



Demolition and Legal Disposal of House and Outbuildings - 6793 Bell McKinnon Road, Duncan

The Cowichan Valley Regional Hospital District has completed the removal of hazardous materials from a house located at the above address and are wanting to proceed with the demolition and legal disposal of the house, two small outbuildings and 25' x 60' concrete pad including ground restoration. The attached pictures show the approximately 800 square foot house and two outbuildings.

Work will include:

- Demolition off all structures,
- Removal of the concrete pad
- Removal of all random piles of debris in the vicinity of the house and outbuildings,
- Legal disposal of all building materials and concrete foundations,
- Filling in of the septic tank using on-site material,
- Restoring the site to a safe state using on-site materials.

If you are interested in quoting on this job you are encouraged to meet at the site on **Monday, June 19, 2017 at 10 a.m.** to obtain a full understanding of the work that is required.

All quotes must include:

- A Work Safe BC number,
- A date that your work would begin and an expected completion date.

All quotes must be submitted by **12 noon on Thursday, June 23, 2017.**

Any or all quotes may be rejected.

If you have any questions, please do not hesitate to contact me via the email address below.

Attached is a copy of the Demolition Permit issued by the Municipality of North Cowichan and the Clearance Letter provided by Bastion Environmental Inc. certifying that all hazardous materials have been removed in accordance with Work Safe BC regulations.

Tom Anderson
Special Projects Manager
Cowichan Valley Regional Hospital District
175 Ingram Street, Duncan, BC V9L 1K2
E-mail: tanderson@cvrd.bc.ca
Tel: 250.746.2584 Toll Free: 800.665.3955 Fax: 250.746.2581

The Corporation of the District of North Cowichan

7030 Trans Canada Highway
P.O. Box 278, Duncan, BC

Building Department

Phone: 250-746-3100 Fax: 250-746-3154

BUILDING PERMIT

Permit #: **BP007729**

Folio: 05490-000

Issued Date: Mar 15, 2017

Permit Type: **DEMO - DEMO**

Description: THIS PERMIT HAS BEEN ISSUED FOR THE DEMOLITION OF BUILDINGS.

Address: **6793 BELL MCKINNON RD**
Legal: LT B SEC 7 RGE 6 SOM PL 2759

Zone:
P.I.D. 006-365-850

Applicant: COWICHAN VALLEY REGIONAL HOSPITAL
DISTRICT
Address: 175 INGRAM ST DUNCAN BC V9L 1N8

Phone:
Phone:

Owner: COWICHAN VALLEY REGIONAL HOSPITAL
DISTRICT
Address: 175 INGRAM ST DUNCAN BC V9L 1N8

Phone:
Phone:

Description	Quantity	Amount	Description	Quantity	Amount
Bp Demo	1.00	100.00	Bp Demo Deposit	1.00	5,000.00
				Total:	\$5,100.00

Building Information:

TYPE OF IMPROVEMENT: DEMO

CONSTRUCTION VALUE: 0.00

Special Conditions:

- * "Where the demolition work may constitute a hazard to the public. Protection must be provided in conformance with part 8 of the B.C. B.C."
- * The Municipality of North Cowichan will not be responsible for any errors, deficiencies and omissions in this plan information.
- * Neither the granting of a permit nor the approval of the relevant drawings and specifications nor the inspections made by the Municipality of North Cowichan shall in any way relieve the owner of such a building from full responsibility for the carrying out of work or having work carried out in full accordance with the requirements of the B.C.B.C. 2012
- * Worksafe BC requires a qualified person inspect the building to identify any hazardous materials that may be on site and that these materials are properly removed and disposed of by trained and qualified professionals BEFORE demolition begins and AFTER a notice of project has been submitted to WorksafeBC.
- * Contractor shall be prime contractor while working within road right of way

This permit expires and the right of an owner shall terminate, if the work is not commenced within 6 months, or if the work is not completed within 24 months of the date of issue of the permit. All Construction shall conform to the current edition of the B.C. Building Code and approved drawings issued with the Application For Permit For Erection, Alteration, or Repair of a Building. No deviation from these drawings, including site plans, shall be made without authorization being given subject to the same procedures established for the examination of the original plans.

The department reserves the right to reject any work which has been concealed or completed without first having been inspected and approved by the department in accordance with the requirements of the various codes.

Applicant: 

Building Inspector: 

bastion

environmental inc

Address: 1910 Northfield Road
Nanaimo, BC. V9S 3B5
Phone: 250-585-3830
Email: info@bastionenv.com

VI Abatement Services Ltd.
235 Kenneth Street
Duncan, BC
V9L 1N6

File Number: 17-020
Date: March 3, 2017

Attention: Terry Durant

PROJECT: 6793 BELL MCKINNON ROAD, DUNCAN, BC

SUBJECT: CLEARANCE LETTER

Dear Sir:

This letter is to certify that successful remediation of asbestos-containing vermiculite insulation (attic), sheet flooring (bathroom and bedroom closet), putty (windows), and drywall joint compound (throughout), was completed within the building located at the address above, between February 15-28, 2017, by VI Abatement Services Ltd.

Bastion Environmental Inc. was retained by VI Abatement Services Ltd. to conduct a final visual inspection on February 28, 2017. At the time of this inspection, all asbestos-containing materials had been removed, and the affected area had been cleaned in a manner that is compliant with WorkSafeBC Occupational Health and Safety Regulations and Related Guidelines (Part 06), and the BC Ministry of Environment Regulations.



Photo 1: Post-abatement attic – asbestos-containing vermiculite insulation removal



Photo 2: Post-abatement hallway – asbestos-containing drywall joint compound removal

bastion

environmental inc

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Nanaimo, BC. V9S 3B5
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Photo 3: Post-abatement bedroom – asbestos-containing drywall joint compound removal



Photo 4: Post-abatement bedroom – asbestos-containing drywall joint compound removal

Bastion Environmental Inc. consultants Steve Cameron and Elena Butcher performed daily air monitoring, and collected air clearance samples from the abatement area after the final visual inspection was conducted. Please find attached our laboratory's results for Aerosol Fibre Analysis of samples collected.

The Final Air Clearance of less than 0.02 fib/m² was achieved. Therefore, the building located at the address above is cleared for human habitation without respiratory protection.

The following documentation was available on site, and should be noted.

NOPA# E734383 and Waste Manifest Document# BM75301-4

If you should require further information, please contact me at 250-585-3830.

Yours truly,

A professional seal for Steven Cameron, B.Sc. P.Chem, and his signature. The seal is a diamond shape with text inside, including "BC", "7008328", "Association of Professional Chemists", and "British Columbia".

Steven Cameron B.Sc. P.Chem
Bastion Environmental Inc.
Senior Analyst

AEROSOL FIBRE ANALYSIS REPORT

Company: V. I. Abatement Project No.: 17-020 Site Address: 6793 Bell Mckinnon Rd. Duncan

Analyzed in accordance with NIOSH 7400 PCM Fibre Counting Method

(Note: This method does not allow an identification of fibre type, but includes all fibres visible under the microscope that meet the appropriate counting criteria.)

BLANK = Quality Control
 AMB = Ambient
 CR = Clean Room
 OCC = Occupational
 CL = Clearance

Air Clearance: 0.02 f/m³
 Asbestos 8-Hr Exposure Limit: 0.1 f/m³
 Half Mask Limit: 1.0 f/m³
 PAPR Limit: 10.0 f/m³
 Pressure Demand Limit: 100.0 f/m³

Legend:
 ** Result is less than the 7 fibres/mm² Limit of Detection (LOD) of the method
 ND Not Detected

Sample	Start Date	Location	Analyst	Time Start hh:mm	Flow Start L/min	Time End hh:mm	Flow End L/min	Average Flow L/min	Total Volume L	Fibres	Fields	Fibre density f/mm ²	Reportable f/mm ²	Comments:
BLANK	2017-02-15	Field Blank	EB*	9:20	0.0	9:21	0.0	0.0	0	2.0	100	2.55	<0.001	Cassette # C001815925 Field Blank
OCC	2017-02-15	Attic	EB*	11:20	2.3	12:00	2.3	2.4	96.6722	90.0	100	114.59	0.460	Cassette # C001815929 Vermiculite removal performed by Dan. Within PAPR limits.
CR	2017-02-15	Clean Room	JF	10:00	5.0	16:00	5.0	5.3	1891.41	30.0	100	38.20	0.008	Cassette # C001816020 Meets Clean Room Requirements
OCC	2017-02-16	Attic	EB*	9:40	2.5	10:10	2.5	2.6	78.1024	80.5	100	102.50	0.509	Cassette # C001815981 Vermiculite removal performed by Dan. Within PAPR limits.
CR	2017-02-16	Clean Room	EB*	9:45	5.0	16:35	5.0	5.2	2134.8	14.0	100	17.83	0.003	Cassette # C001815966 Meets Clean Room Requirements
OCC	2017-02-17	Attic	EB*	9:15	2.5	9:45	2.5	2.7	80.1852	73.0	100	92.95	0.449	Cassette # C001815835 Vermiculite removal performed by Dan. Within PAPR limits.
CR	2017-02-17	Clean Room	EB*	9:00	5.0	16:30	5.0	5.3	2405.56	28.0	100	35.65	0.006	Cassette # C001816017 Meets Clean Room Requirements
OCC	2017-02-20	Attic	EB*	9:00	2.5	9:30	2.5	2.6	78.7304	41.0	100	52.20	0.257	Cassette # C001815960 Vermiculite removal performed by Dan. Within PAPR limits.
BLANK	2017-02-20	Sum Room	EB*	15:30	0.0	15:31	0.0	0.0	0	3.0	100	3.82	<0.001	Cassette # C001645665 Field Blank
CR	2017-02-20	Clean Room	EB*	9:00	5.0	16:30	5.0	5.2	2361.91	20.5	100	26.10	0.004	Cassette # 001815979 Meets Clean Room requirements
OCC	2017-02-21	Attic	EB*	9:00	2.5	9:30	2.5	2.6	79.2335	53.0	100	67.48	0.330	Cassette # C001645586 Vermiculite removal performed by Dan. Within PAPR limits.
CR	2017-02-21	Clean Room	EB*	9:00	5.0	16:50	5.0	5.3	2482.65	16.0	100	20.37	0.003	Cassette # C001645583 Meets Clean Room Requirements
OCC	2017-02-22	Attic	EB*	9:30	2.5	10:00	2.5	2.7	82.2701	37.5	100	47.75	0.225	Cassette # C001815589 Vermiculite removal, performed by Dan. Within PAPR limits.

Quality Control = BLANK
 Occupational = OCC
 Ambient = AMB
 Clean Room = CR
 Clearance = CL

AEROSOL FIBRE ANALYSIS REPORT

CR	2017-02-22	Clean Room	EB*	9:00	5.0	16:45	5.0	5.5	2550.37	21.0	100	26.74	0.004	Cassette # C001238541 Meets Clean Room Requirements.
OCC	2017-02-23	Main House	EB*	9:00	2.5	9:30	2.5	2.8	82.8137	25.5	100	32.47	0.152	Cassette # C001815746 Insulation removal performed by Dan. Within PAPR limits.
CR	2017-02-23	Clean Room	EB*	9:00	5.0	16:27	5.0	5.5	2487.85	26.0	100	33.10	0.005	Cassette # C001815609 Meets Clean Room Requirements.
OCC	2017-02-24	Kitchen	EB*	9:00	2.5	9:30	2.5	2.7	82.1896	42.5	100	54.11	0.255	Cassette # C001645579 Worn by Dan Vacuuming. Within PAPR limits.
CR	2017-02-24	Clean Room	EB*	9:00	5.0	18:00	5.0	5.5	2958.83	21.5	100	27.37	0.004	Cassette # C001238559 Meets Clean Room Requirements.
BLANK	2017-02-27	Sun Room	EB*	9:40	0.0	9:41	0.0	0.0	0	1.5	100	1.91	<0.001	Cassette # C001645635 Field Blank
OCC	2017-02-27	Main House	EB*	9:00	2.5	9:30	2.5	5.4	182.587	NA	100	NA	NA	Cassette # C001645591 Lost
CR	2017-02-27	Clean Room	EB*	9:40	5.0	18:00	5.0	5.4	2709.29	20.5	100	26.10	0.004	Cassette # C001815566 Meets Clean Room Requirements.
CL	2017-02-28	Kitchen	EB*	11:30	15.0	15:30	15.0	16.1	3857.9	21.0	100	26.74	0.003	Cassette # C001645554 Meets Air Clearance Requirements.
CL	2017-02-28	Attic	EB*	11:30	15.0	15:30	15.0	16.1	3857.9	29.5	100	37.56	0.004	Cassette # C001645825 Meets Air Clearance Requirements.
CL	2017-02-28	Attic	EB*	11:30	15.0	15:30	15.0	16.1	3857.9	27.0	100	34.38	0.003	Cassette # C001645763 Meets Air Clearance Requirements.

*Checked by Steve Cameron

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