

ASBESTOS INVENTORY CONTROL



Assets and Project Management
Municipal Accommodations Division
4th Floor - 185 King Street • Winnipeg, MB • R3B 1J1

Building Name:	Archives	Inspection Date:	December 20, 2022
Building Code:	HB-19	Inspected By:	Neal Richardson
Building Address:	380 William Avenue	Construction Date:	1903

NOTES:

- Asbestos inspections and inventory updates are conducted annually.
- There may be asbestos containing materials present that were not located during asbestos inspections.
- Floor tile and sheet flooring installed before 1990 may contain asbestos and must be treated as an asbestos containing material.
- Vermiculite insulation may contain pockets of asbestos. All vermiculite insulation must be treated as an asbestos containing material.
- For asbestos related inquiries, call Central Control at 986-2382

HB-19

Material Location	Material Description	Drawing Label	Material Condition	Testing Status	Lab Report #	Date M/Y	Test %	Est. %
	Drywall Compound Contains Asbestos							
	Red Duct Mastic Contains Asbestos							
Basement								
Delivery Room	Pipe Fitting Insulation	PF	Good					
	9x9 Floor Tile	F9	Removed'11					
Janitor's Closet	Pipe Fitting Insulation	PF	Good					
Elevator Room	Plaster - Ceiling	PL	Good					
Area A	Pipe Fitting Insulation	PF	Good					
Corner Room at Area A	Pipe Fitting Insulation	PF	Good					
	9x9 Floor Tile	F9	Good					
Area B	Pipe Fitting Insulation	PF	Good					
Area C	Pipe Fitting Insulation	PF	Good					
Area D	Pipe Fitting Insulation	PF	Good					
	9x9 Floor Tile	F9	Needs Repair					
	Concrete Floor Topping (Under Floor Tile)		Good	TESTED	123144	Feb/13	0	
Area E	Pipe Fitting Insulation			TESTED	43654	Jan/07	0	
	9x9 Floor Tile - Under Shelving only	F9	Removed'18					
	Pipe Fitting Insulation - Inside South Wall	PF	Needs Repair	TESTED	212629	Dec/18	80	
	Plaster - Wall	PL	Needs Repair	TESTED	212629	Dec/18	0	
Area E1	9x9 Floor Tile	F9	Removed'11					

Material Location	Material Description	Drawing Label	Material Condition	Testing Status	Lab Report #	Date M/Y	Test %	Est. %
Area F	Pipe Fitting Insulation	PF	Good					
	Duct Insulation	DI	Good					
	12x12 Floor Tile	F12	Good					
	9x9 Floor Tile - Under Shelving Removed- Under Rolling Track Remains.	F9	Good					
North East Stair Landing	9x9 Floor Tile	F9	Good					
North West Beside Beam	Plaster	PL	Good	TESTED	91379	Sep/10	0	
	Pipe Fitting	PF	Good	TESTED	91379	Sep/10	0	
Water Meter Room	Pipe Fitting Insulation	PF	Good					
Storage Room 1	Pipe Fitting Insulation	PF	Removed'13	TESTED	121154	Jan/13	3	
	Pipe Insulation	PI	Removed'13					3
Storage Under Stairs	Plaster - Ceiling	PL		TESTED	b72051	May/10	0	
	Mortar on Stair			TESTED	b72051	May/10	0	
	Granite Adhesive	MA	Good	TESTED	194108	Oct/11	0	
Men's Washroom	Pipe Fitting Insulation	PF	Good					
	9x9 Floor Tile	F9	Good					
	Wall Plaster	PL	Good	TESTED	43655	Jan/07	0	
	Ganular Insulation / Infill (Black/ White)		Needs Repair	TESTED	244938	Oct/'20	0	
Heating and AC Room	Pipe Fitting Insulation	PF	Removed	TESTED	43655	Jan/07	0	
	Pipe Fitting Insulation	PF	Good	TESTED	84854	Jan/07	0	
	Pipe Fitting Insulation	PF	Good	TESTED	84854	Jan/07	0	
	Pipe Fitting Insulation	PF	Good	TESTED	88723	Jul/10	0	
	Duct Insulation	DI		TESTED	84854	Jan/10	0	
	Boiler B-4 -Refractory Insulation (3 Samples)	BR	Good	TESTED	203260	Jun/18	0	
	Drywall Compound (SouthEast Wall)	DC	Good	TESTED	194108	Oct/17	0	
	Plaster	PL	Good	TESTED	58674	Jan/07	0	
	Duct Mastic Red	MA	Good	TESTED	b261674	Nov/'21	1-5	
	Pipe Fitting Insulation (2 Samples)	PF	Good	TESTED	258443	Jul/'21	0	
	Debris on Floor -West Wall			TESTED	258443	Jul/'21	0	
Boiler Rooms	Pipe Fitting Insulation (4 Samples)	PF	Needs Repair	TESTED	b228448	Mar/'20	0	
	Drywall Compound (1 Sample / bulkhead)	DC	Needs Repair	TESTED	265454	Dec/'21	0	
NE Corner	Stucco			TESTED	58674	Jun/08	0	
North Wall	Plaster - Walls - Sampled in 2 Areas	PL	Needs Repair	TESTED	194108	Oct/17	0	
Hydro Area	Pipe Fitting Insulation	PF	Good					

Material Location	Material Description	Drawing Label	Material Condition	Testing Status	Lab Report #	Date M/Y	Test %	Est. %
	Basement Lead Paint Samples							
East Hallway	Wall		Good	TESTED	L72732	Dec/18	.29	Neg
West Archive Room (Room F)	Wall		Good	TESTED	L72732	Dec/18	.236	Neg
Delivery Room	Ceiling (White)		Good	TESTED	L72732	Dec/18	3.82	Pos
East Basement	Wall (Green)		Good	TESTED	L72732	Dec/18	.176	Neg
East Basement	Wall (Beige)		Good	TESTED	L72732	Dec/18	.464	Neg
East Basement	Positive for Lead (Green Trim)		Good	TESTED	L72732	Dec/18	4.22	Pos
South Wall (Room E)	Negative for Lead (Pink)		Good	TESTED	L72732	Dec/18	.184	Neg
	Main Floor							
Washroom(Location Not Clear)	Plaster (2 Samples)	PL		Tested	57744	Jun/08	0	
Storage Room	Pipe Fitting Insulation	PF	Good					
Library / Research	9x9 Floor Tile - Black Backing (3 Samples)	F9	Needs Repair	TESTED	230025	Nov/19	0	
	Glue -Tan/Red (3 Samples)			TESTED	230025	Nov/19	0	
	Floor Leveling Compound (3 Samples)			TESTED	230025	Nov/19	0	
	Wall Paper / Plaster Compound		Good	TESTED	194108	Oct/17	0	
	Wall Covering (3 Samples)			TESTED	b222911	Dec/19	0	
	Yellow Adhesive (3 Samples)			TESTED	b222911	Dec/19	0	
Office/Cubicles Archive Area C	Wall Paper & Mastic			TESTED	b261674	Nov/21	0	
	Sheet Flooring Patch	SH	Needs Repair	TESTED	b261674	Nov/21	0	
West Washroom	Pipe Fitting Insulation	PF	Removed					
Front Entrance	Floor Patch		Good	TESTED	92461	Oct/10	0	
	Pipe Fitting Insulation	PF	Good					
	Sheet Flooring (Tan/ Black)	FS	Good	TESTED	194108	Oct/17	0	
	9x9 Floor Tile	F9	Needs Repair	TESTED		Oct/17	0	
	Terazzo		Needs Repair	TESTED	244938	Oct/20	0	
North Stairwell Landing	Terazzo			TESTED	244938	Oct/'20	0	
East Washroom	Pipe Fitting Insulation		Removed					
	9x9 Floor Tile - Black Backing		Good	TESTED	65001	Mar/09	0	
	Plaster	PL	Good	TESTED	92461	Oct/10	0	
	Duct Mastic - Black	MA	Good	TESTED	b261674	Nov/21	1-5	
	Duct Mastic - Grey	MA	Good	TESTED	b261674	Nov/21	0	
Old Stairwell @ Men's W/C	Hardboard	HB	Good					

Material Location	Material Description	Drawing Label	Material Condition	Testing Status	Lab Report #	Date M/Y	Test %	Est. %
Plaster Column	Stucco - Walls	ST	Good	TESTED	92461	Oct/10	0	
	Plaster (2 Samples)	PL		TESTED	b222911	Dec/19	0	
	Scratch Coat (2 Samples)			TESTED	b222911	Dec/19	0	
Partition Wall	Drywall Compound (3 Samples)	DC	Good	TESTED	b222911	Dec/19	1-5	
Back Stairs - East	Steam Pipes		Removed					
Area G - Archive	Pipe Fitting Insulation		Removed/07	TESTED	43652	Apr/07	0	
	9x9 Floor Tile - Black Backing	F9	Good	TESTED	b73719	Jul/10	0	
	9x9 Floor Tiles - Black Backing (3 Samples)	F9	Needs Repair	TESTED	230025	Nov/19	0	
	Glue Tan/Red (3 Samples)			TESTED	230025	Nov/19	0	
	12x12 Floor Tile - Stair Treads	F12	Good	TESTED	84854	Apr/10	5	
	12x12 Floor Tile - Gray	F12	Good	TESTED	84854	Apr/10	3	
	12X12 Floor Tile - Green	F12	Good	TESTED	116724	Aug/12	3	
	Duct Insulation	DI	Good	TESTED	84854	Apr/10	0	
Safe	Brick		Good	TESTED	194108	Oct/17	0	
Main Floor - Mezzanine								
Area H	Pipe Fitting Insulation	PF		TESTED	84854	Apr/10	0	
	9x9 Floor Tile - grey - Black Backing	F9	Good	TESTED	194108	Aug/12	0	
Ceiling	Plaster (1 Sample)	PL		TESTED	b222911	Dec/19	0	
	Scratch Coat (1 Sample)	PL		TESTED	b222911	Dec/19	0	
Second Floor								
North Stairwell	Terazzo		Needs Repair	TESTED	244938	Oct/'20	0	
Developing Film Room	Pipe Fitting Insulation	PF	Good					
	Sheet Flooring	FS	Good	TESTED	101846	Jul/11	0	
	Mastic - Duct - Above Ceiling (Red/ Brown)	MA	Good					
Area I	Pipe Fitting Insulation	PF						
	9x9 Floor Tile - Beige and Red Tiles	F9	Good	TESTED	84854	Apr/10	5	
	12x12 Floor Tile - Grey	F12	Good	TESTED	116724	Aug/18	3	
Wall	Plaster (1 Sample)	PL	Needs Repair	TESTED	b222911	Dec/19	0	
	Scratch Coat (1 Sample) *See Pinchin Report 234838.278*	PL	Good	TESTED	b222911	Dec/19	<0.1	0
Wall	Plaster	PL	Good	TESTED	b261750	Nov/'21	0	
Wall - Arch West	Plaster	PL	Good	TESTED	b261750	Nov/'21	0	
Column - Arch East	Plaster	PL	Good	TESTED	b261750	Nov/'21	0	
Wall - Second Flor SF	Plaster	PL	Good	TESTED	b261750	Nov/'21	0	
Wall - South	Plaster	PL	Good	TESTED	b261750	Nov/'21	0	

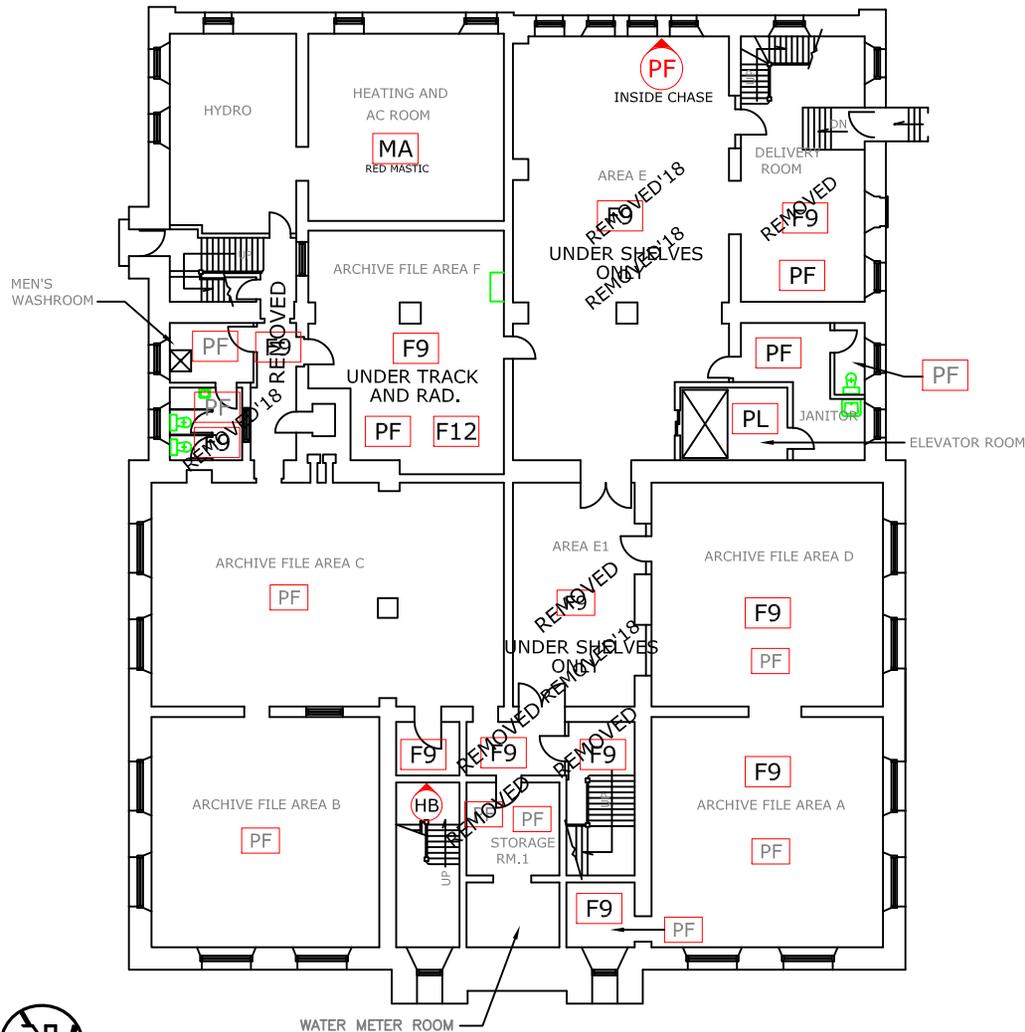
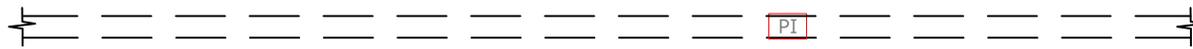
Material Location	Material Description	Drawing Label	Material Condition	Testing Status	Lab Report #	Date M/Y	Test %	Est. %
Wall - West Office Area	Plaster	PL	Good	TESTED	b261750	Nov/'21	0	
Under Floorboards - Central Archive Files Area	Debris Infill - Unknown Materials (2 Samples Taken)		Good	TESTED	b261768	Nov/'21	0	
Second Floor Lead Samples								
Archive Files East	Wall (White)		Needs Repair	TESTED	L78096	Dec/19	5.68	
Open Area	Ceiling (White)		Needs Repair	TESTED	L78096	Dec/19	8.17	
Open Area	Ceiling (White)		Needs Repair	TESTED	L78096	Dec/19	10.3	
Archive Files East	9x9 Floor Tile (Removed by Others)	F9	Removed					
	12x12 Floor Tile (Removed by Others)	F12	Removed					
Open Area	Ceiling Beam			TESTED			0	
	9x9 Floor Tile Black Backing	F9	Good					0
Coffee Room	9x9 Floor Tile (red) - Under Carpet (tile mastic - 2%)	F9	Good	TESTED	84854	Apr/10	2-10	
Lounge	Sheet Flooring - Under Carpet	FS	Good	TESTED	116742	Aug/12	0	
	Fireplace Lining		Good	TESTED	194108	Oct/17	0	
Office @ Lounge Area	Mastic - Duct - Above Ceiling (Red/ Brown)	MA	Good					
Ceiling 2nd Floor	Plaster	PL	Good	TESTED	43653	Jan/07	0	
	Plaster	PL	Good	TESTED	64723	Feb/08	0	
Ceiling Under 2nd Flr Mezzanine	12x12 Ceiling Tile - Non-Asbestos							0
Archives Files East	Underlay		Needs Repair	TESTED	194108	Oct/'17	0	
Second Floor - Mezzanine								
Area J	Pipe Fitting Insulation	PF	Good	TESTED	101926	Aug/12	0	
	9x9 Floor Tile - Black Backing	F9	Good	TESTED		Jun/13	0	
Burried Pipe at South End of Property	Pipe Insulation	PI		TESTED		Sept/08	50-75	
Rooftop	Mortar		Good	TESTED	194108	Oct/17	0	
East Parapet Roof	Roof Mastic	MA	Good	TESTED	194108	Oct/17	15	
South Parapet Roof	Roof Mastic	MA	Good	TESTED	194108	Oct/17	10	

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HB-19



BASEMENT PLAN

LEGEND

GENERAL LABELS	ON CEILING	ABOVE CEILING	UNDER FLOORING	WALL DETAIL	ENCAPSULATED ASBESTOS
?? =	??	??	??	??	
AF: ASBESTOS FABRIC	F9: 9X9 FLOOR TILE	SC: STIPPLE CEILING			
BR: BOILER REFRACTORY	F12: 12X12 FLOOR TILE	SO: SPRAY ON			
CA: CAULKING	HB: HARDBOARD	ST: STUCCO			
C12: 12X12 CEILING TILE	MA: MASTIC	TI: TANK INSULATION			
C24: 24X24 CEILING TILE	PF: PIPE FITTING	TP: TRANSITE PIPE			
C48: 24X48 CEILING TILE	INSULATION	VE: VERMICULITE			
DC: DRYWALL COMPOUND	PI: PIPE INSULATION				
DI: DUCT INSULATION	PL: PLASTER				
FS: SHEET FLOORING	RD: ROOF DRAIN				

NOTES:

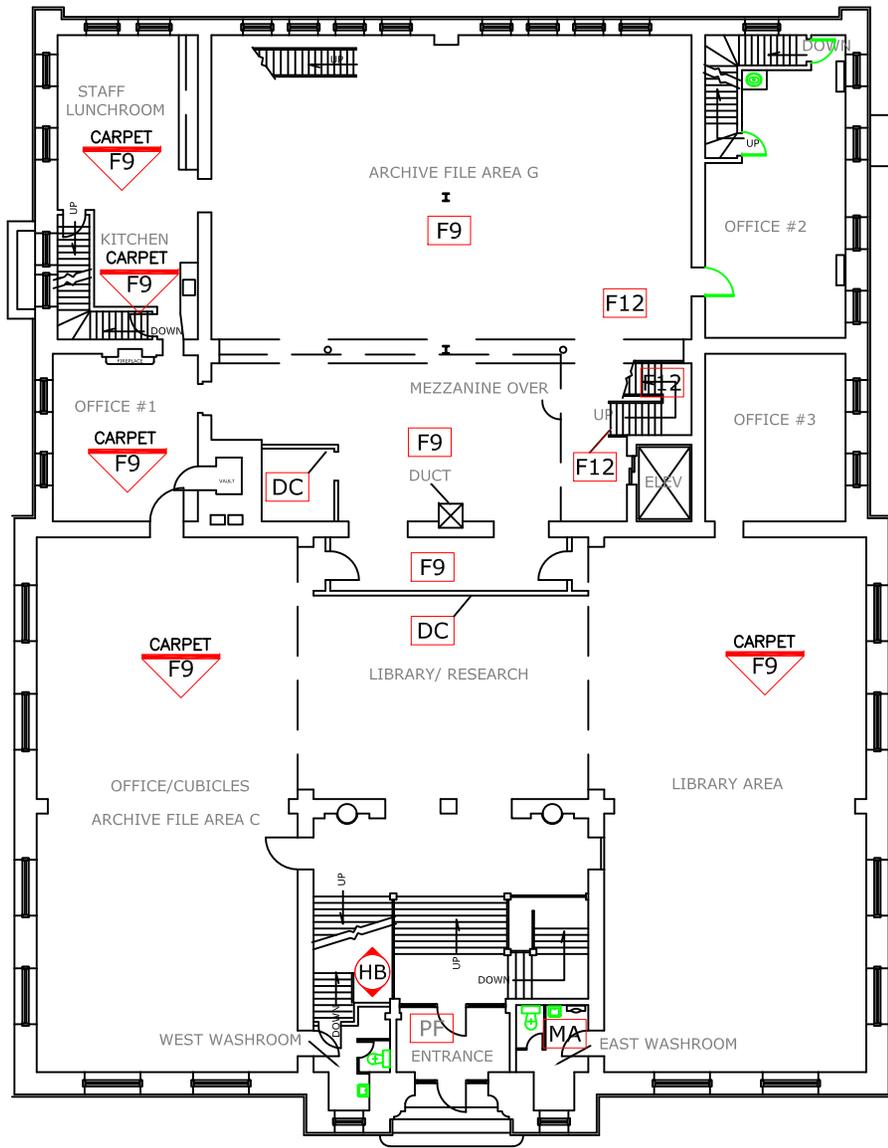
1. THERE MAY BE ASBESTOS CONTAINING MATERIALS PRESENT THAT WERE NOT LOCATED DURING BUILDING INSPECTIONS
2. REFER TO THE ASBESTOS INVENTORY SURVEY SHEET FOR MORE INFORMATION
3. DO NOT DISTURB ASBESTOS. FOR HANDLING PROCEDURES CALL CENTRAL CONTROL AT 986-2382

ASBESTOS LOCATIONS

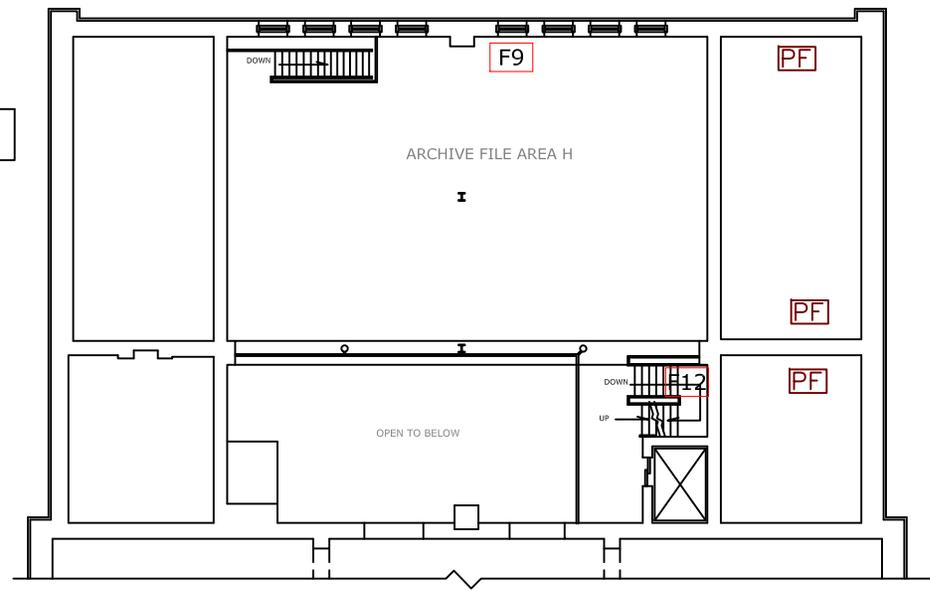
BUILDING:			
Archives Building HB - 19 380 William Avenue Winnipeg, Manitoba			
REVISED BY:	DATE:	SCALE:	SHEET #:
REM	DECEMBER 14, 2021	N.T.S.	1/3



CITY OF WINNIPEG
 PLANNING, PROPERTY & DEVELOPMENT
 DEPARTMENT
 MUNICIPAL ACCOMMODATIONS DIVISION
 4th FLOOR - 185 KING STREET
 WINNIPEG, MANITOBA R3B 1J1
 PHONE: (204) 986-7266
 FAX: (204) 986-7311



MAIN FLOOR PLAN



MAIN FLOOR MEZZANINE PLAN

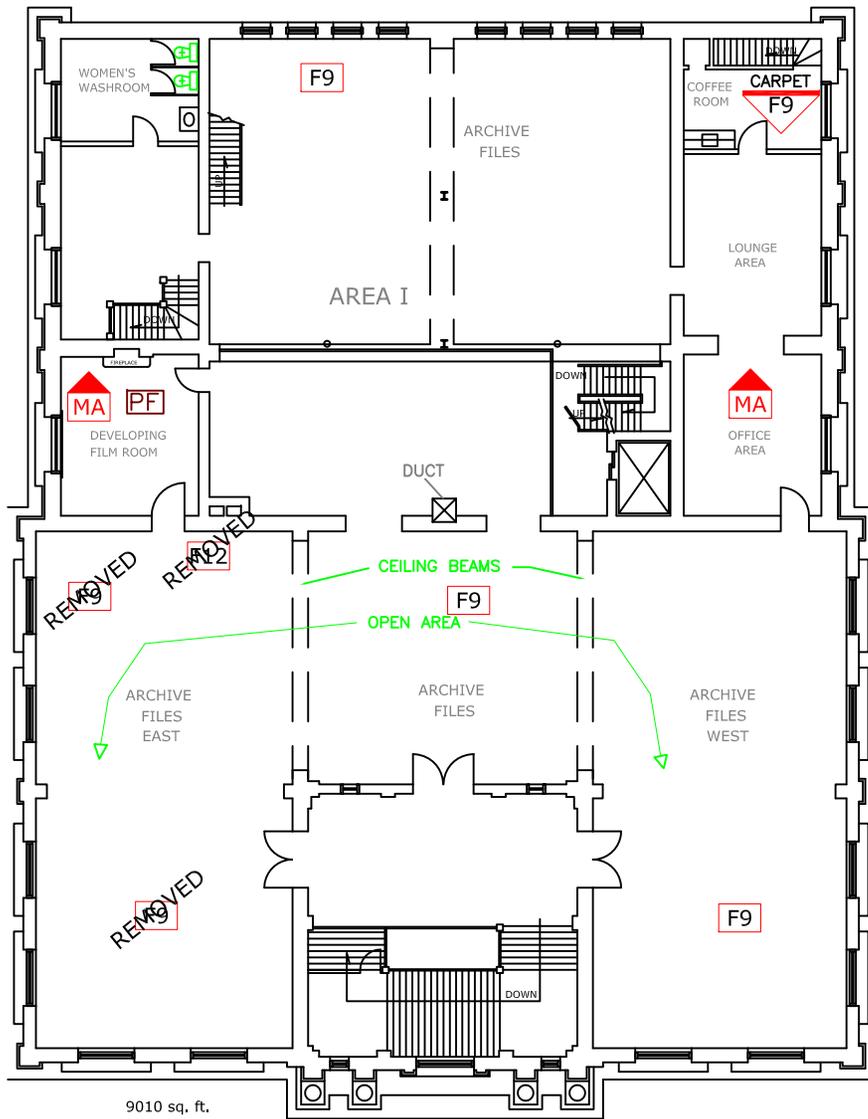


LEGEND	GENERAL LABELS	ON CEILING	ABOVE CEILING	UNDER FLOORING	WALL DETAIL	ENCAPSULATED ASBESTOS
?? =	??	??	??	??	??	
AF: ASBESTOS FABRIC	F9: 9X9 FLOOR TILE	SC: STIPPLE CEILING				
BR: BOILER REFRACTORY	F12: 12X12 FLOOR TILE	SO: SPRAY ON				
CA: CAULKING	HB: HARDBOARD	ST: STUCCO				
C12: 12X12 CEILING TILE	MA: MASTIC	TI: TANK INSULATION				
C24: 24X24 CEILING TILE	PF: PIPE FITTING	TP: TRANSITE PIPE				
C48: 24X48 CEILING TILE	INSULATION	VE: VERMICULITE				
DC: DRYWALL COMPOUND	PI: PIPE INSULATION					
DI: DUCT INSULATION	PL: PLASTER					
FS: SHEET FLOORING	RD: ROOF DRAIN					

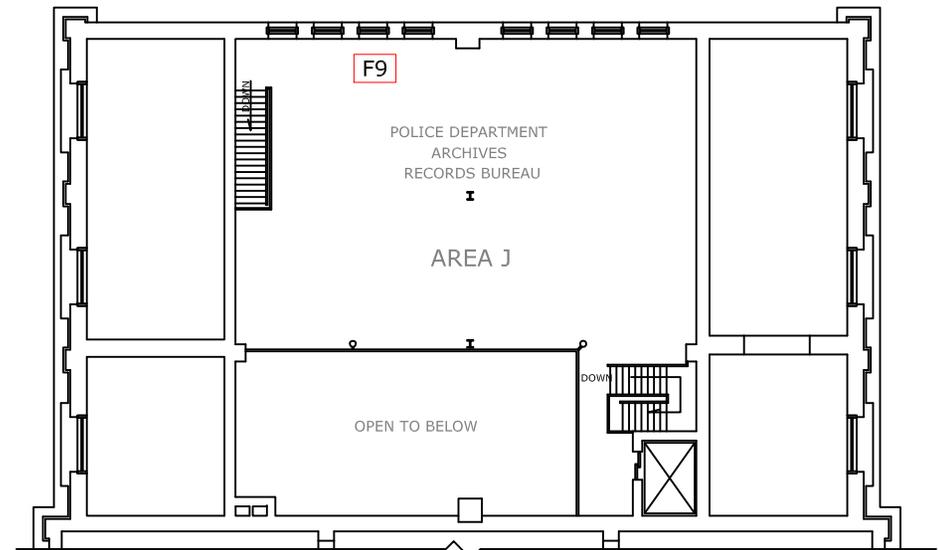
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ASBESTOS LOCATIONS			
BUILDING:		Archives Building HB - 19 380 William Avenue Winnipeg, Manitoba	
REVISED BY:	DATE:	SCALE:	SHEET #:
REM	DECEMBER 15, 2021	N.T.S.	2/3

CITY OF WINNIPEG
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SECOND FLOOR PLAN



2ND FLOOR MEZZANINE PLAN



LEGEND

GENERAL LABELS	ON CEILING	ABOVE CEILING	UNDER FLOORING	WALL DETAIL	ENCAPSULATED ASBESTOS
?? =					
AF: ASBESTOS FABRIC	F9: 9X9 FLOOR TILE	SC: STIPPLE CEILING			
BR: BOILER REFRACTORY	F12: 12X12 FLOOR TILE	SO: SPRAY ON			
CA: CAULKING	HB: HARDBOARD	ST: STUCCO			
C12: 12X12 CEILING TILE	MA: MASTIC	TI: TANK INSULATION			
C24: 24X24 CEILING TILE	PF: PIPE FITTING	TP: TRANSITE PIPE			
C48: 24X48 CEILING TILE	INSULATION	VE: VERMICULITE			
DC: DRYWALL COMPOUND	PI: PIPE INSULATION				
DI: DUCT INSULATION	PL: PLASTER				
FS: SHEET FLOORING	RD: ROOF DRAIN				

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ASBESTOS LOCATIONS

BUILDING:		Archives Building HB - 19 380 William Avenue Winnipeg, Manitoba	
REVISED BY:	DATE:	SCALE:	SHEET #:
REM	OCTOBER 27, 2020	N.T.S.	3/3



CITY OF WINNIPEG
 PLANNING, PROPERTY & DEVELOPMENT
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