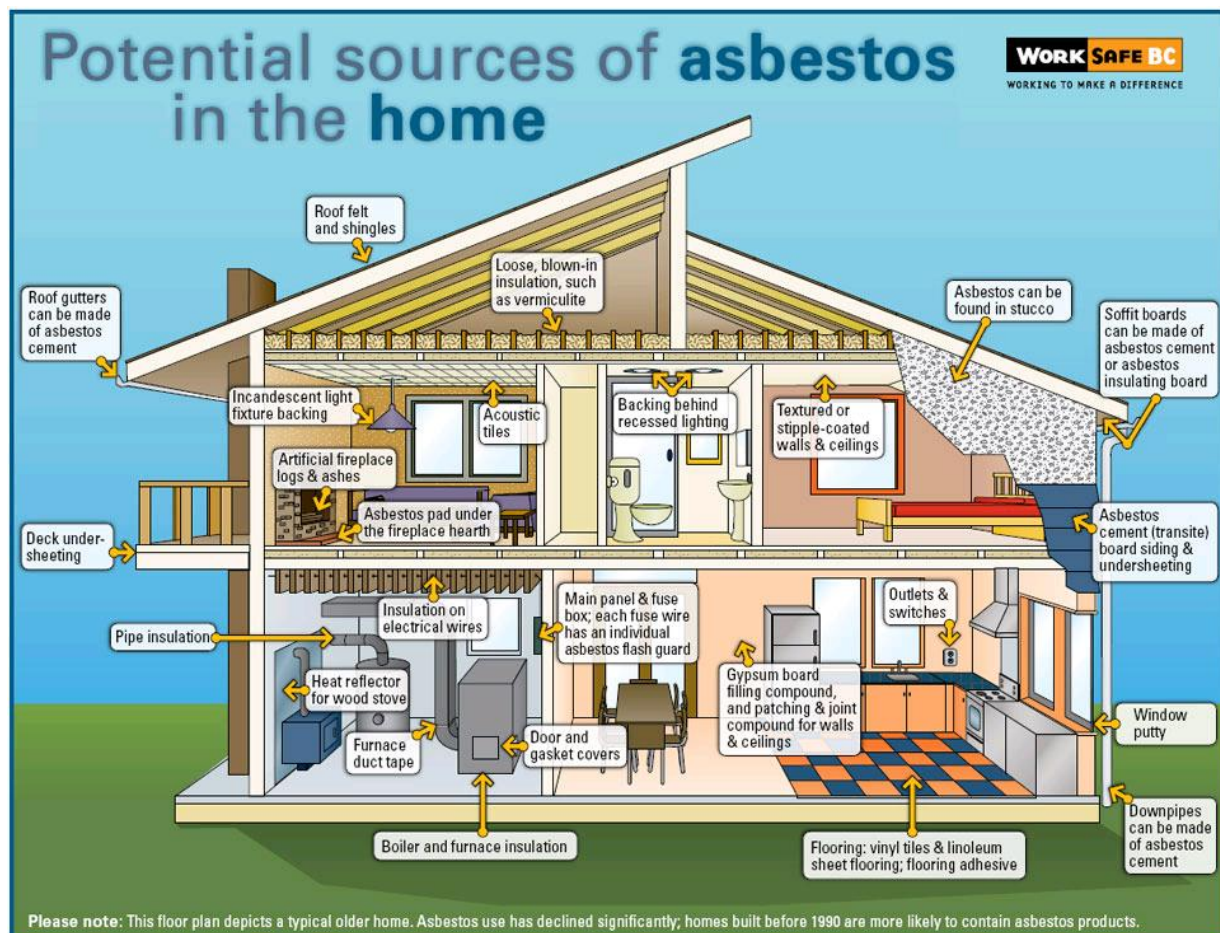


About Asbestos

- Asbestos is a set of 6 naturally occurring silicate minerals. Chrysotile is the most common type, making up more than 90% of asbestos used in North America.
- Asbestos was used due to its ability to absorb sound, average tensile strength, and resistance to heat, electricity, and chemicals.
- Asbestos becomes hazardous when it is disturbed and becomes airborne. Asbestos causes cancer and respiratory diseases such as asbestosis, lung cancer, and mesothelioma.
- Remember: Asbestos is only harmful if it is disturbed. If it is not going to be disturbed then it is safe to remain in the home.

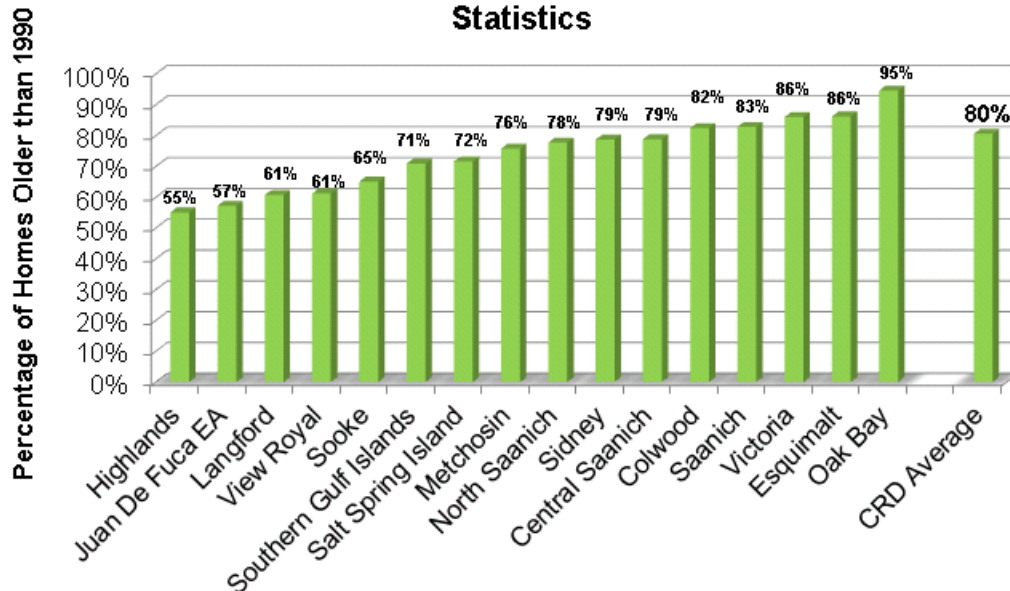
WorkSafeBC and Municipal Requirements

- As defined by the WorkSafeBC Regulations, *asbestos containing material is any material that contains greater than or equal to 0.5% asbestos by weight.* In Victoria, asbestos is most commonly found in vermiculite, drywall mud, white duct tape, pipe lagging, boiler insulation, and flooring.



- **80% of the homes in the CRD were built before 1990. Therefore, 80% of the homes in the CRD may contain asbestos.**

Percentage of Homes Older than 1990 by Municipality within the CRD as Determined Using 2006 Census Statistics



- WorkSafeBC regulations state: The owner of a home or building must have the site inspected by qualified personnel to identify any asbestos, lead, or other heavy metal or toxic, flammable, or explosive materials that may be handled, disturbed or removed. (Part 20.112)
- Hazmat surveys are required before a building permit or demolition permit will be issued in: **Saanich, Colwood, Esquimalt, View Royal, North Saanich, City of Victoria, and Metchosin.**

Hazmat Surveys

- A qualified individual will come to the property, inspect it, take samples of all potential asbestos containing materials, and identify other potentially hazardous materials such as PCBs, lead, and mercury. Samples are then sent to a certified lab for analysis and a report is formed based on the results. The results of the sample analysis will identify all materials on the property that have been confirmed to contain asbestos and will discuss the recommendations for removal.

Home Insurance and Financing

- Asbestos in homes is causing problems with financing and home insurance. Insurers and Banks are requesting certification that the asbestos has been removed or confirmation that asbestos containing materials do not exist on the property. There are no straight forward answers when it comes to insurance and financing. Potential asbestos related issues seem to be unknown until the last minute.

Hazpro Solutions

We help home and building owners to exercise due diligence through Hazardous Material Surveys, Asbestos Sampling, Asbestos Removal, Asbestos Training, and Asbestos Management Plans.