

# Top 10 Mistakes Pinchin Sees Everyday

MBOA

April 2018



# PINCHIN & AFFILIATES



- A leader in engineering, environmental health & safety solutions
- Multi-disciplinary approach by highly qualified, experienced professionals
- Established in 1981
- 35 offices with over 700 employees coast to coast
- Variety of services, Hazardous Materials, Mould/IAQ, Occupational Hygiene, EDDR, Building Sciences, Training, Laboratory



# 1.0 SAMPLING OF HAZARDOUS MATERIALS





# SAMPLING FREQUENCY MANITOBA GUIDELINE FOR ASBESTOS MANAGEMENT

Type of material	Size of area of homogeneous material	Minimum number of bulk material samples to be collected
Surfacing material, including without limitation material that is applied to surfaces by spraying, by troweling or otherwise, such as acoustical plaster on ceilings and fireproofing materials on structural members	Less than 90 square metres	3
	90 or more square metres, but less than 450 square metres	5
	450 or more square metres	7
Thermal insulation, except as described in item 3	any size	3
Thermal insulation patch	Less than 2 linear metres or 0.5 square metres	1
Other material	Any size	3

## 2.0 PRESENCE OF MOULD?



- Proper assessment to investigate for the presence of mould
  - Core sampling
  - Moisture measurements
  - Removing Baseboards





# 3.0 RESTORATION



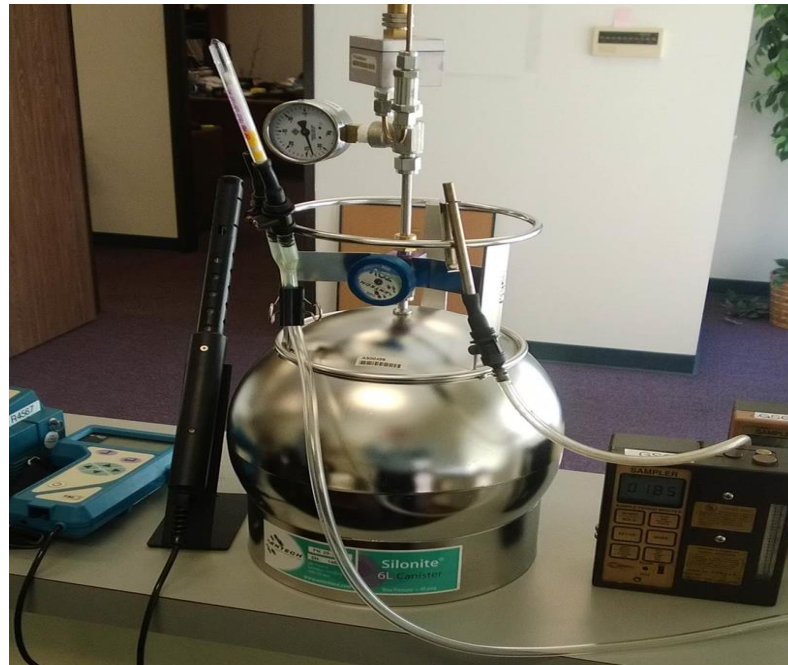
- Time is of the Essence
  - 24-48 hours is your window
  - Proper equipment
  - Post Inspection (moisture measurements, humidity measurements)



# 4.0 INDOOR AIR QUALITY



- Spot measurements vs. long term monitoring
- Understanding what you are measuring for?



# 5.0 HVAC INSPECTIONS



- Relying on custodial staff to be your HVAC experts
  - Covering diffusers
  - Blocking Fresh Air Intakes
  - Covering grates on Hydronic Radiation Units (common in older schools)
  - Not identifying real problems





# 6.0 FREQUENCY/LACK OF INSPECTIONS



- Roofs – often neglected but can lead to serious problems if not routinely inspected
- Regular inspections during installation of new roof by a 3<sup>rd</sup> Party.



# 7.0 BUILDING ENVELOPE ISSUES



- Addressing moisture infiltration soon before they become bigger problems

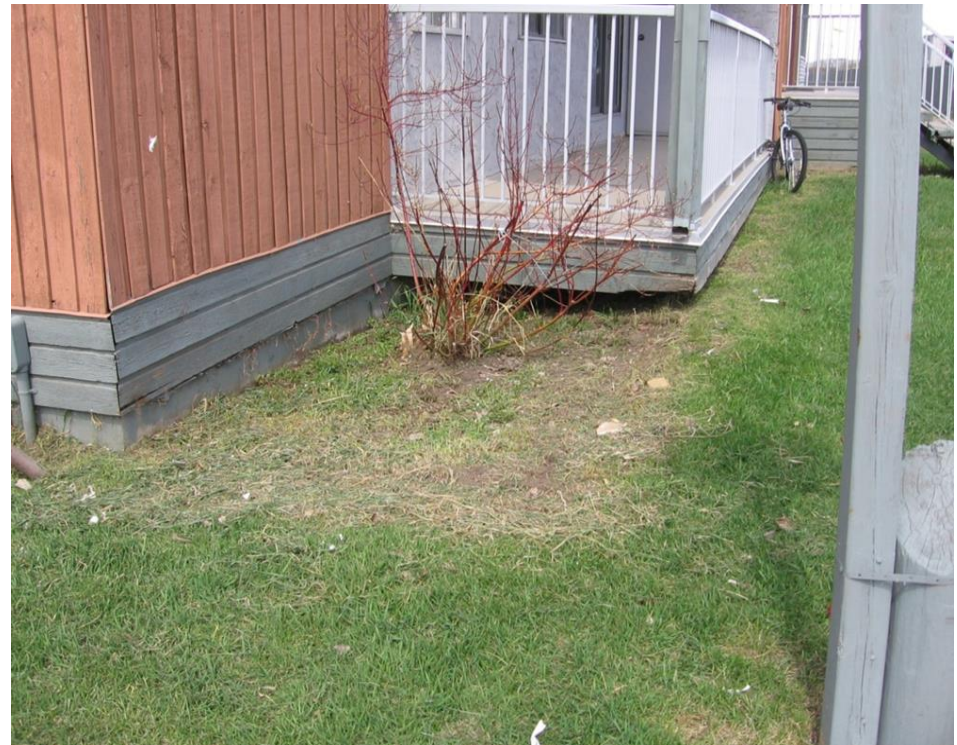




## 8.0 DRAINAGE ISSUES



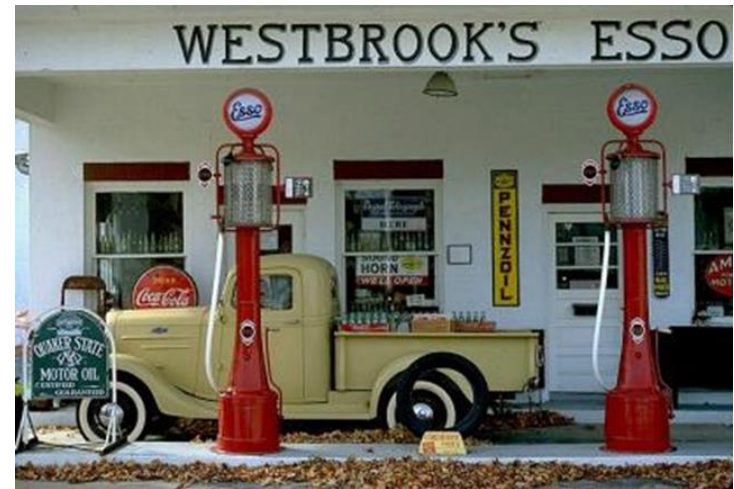
- Address your drainage issues sooner rather than later. Don't wait for spring to come or the next big downpour



# 9.0 ENVIRONMENTAL DUE DILIGENCE



- Buyer beware, know your property but don't forget about your neighbors especially your old ones
- Don't rely on old reports





# 9.0 ENVIRONMENTAL DUE DILIGENCE





# 10.0 REGULATORY CHANGES



Staying abreast of regulatory changes.

- Manitoba Contaminated Sites Remediation Amendment Act
  - As of April 2014
    - Establishes groundwater criteria for all conditions
    - Requires the owner or occupier of a site that is contaminated at a level above an environmental quality standard to report to the ministry.
    - An action Plan must be developed and carried out.



# QUESTIONS?

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