

## X02.1 Manage Asbestos Hazards - 1: Asbestos risk assessment

### Technical Document

WELL Building Standard™ version 2 (WELL v2™), Q1 2021 addenda



#### HOW TO USE THIS DOCUMENT:

This document is intended to serve as a guide on how to create a project **technical document to manage risks of human exposure to hazardous materials ubiquitously used in past construction practices.**

This document is meant to demonstrate an acceptable degree of detail for a documentation submission. The Feature cannot be demonstrated solely through a confirmation that the requirements have been or will be implemented. The level of detail is up to the discretion of the project team, but the documents must include specific details demonstrating that the actual requirements have been enacted in the project boundary.

This document and similar tools are intended to assist projects in their pursuit of WELL v2 but use of this document and/or similar tools are in no way a guarantee of achievement of any rating or designation, and no representation or warranty is made regarding the likelihood of achieving any rating or designation.

**Note:** The below document is based on the Q1 2021 addenda of the WELL Building Standard™ version 2 (WELL v2™). Project teams are required to implement the feature requirements from the addenda version assigned to their project or any more recent addenda version.

#### FEATURE PART REQUIREMENTS:

##### *For All Spaces*

*For existing buildings constructed or last renovated before the enactment of laws banning the installation of asbestos-containing materials, and for buildings located where there is no local asbestos phase-out regulation, one of the following requirements is met:*

- a. Project for which all asbestos has been removed in a prior renovation demonstrates that occupancy of the space is legally allowed.*
- b. An investigation of the project space is conducted by an inspector certified under local regulation or a qualified professional with demonstrable experience where no local regulations apply. The investigation must provide the following, at minimum:*
  - 1. A list of locations where presumed asbestos containing materials (PACM) were found.*
  - 2. Confirmation of the presence of asbestos is performed through Polarized Light Microscopy (PLM) or Transmission Electron Microscopy (TEM) testing. The sample number and location follow applicable laws or recommendations of the inspector conducting the assessment. Materials having over 1% of asbestos are considered ACM. If analytical confirmation is not available or possible, all PACM are considered asbestos-containing materials (ACM).*

#### WELL Core Guidance:

Meet these requirements for the extent of developer buildout.



The below sample documentation is intended to provide guidance in creating a technical document. It is not a template. You may note included components that are not required to demonstrate compliance with this Feature.

### Example document for Feature X02.1, 1: Asbestos Risk Assessment a and b

*The following example is for a new construction building project in a location where asbestos is prohibited in building products:*

#### X02.1 Option 1 - Technical Document for [PROJECT NAME]

[PROJECT NAME] is a new construction project located in Canada, a country that banned the installation of asbestos in 1999. There is no need for a risk assessment. The full law language can be found here: <https://laws-lois.justice.gc.ca/eng/regulations/SOR-2018-196/page-1.html#h-853064>.

*The following example is for a new construction interiors project in an existing building in Canada. The base building was built after asbestos laws were enacted locally.*

#### X02.1 Option 1 - Technical Document for [PROJECT NAME]

[PROJECT NAME] is a new construction interiors project in an existing building [EXISTING BUILDING NAME.] [EXISTING BUILDING NAME] was built in [Ex: 2005] after Canada banned the installation of asbestos in 1999. There is no need for a risk assessment. The full law language can be found here: <https://laws-lois.justice.gc.ca/eng/regulations/SOR-2018-196/page-1.html#h-853064>.

*The following example is for an existing building project in a location where asbestos can still be installed in buildings and English is a second language.*

#### X02.1 Option 1 - Technical Document for [PROJECT NAME]

There are no local laws preventing asbestos use in buildings, so an asbestos inspection was conducted. Asbestos was found and remediated. Below is a summary of the inspection report, and the report is also attached in full.

- a. The certificate of occupancy issued by the local municipality after the asbestos remediation was completed is attached. [ATTACH CERTIFICATE OF OCCUPANCY].
- b. Investigation summary:
  - a. Professional inspector: [NAME, CREDENTIALS, CONTACT]
  - b. A list of locations where presumed asbestos containing materials (PACM) were found:
    - i. Ex: Walls along corridors and 4<sup>th</sup> floor breakroom
    - ii. Ex: Ceiling tiles throughout the project
    - iii. Ex: Floors in the back of house areas
    - iv. Ex: Insulation on the boilers and steam pipes
  - c. Method used for confirming the existence of asbestos:
    - i. Ex: Polarized Light Microscopy (PLM) – sample number and location of samples were determined by local law [INSERT LOCAL LAW]
    - ii. Ex: Transmission Electron Microscopy (TEM) testing – sample number and location of samples were determined by recommendations from [NAME OF QUALIFIED PROFESSIONAL INSPECTOR]
    - iii. Ex: No analytical method of testing asbestos was available so all presumed asbestos containing materials (PACM) are considered asbestos-containing materials (ACM)
- c. The Investigation Report provided to the local municipality is attached. Sections of the report that indicate the information above have been annotated with English translations. [ATTACH REPORT – INCLUDE ENGLISH TRANSLATIONS OF RELEVANT SECTIONS.]

#### **TIPS FOR MULTIPLE LOCATIONS**

- Organizations participating in WELL Portfolio or the multiple projects pathway can submit a Guideline for this feature part, as well as a technical document for each audited project. This Guideline must outline the feature requirements, at minimum, and it can be shared across multiple projects as a means to provide guidance for compliance. A subset of audited projects must also each submit their own technical document that demonstrates compliance with the feature requirements.