precautions for Entry into Areas with ACM Debris** At locations where ACM debris can be isolated in lieu of removal or cleaned up, use appropriate means to limit entry to the area. Restrict access to the area to persons utilizing Type 2 asbestos precautions. The precautions will be required until the ACM debris has been cleaned up, and the source of the debris has been stabilized or removed.
3	**ACM Removal Required for Compliance** Remove ACM for compliance with regulatory requirements. Utilize asbestos procedures appropriate to the scope of the removal work.
4	**Type 2 Precautions for Access into Areas where ACM is Present and Likely to be Disturbed by Access** Use Type 2 asbestos precautions when entry or access into an area is likely to disturb the ACM. **Action 4** must be used until the ACM is removed (Use **Action 1 or 2** if debris is present).
5	**Proactive ACM Removal** Remove ACM in lieu of repair, or at locations where the presence of asbestos in **GOOD** condition is not desirable.
6	**ACM Repair** Repair ACM found in **FAIR** condition, and not likely to be damaged again or disturbed by normal use of the area or room. Upon completion of the repair work treat ACM as material in **GOOD** condition and implement **Action 7**. If ACM is likely to be damaged or disturbed during normal use of the area or room, implement **Action 5**.
7	**Routine Surveillance** Institute routine surveillance of the ACM. Trained workers or contractors must use appropriate asbestos precautions (Type 1, Type 2 or Type 3) during disturbance of the remaining ACM.

APPENDIX D

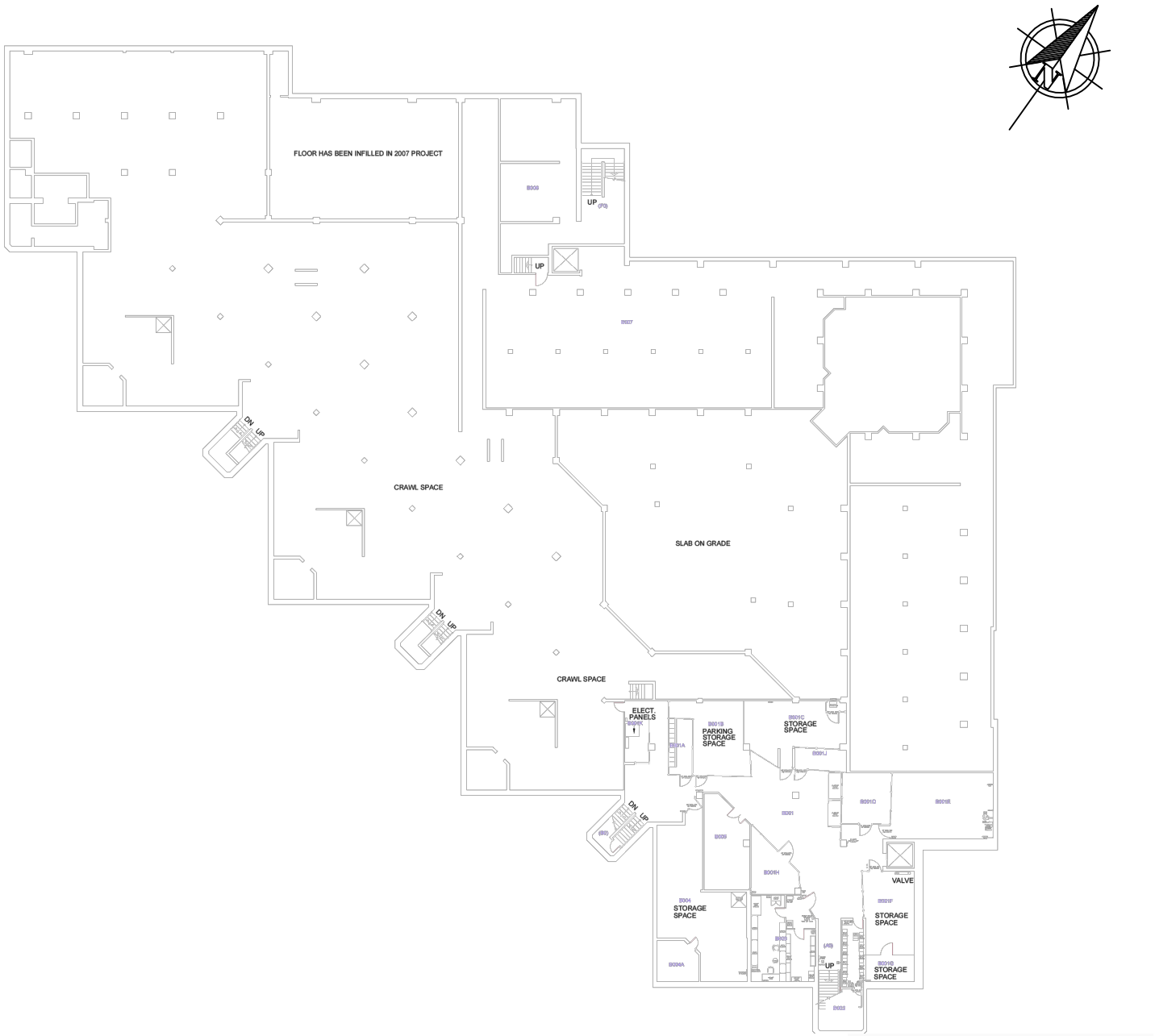
DRAWINGS

Asbestos Containing Materials Reassessments – 2026

Building B, Ottawa Campus

Algonquin College

TC1914



LEGEND

NOTES:

- ASBESTOS CONTAINING DRYWALL JOINT COMPOUND PRESENT THROUGHOUT THE BUILDING
- ASBESTOS CONTAINING CEILING STIPPLE COAT PRESENT THROUGHOUT THE BUILDING
- ASBESTOS CONTAINING BLACK TAR PRESENT ON DUCTWORK THROUGHOUT THE BUILDING

cm3 environmental

5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

ALGONQUIN COLLEGE

ACM REASSESSMENT REPORT - BUILDING B

ALGONQUIN COLLEGE - WOODROFFE
OTTAWA, ONTARIO

BASEMENT FLOOR PLAN

Project: TC1914	Drawn By: GG
Date: APRIL 2026	Reviewed By: TC
Scale: N.T.S.	Figure: 1

LEGEND

- ASBESTOS CONTAINING VINYL FLOOR TILES
- ASBESTOS CONTAINING SILVER PARGING CEMENT PIPE ELBOWS

NOTES:

- ASBESTOS CONTAINING DRYWALL JOINT COMPOUND PRESENT THROUGHOUT THE BUILDING
- ASBESTOS CONTAINING CEILING STIPPLE COAT PRESENT THROUGHOUT THE BUILDING
- ASBESTOS CONTAINING BLACK TAR PRESENT ON DUCTWORK THROUGHOUT THE BUILDING

cm3 environmental

5710 AKINS ROAD, OTTAWA, ON K2S 1B8

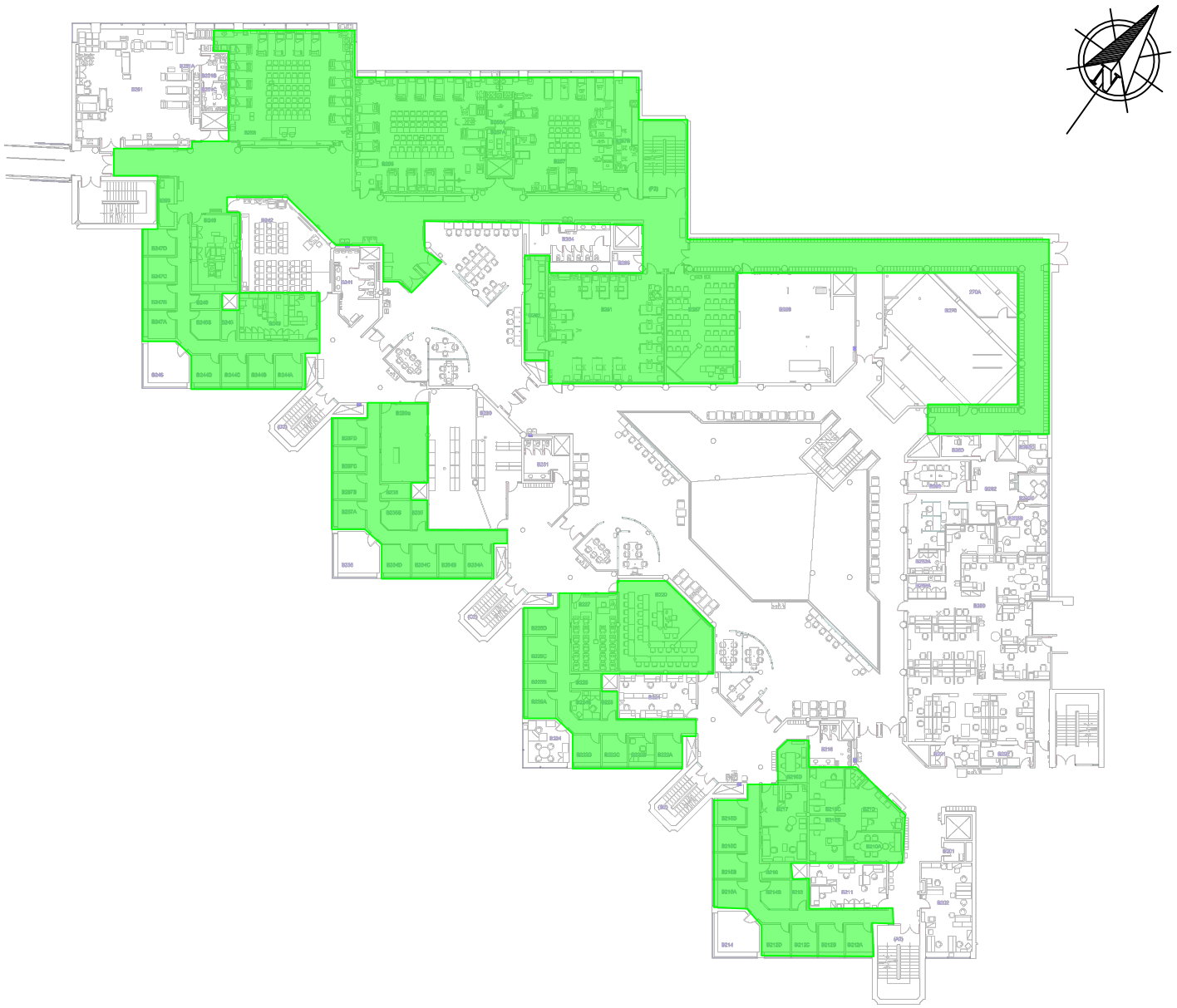
ALGONQUIN COLLEGE

ACM REASSESSMENT REPORT - BUILDING B

ALGONQUIN COLLEGE - WOODROFFE
OTTAWA, ONTARIO

FIRST FLOOR PLAN

Project: TC1914	Drawn By: GG
Date: APRIL 2026	Reviewed By: TC
Scale: N.T.S.	Figure: 2



LEGEND

ASBESTOS CONTAINING VINYL FLOOR TILES

NOTES:

- ASBESTOS CONTAINING DRYWALL JOINT COMPOUND PRESENT THROUGHOUT THE BUILDING
- ASBESTOS CONTAINING CEILING STIPPLE COAT PRESENT THROUGHOUT THE BUILDING
- ASBESTOS CONTAINING BLACK TAR PRESENT ON DUCTWORK THROUGHOUT THE BUILDING

cm3 environmental

5710 AKINS ROAD, OTTAWA, ON K2S 1B8

ALGONQUIN COLLEGE

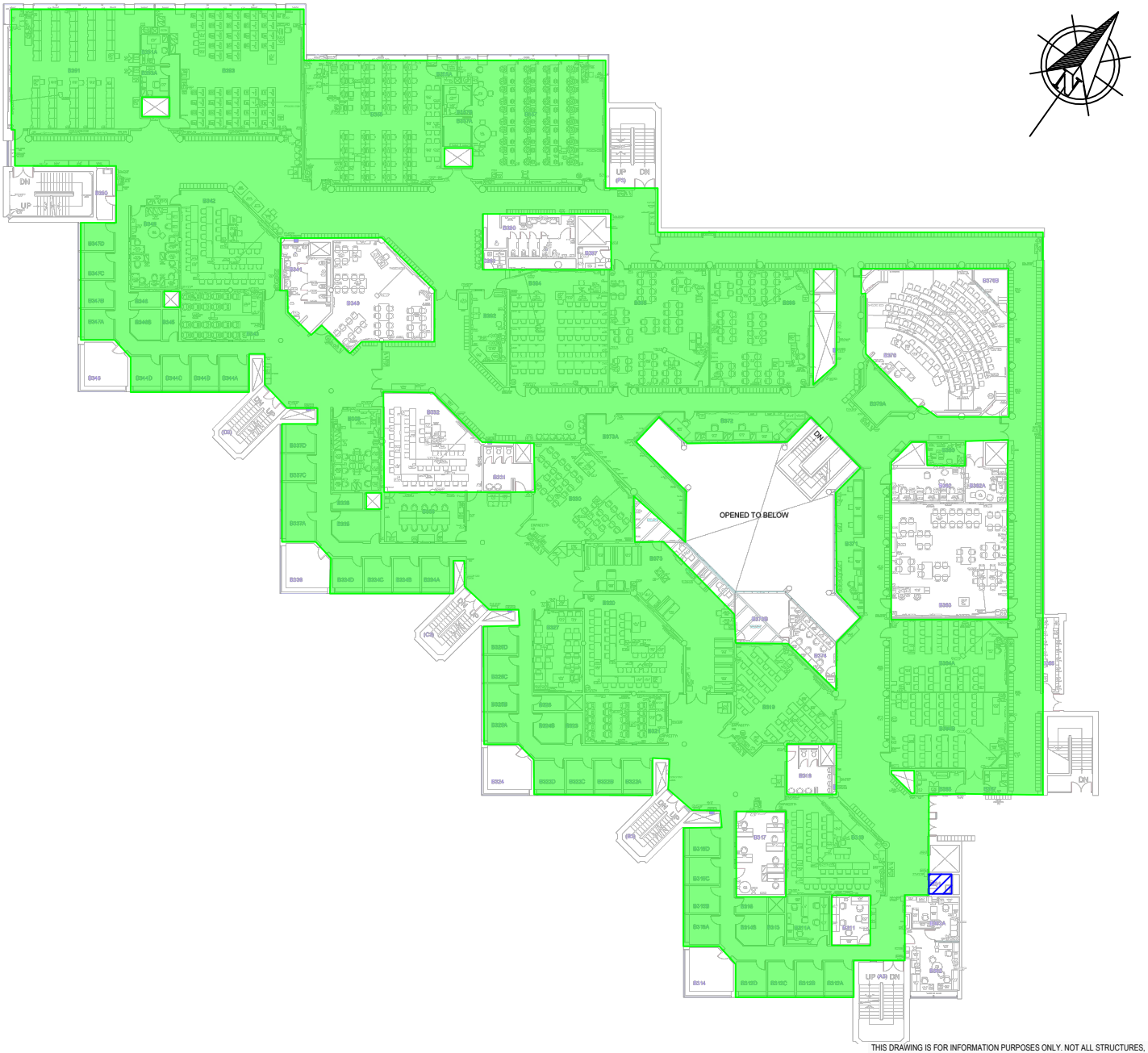
ALGONQUIN COLLEGE

ACM REASSESSMENT REPORT - BUILDING B

ALGONQUIN COLLEGE - WOODROFFE
OTTAWA, ONTARIO

SECOND FLOOR PLAN

Project: TC1914	Drawn By: GG
Date: APRIL 2026	Reviewed By: TC
Scale: N.T.S.	Figure: 3



LEGEND

- ASBESTOS CONTAINING VINYL FLOOR TILES
- ASBESTOS CONTAINING SILVER PARGING CEMENT PIPE ELBOWS

NOTES:

- ASBESTOS CONTAINING DRYWALL JOINT COMPOUND PRESENT THROUGHOUT THE BUILDING
- ASBESTOS CONTAINING CEILING STIPPLE COAT PRESENT THROUGHOUT THE BUILDING
- ASBESTOS CONTAINING BLACK TAR PRESENT ON DUCTWORK THROUGHOUT THE BUILDING

cm3 environmental

5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

ALGONQUIN COLLEGE

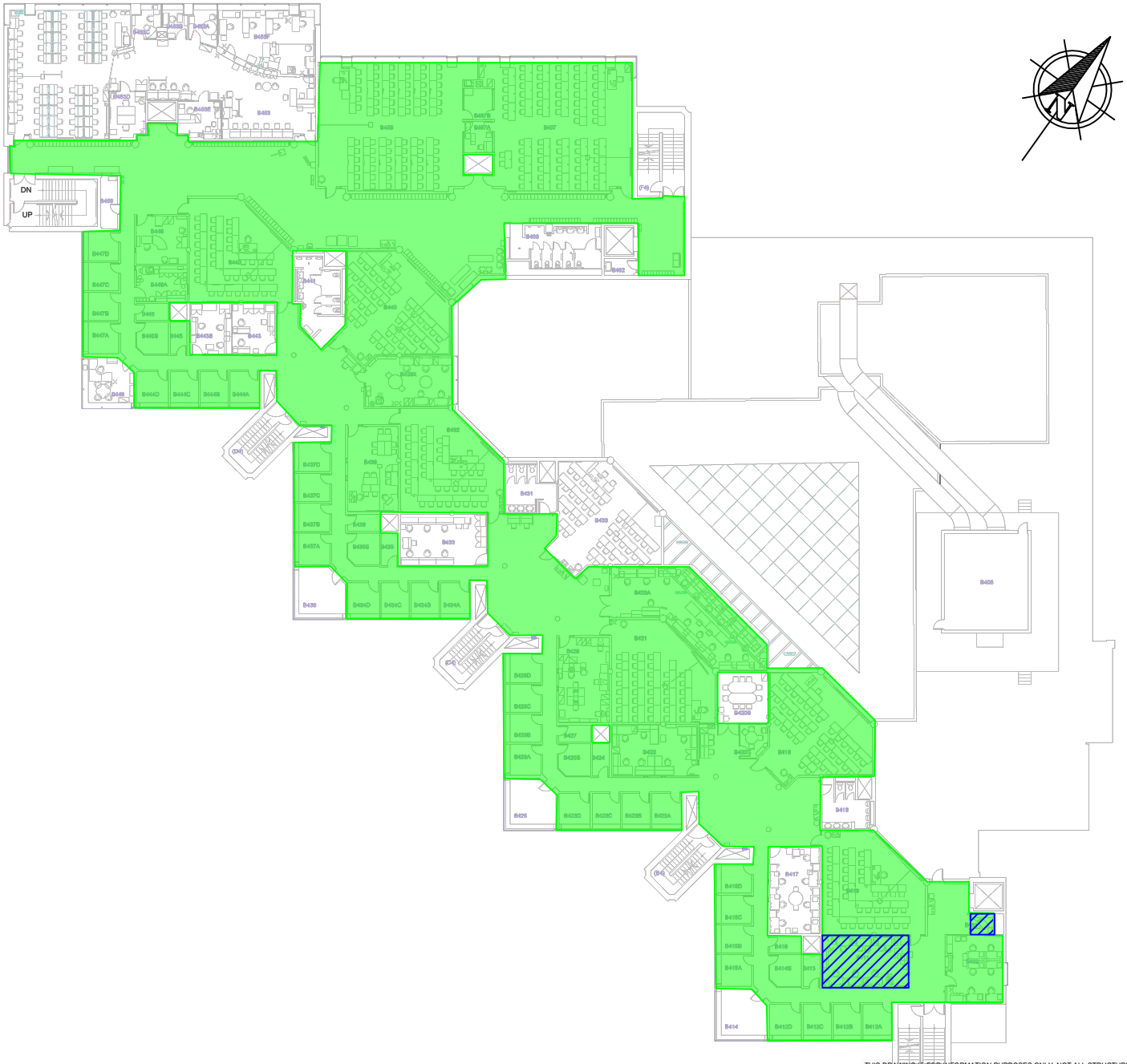
ALGONQUIN COLLEGE

ACM REASSESSMENT REPORT - BUILDING B

ALGONQUIN COLLEGE - WOODROFFE
OTTAWA, ONTARIO

THIRD FLOOR PLAN

Project:	Drawn By:
TC1914	GG
Date:	Reviewed By:
APRIL 2026	TC
Scale:	Figure:
N.T.S.	4



LEGEND

ASBESTOS CONTAINING VINYL FLOOR TILES

ASBESTOS CONTAINING SILVER PARGING CEMENT PIPE ELBOWS

NOTES:

- ASBESTOS CONTAINING DRYWALL JOINT COMPOUND PRESENT THROUGHOUT THE BUILDING
- ASBESTOS CONTAINING CEILING STIPPLE COAT PRESENT THROUGHOUT THE BUILDING
- ASBESTOS CONTAINING BLACK TAR PRESENT ON DUCTWORK THROUGHOUT THE BUILDING

cm3 environmental

5710 AKINS ROAD, OTTAWA, ON K2S 1B8

ALGONQUIN COLLEGE

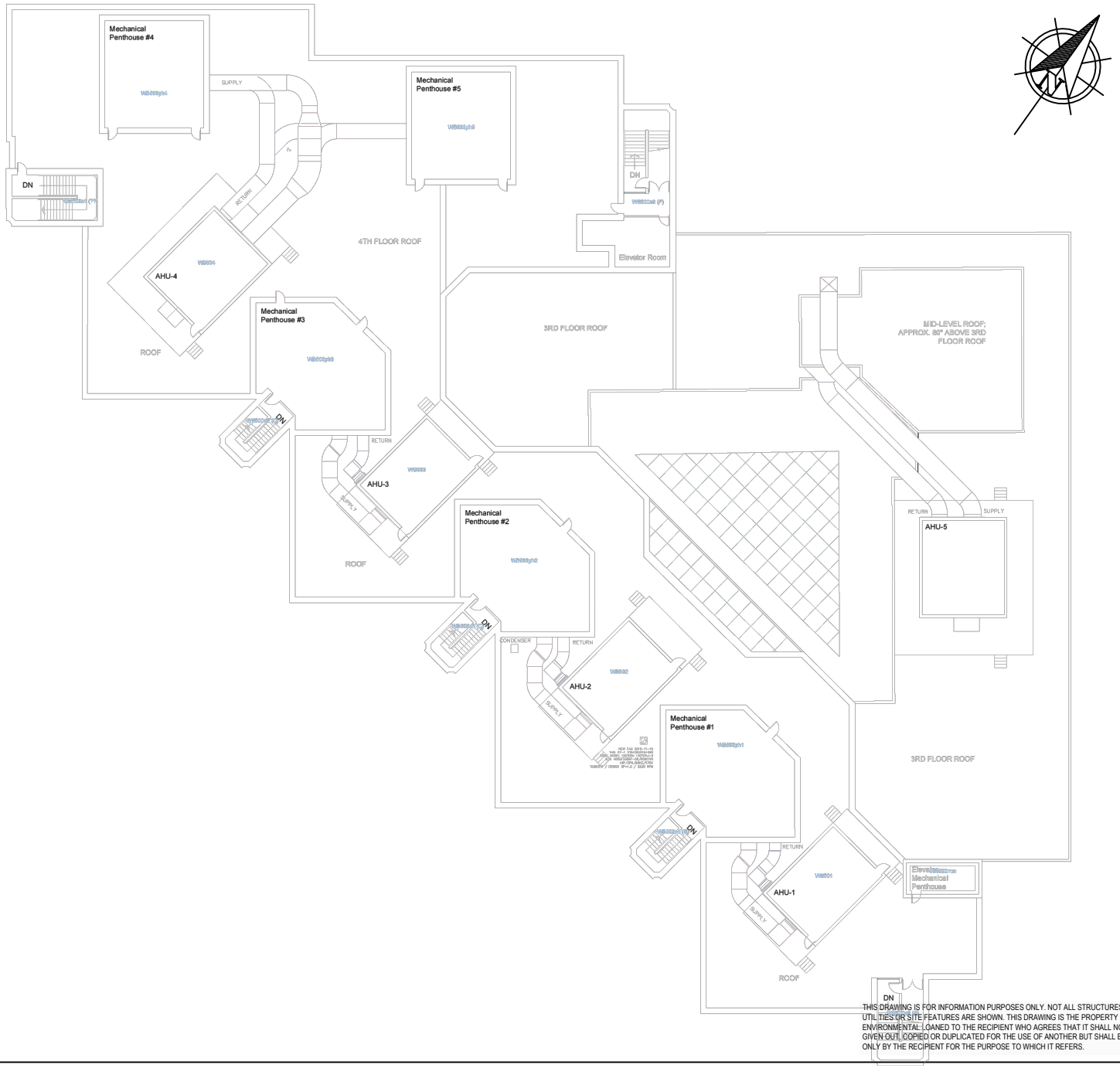
ALGONQUIN COLLEGE

ACM REASSESSMENT REPORT - BUILDING B

ALGONQUIN COLLEGE - WOODROFFE
OTTAWA, ONTARIO

FOURTH FLOOR PLAN

Project:	Drawn By:
TC1914	GG
Date:	Reviewed By:
APRIL 2026	TC
Scale:	Figure:
N.T.S.	5



THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. NOT ALL STRUCTURES, UTILITIES OR SITE FEATURES ARE SHOWN. THIS DRAWING IS THE PROPERTY OF CM3 ENVIRONMENTAL LOANED TO THE RECIPIENT WHO AGREES THAT IT SHALL NOT BE GIVEN OUT, COPIED OR DUPLICATED FOR THE USE OF ANOTHER BUT SHALL BE USED ONLY BY THE RECIPIENT FOR THE PURPOSE TO WHICH IT REFERS.

LEGEND

NOTE:
- NO ASBESTOS CONTAINING MATERIAL WAS OBSERVED

cm3 environmental

5710 AKINS ROAD, OTTAWA, ON K2S 1B8

ALGONQUIN COLLEGE

ACM REASSESSMENT REPORT - BUILDING B

ALGONQUIN COLLEGE - WOODROFFE
OTTAWA, ONTARIO

FIFTH FLOOR PLAN

Project: TC1914	Drawn By: GG
Date: APRIL 2026	Reviewed By: TC
Scale: N.T.S.	Figure: 6