

Asbestos Refurbishment Survey Report

of

Beds Project – Specific Areas
UHK
Tralee
Co Kerry

On behalf of

Health Services Executive Southern Area



Project 42156C

5c Fingal Bay Business Park,
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Document Control

Client	Health Services Executive Southern Area
Project Title	42156C Beds Project
Document Title	Asbestos Refurbishment Survey Report
Report Number	42156C

Rev	Status	Author(s)	Revision History	Approved By	Issue Date
D01	Final	 Robert Goddard	Initial Release to Client	 Paul Foran	2/12/2024
D02					
D03					
D04					

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1. Executive Summary

OHSS carried out an asbestos survey to HSG264 requirements for the purposes of identifying asbestos containing materials in the premises(s) prior to the refurbishment of the area. It should be noted that this survey only includes areas within the scope of the survey and should not be read as an extensive assessment of all possible asbestos containing materials (ACMs) in the premises. The findings of this survey are contained within the summary tables and risk assessment in the results section of this report.

Asbestos containing materials were identified in the following areas:

- Floor tiles containing asbestos are present to the floors in Lobby & G1101

Prior to refurbishment these asbestos containing materials should be removed by a specialist asbestos removal contractor and disposed of asbestos waste.

The survey undertaken complies with the legal duty to identify the presence of asbestos containing materials and carryout a risk assessment in respect of these materials at the premises. The risk assessment will form part of the overall safety management system for the contractor carrying out any asbestos works. The results of the risk assessment must be communicated to the employees and made available to them. This report may be used by the Project Supervisor for Design Process and the designers to highlight the presence of asbestos containing materials found in the buildings.

Where following the refurbishment work, asbestos containing materials remain in situ it may be necessary to undertake a management survey of the areas.

While every effort has been taken to ensure the accuracy of this report OHSS do not accept responsibility for any omissions or areas of the building not addressed in the report. This report is intended to assist in reducing the possibility of accidents and ill health by bringing to the client's attention identified asbestos containing materials. Within the constraints of time and resources every effort has been made to identify ACM's. It is not implied that all other hazards are under control at the time of inspections.

THIS REPORT SHOULD BE READ IN ITS ENTIRETY AND SHALL NOT BE REPRODUCED EXCEPT IN FULL WITHOUT THE APPROVAL OF OHSS AND THE CLIENT.

Questions arising from the survey report should be directed, in the first instance, to the author of this report, who will clarify any technical issues raised.

Further information on previous surveys should be sought from the client.

1.1 Abbreviations

Throughout the report the following terms and abbreviations may be used:

ACM	Asbestos containing material.
AND	Asbestos not detected.
MMMF	This describes any machine made mineral fibre, fibreglass, rockwool, ceramic fibres and other such material.
MA	Material Assessment Score as defined in HSG264: Survey Guide, relates to the friability of the product. It is used to indicate the level of risk posed by the product.
AIB	Asbestos Insulating Board.
AC	Asbestos Cement.
Chrysotile	Commonly known as white asbestos.
Amosite	Commonly known as brown asbestos.
Crocidolite	Commonly known as blue asbestos.
Amphibole	Generic name for all asbestos types, excluding Chrysotile.
BOHS	British Occupational Hygiene Society.
UKAS	United Kingdom Accreditation Service.

2. Scope of Work

2.1 General

OHSS were requested by Paul Reynolds of HSE to carry out an asbestos refurbishment survey of specific areas at UHK prior to upgrade works.

The purpose of the survey is to identify and risk assess asbestos containing materials (ACM?s) in the premises or area where planned refurbishment works are to take place. The survey aims to provide sufficient information for designers and the project supervisor for design process to take account of identified asbestos risks. The design team must take account of known locations where ACM?s are identified and plan to eliminate the risk or prevent exposure to asbestos during the construction phase. Asbestos is a particular risk within the definitions of ?particular risk? in the Safety Health and Welfare at Work (Construction) Regulations 2013 and should be highlighted in the design risk assessments accompanying the Preliminary Safety and Health Plan.

The surveyor undertook as far as reasonably practicable to, record the location, extent and product type of any presumed or known ACMs. All areas identified in the survey were inspected and the information recorded on the accessibility, condition and surface treatment of any presumed or known ACMs. The asbestos type was identified either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

3. General Site and Survey Information

Client Details:	Paul Reynolds
Client Address:	Health Services Executive Southern Area
Site Address:	Beds Project UHK Tralee Co Kerry
Commissioned By:	Paul Reynolds
Surveyor:	Robert Goddard
Staff Consulted during the Survey:	Paul Reynolds
Date of Survey:	25/11/2024
Date of Report:	2/12/2024
Description of the Areas Surveyed:	All accessible internal and external areas highlighted in plans provided and directed by JP Cronin.
Excluded Areas:	Under window sills, under concrete slab.

4. Survey Methodology

On-site inspection, bulk sampling and risk assessment were conducted in accordance with OHSS documented in-house work instructions (WI-02 & WI-03). OHSS is certified by NQA and meets the requirements of International Standard BS EN ISO/IEC 9001.

Analysis of asbestos fibres in bulk materials is carried out at the OHSS laboratory and meets the requirements of International Standard BS EN ISO/IEC 17025 for the sampling and analysis of asbestos fibres in bulk materials.

The surveyor conducted a systematic inspection of the nominated areas. Where access for sampling purposes was not possible, a visual assessment has been made if possible. For similar/repetitive elements, a representative bulk sampling protocol has been adopted following visual examination and assessment.

Bulk Samples were obtained using fibre suppression techniques in order to minimise respirable fibre release. Each sample was double bagged, uniquely labelled on site and then returned to the laboratory for analysis using plane and polarised light microscopy and dispersion staining techniques as defined in UK HSE Guidelines HSG248 and the OHSS documented in-house work instructions

The results of the survey together with the laboratory bulk sample analysis records are given in further sections to this report.

The Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 allows materials to be 'presumed' to contain asbestos. Therefore in the asbestos survey, materials can be presumed to contain asbestos.

There are two levels of 'presumption':

1 .Strongly presumed: in this case the material looks as if it is an ACM, or that it might contain asbestos. This conclusion can be reached through visual inspection alone by an experienced, well-trained surveyor, familiar with the range of asbestos products. Examples of 'strong presumption' are:

- where laboratory analysis has confirmed the presence of asbestos in a similar construction material.
- materials in which asbestos is known to have been commonly used in the manufactured product at the time of installation (eg corrugated cement roof and wall sheeting, cement gutters and drainpipes, cement water tanks, ceiling tiles, insulating boards).
- materials which have the appearance of asbestos but no sample has been taken, eg thermal insulation on a pipe where fibres are clearly visible.
- where the laboratory has sampled the same material in a different location and subsequent laboratory analysis has found that it does not contain asbestos.

2. Presumed: is the 'default' situation where a material is **presumed** to contain asbestos because there is insufficient evidence (eg no analysis) to confirm that it is asbestos free, or where a surveyor decides that it is easier under the planned management arrangements to presume certain materials

contain asbestos. Many non-asbestos materials will also be presumed to contain asbestos using this system.

There is a further default situation where materials must be presumed to contain asbestos. **The default applies to areas which cannot be accessed or inspected. In this situation any area not accessed or inspected must be presumed to contain asbestos, unless there is strong evidence that it does not.**

The risk assessment process (also known as risk algorithms) designed by HSE, allow asbestos containing materials to be ranked according to a Material Assessment algorithm and the HSE have related the scores obtained in the Materials Assessment algorithms in HSG 264 to a number of risk categories that may be used to guide the employers as to the best course of action to take to mitigate the risk. These are further explained in our risk assessment sheets contained within this report.

These scores can then be ranked and so decisions can be taken as to what actions are required to control the risks from asbestos containing materials during refurbishment.

5. Conclusions and Actions

Where asbestos containing materials were identified in the survey recommendations are provided in the asbestos register and risk assessments. A further explanation of the terms used in the management of asbestos containing materials risks are given below.

Asbestos is a known human carcinogen (cancer causing agent) that was used extensively in Ireland up to 2000 when it was finally banned from use. Asbestos fibres may cause fatal lung disease when inhaled. These diseases are not sudden and may take many years to develop from the first exposures. **Asbestos containing materials constitute a particular risk within the meaning of the Safety Health and Welfare at Work (Construction) Regulations 2013 and should be addressed in the Preliminary Health and Safety Plan by the designers and the Project Supervisor Design Process. The Safety health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 requires asbestos containing materials to be identified and a risk assessment conducted prior to undertaking maintenance work.**

Asbestos is a fibrous material and has excellent insulating and fire resistant properties. Asbestos was seldom used as pure asbestos fibres but rather combined with other products to add strength and stability or fire resistance to them. Asbestos may be found in products from a few percent up to 90% depending on the type of material.

Asbestos is a hazard to humans but the risks posed by asbestos containing materials (ACM) will depend on the type of ACM found. In simple terms where asbestos products are flaky and would crumble under hand pressure quite easily they are termed friable. The more friable the ACM the more risk there is to the individual handling the material. This is reflected in the material assessment scores in the risk assessments.

No person is permitted to work with asbestos containing materials unless they have received training and have taken all reasonable steps to prevent exposure to asbestos. The requirement for training is detailed in Regulation 17 of the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations, 2006-2010.

Our surveys are undertaken in accordance with HSG264 for the Sampling and Surveying of Buildings for Asbestos in Buildings. The results of the survey and the risk assessments for the asbestos containing materials found are undertaken in accordance with HSG264 and HSG227. These documents were produced by the Health and Safety Executive in the UK for the management of asbestos in premises. Both these documents are acknowledged by the Health and Safety Authority as being the current best practice for asbestos surveying and management in Ireland.

5.1 Refurbishment Options

ACM are found in many industrial buildings, hospitals, schools and homes. These materials were installed before 2000 with the peak period for installation occurring from the 1970's to the late 1980's. ACM's installed some 20-30 years ago will vary in condition depending on the type of product and the use of that product. The Safety health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 requires a managed approach to asbestos containing materials in workplaces. These regulations require employers to identify the presence of asbestos containing materials and to assess the risk posed to workers by these ACM's based on the likely work activities and the potential for these work activities to disturb ACM's.

The outcome of these risk assessments are as follows.

Priority 1: Urgent action;

- Remove

Where ACMs are found to have reached the end of their serviceable life and the presence of the material in the work area may lead to increased human exposure it may be necessary to remove the ACMs. ACM removal will form part of a construction project and will require careful coordination to be carried out safely. Following removal of the asbestos containing materials a site clearance for re-occupation certificate must be obtained from a competent independent analyst prior to re-occupancy of the area in accordance with **Regulation 15 (10) of the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010.**

5.2 Materials Assessment Scoring

5.2.1 Asbestos Risk Assessment

Employers are required under the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 to identify if asbestos containing materials are present in the workplace and to perform a risk assessment. The risk posed by asbestos is determined by the current and potential level of employee exposure to asbestos fibres. The following parameters are used in developing a risk assessment for asbestos containing materials.

5.2.2 Asbestos Type

There are six regulated types of asbestos. The common names associated with some of the asbestos types are shown in brackets below:-

- Crocidolite (Blue Asbestos)
- Amosite (Brown Asbestos)
- Actinolite
- Anthophyllite
- Tremolite
- Chrysotile (White Asbestos)

International studies have identified that they have different potential to cause harm. Crocidolite is the most dangerous and Chrysotile the least.

5.2.3 Surface Treatment

Surface treatment is a term used to describe how the fibres in the material are protected from release. The safest materials are composites such as cement and plastic where the fibres are contained within a material within a strong matrix. At the other end of the scale are materials that damage easily and have no protective coating such as sprayed asbestos and boiler lagging.

5.2.4 Friability

Products that damage easily such as sprayed asbestos are clearly more likely to release fibres than strong materials such as cement. This 'likelihood of fibre release' or crumbliness is commonly referred to as friability. Materials with high

friability (such as insulation) are higher risk than those with low friability (such as vinyl floor tiles).

5.2.5 Condition

Products which are damaged are more likely to release fibres than those in good condition and are ranked according to the extent of damage observed.

5.3 Calculating Risk Assessments

The HSE developed a risk assessment process within HSG264 which takes these four factors into account and attributes values to each of the factors allowing you to calculate a material risk assessment.

5.3.1 Material Assessment Algorithm

The material assessment algorithm is commonly used by most surveying organisations to give an indication of how dangerous a material is. Each of the four risk factors (friability, condition, surface treatment and asbestos type) are attributed a score of between 0 and 3 (see below). These scores are accumulated to give a risk score of between 0 and 12 (where 12 is the highest risk).

When using this algorithm it is commonly accepted that materials can be divided into the following risk groups;

Material Risk Rating	Description
10-12	High Risk
7-9	Medium Risk
5-6	Low Risk
2-4	Very Low Risk

These are colour coded within our risk assessment as outlined above.

5.4 Material Assessment Scorings

Sample Variable	Score	Example of score
Product type (or debris from product)	1	Asbestos reinforced composites (Plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)
	2	Asbestos insulation board, mill boards, other low density boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (pipe and boiler lagging), Sprayed Asbestos, loose asbestos, asbestos mattresses and packing
Extent of damage / deterioration	0	Good condition: no visible damage
	1	Low Damage: a few scratches or surface marks; broken edges on boards, tiles etc
	2	Medium damage; significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage or delamination of materials, sprays or insulation. Visible asbestos debris
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets
	2	Unsealed AIB, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

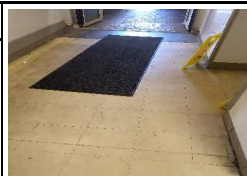


Survey Results

ACM Risk Register

The following areas were found to contain ACM's

RA Number	114404		Location		UHK, G1101, Floor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl floor tile	13 M2	Low Damage	Composite Materials Containing Asbestos	Chrysotile	RGB20241126002	Sample Taken	3	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	

RA Number	114407		Location		UHK, Lobby, Floor				
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Vinyl floor tile	20 M2	Low Damage	Composite Materials Containing Asbestos	Chrysotile		Strongly Presumed	3	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	

Asbestos Containing Materials Risk Assessment

Refurbishment

in accordance with HSG264

5C Fingal Bay Business Park, Harry Reynolds Road, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie

Client and Survey Details : 10024			
Client :	Health Services Executive Southern Area	Date of Survey :	25-11-2024
Site :	Beds Project	Review Date :	25-11-2025
Address :	UHK	Surveyor :	Robert Goddard
	Tralee	Method :	WI-02 & WI-03

Location Details : 114404			
Building/Area :	UHK	Sample No. :	RGB20241126002
Room/Section :	G1101	Confirmation :	Sample Taken
Location :	Floor	Access :	Full Access
Description :	Floor Tiles	Normal Use :	Hospital

Material Risk Assessment : 114404			Risk Rating
Asbestos Type :	Chrysotile	Score	High Risk
Type Of Product :	Vinyl floor tile	1	Midium Risk
Condition :	Low Damage	1	Low Risk
Surface Treatment :	Composite Materials Containing Asbestos	0	Very Low Risk
Quantity :	13 M2		
Material Assessment Score :		3	Very Low Risk

Removal/Encapsulation Estimate			Photograph
To be completed by the estimating contractor			
	Costs	Notes	
Labour			
Equipment			
Disposal			
Analytical			
Total			

Recommendations and Notes
Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.
--N/A--

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Asbestos Containing Materials Risk Assessment

Refurbishment

in accordance with HSG264

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Client and Survey Details : 10024

Client : Health Services Executive Southern Area
 Site : Beds Project
 Address : UHK
 Tralee

Date of Survey : 25-11-2024
 Review Date : 25-11-2025
 Surveyor : Robert Goddard
 Method : WI-02 & WI-03

Location Details : 114407

Building/Area : UHK
 Room/Section : Lobby
 Location : Floor
 Description : Floor Tiles

Sample No. :
 Confirmation : Strongly Presumed
 Access : Full Access
 Normal Use : Hospital

Material Risk Assessment : 114407

Asbestos Type : Chrysotile
 Type Of Product : Vinyl floor tile
 Condition : Low Damage
 Surface Treatment : Composite Materials Containing Asbestos
 Quantity : 20 M2

Score

1

1

1

0

Material Assessment Score :

3

Risk Rating

High Risk

Midium Risk

Low Risk

Very Low Risk

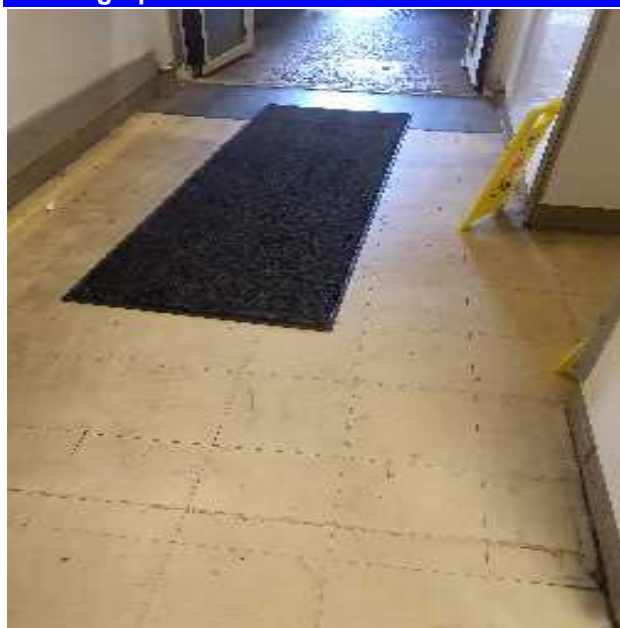
Very Low Risk

Removal/Encapsulation Estimate

To be completed by the estimating contractor

	Costs	Notes
Labour		
Equipment		
Disposal		
Analytical		
Total		

Photograph



Recommendations and Notes

Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.

--N/A--

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QMF 94(a) rev 1



Customer
Site
Survey Date
Valid Until
Commissioned By

Health Services Executive Southern Area
Beds Project
25/11/2024
25/11/2025
Paul Reynolds

Type
Report Number
Surveyor
Review Date
Method

Refurbishment
42156C
Robert Goddard
25/11/2025
WI-02 & WI-03



Risk Register

Area(s) inspected during the survey where no ACM's where identified.

RA Number	114399	Location	UHK, G450, Ceiling Void
RA Number	114400	Location	UHK, G450, Floors Walls and Ceiling
RA Number	114401	Location	UHK, G451, Floors Walls and Ceiling
RA Number	114402	Location	UHK, G281, Floors Walls and Roof
RA Number	114403	Location	UHK, G1101, Ceiling Void
RA Number	114405	Location	UHK, Boiler Room, Floors Walls and Ceiling
RA Number	114406	Location	UHK, Boiler Room, Door
RA Number	114408	Location	UHK, Lobby, Ceiling Void
RA Number	114409	Location	UHK, External, Roof

Materials Risk Assessment Refurbishment in accordance with HSG264

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Client and Survey Details : 10024

Client : Health Services Executive Southern Area
Site : Beds Project
Address : UHK
Tralee

Date of Survey : 25-11-2024
Review Date : 25-11-2025
Surveyor : Robert Goddard
Method : WI-02 & WI-03

Location Details : 114399 No Asbestos Found

Building/Area : UHK
Room/Section : G450
Location : Ceiling Void
Description : Solid
Sample No. :
Confirmation :
Access : Full Access
Normal Use : Hospital
Recommendations :
Notes :



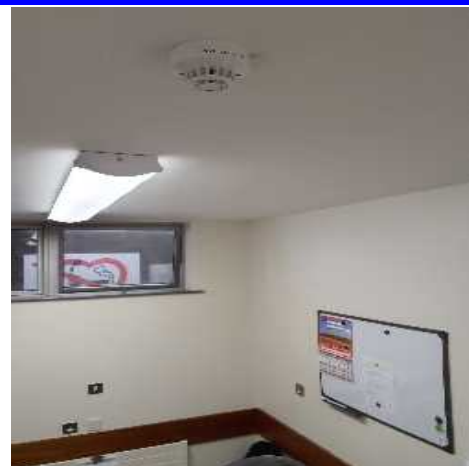
Location Details : 114400 No Asbestos Found

Building/Area : UHK
Room/Section : G450
Location : Floors Walls and Ceiling
Description : Solid and Plasterboard
Sample No. :
Confirmation :
Access : Full Access
Normal Use : Hospital
Recommendations :
Notes :



Location Details : 114401 No Asbestos Found

Building/Area : UHK
Room/Section : G451
Location : Floors Walls and Ceiling
Description : Solid and Plasterboard
Sample No. :
Confirmation :
Access : Full Access
Normal Use : Hospital
Recommendations :
Notes :



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Materials Risk Assessment Refurbishment in accordance with HSG264

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Client and Survey Details : 10024

Client : Health Services Executive Southern Area
Site : Beds Project
Address : UHK
Tralee

Date of Survey : 25-11-2024
Review Date : 25-11-2025
Surveyor : Robert Goddard
Method : WI-02 & WI-03

Location Details : 114402 No Asbestos Found

Building/Area : UHK
Room/Section : G281
Location : Floors Walls and Roof
Description : Solid and Plasterboard
Sample No. :
Confirmation :
Access : Full Access
Normal Use : Hospital
Recommendations :
Notes :



Location Details : 114403 No Asbestos Found

Building/Area : UHK
Room/Section : G1101
Location : Ceiling Void
Description : Solid
Sample No. :
Confirmation :
Access : Full Access
Normal Use : Hospital
Recommendations :
Notes :



Location Details : 114405 No Asbestos Found

Building/Area : UHK
Room/Section : Boiler Room
Location : Floors Walls and Ceiling
Description : Solid and Plasterboard
Sample No. :
Confirmation :
Access : Full Access
Normal Use : Hospital
Recommendations :
Notes :



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Materials Risk Assessment Refurbishment in accordance with HSG264

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Client and Survey Details : 10024

Client : Health Services Executive Southern Area
Site : Beds Project
Address : UHK
Tralee

Date of Survey : 25-11-2024
Review Date : 25-11-2025
Surveyor : Robert Goddard
Method : WI-02 & WI-03

Location Details : 114406 No Asbestos Found

Building/Area : UHK
Room/Section : Boiler Room
Location : Door
Description : Wood
Sample No. :
Confirmation :
Access : Full Access
Normal Use : Hospital
Recommendations :
Notes :



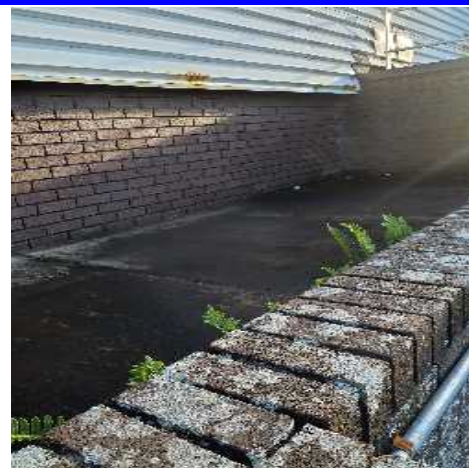
Location Details : 114408 No Asbestos Found

Building/Area : UHK
Room/Section : Lobby
Location : Ceiling Void
Description : Solid
Sample No. :
Confirmation :
Access : Full Access
Normal Use : Hospital
Recommendations :
Notes : Fabric and MMMF wrap to pipework



Location Details : 114409 No Asbestos Found

Building/Area : UHK
Room/Section : External
Location : Roof
Description : Wood
Sample No. :
Confirmation :
Access : Full Access
Normal Use : Hospital
Recommendations :
Notes : Fabric and MMMF wrap to pipework



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Test Certificate

Certificate Number: 002316

Printed: 02-Dec-24

Client Details

Health Services Executive Southern Area

Site Details

Beds Project

UHK

Tralee

Job No:

42156C

Date Received:

26-Nov-24

Date Tested:

27-Nov-24

Date Reported:

02-Dec-24

No. of Samples:

1

Specification:

WI 05

Samples taken by: OHSS

Bulk Identification of Asbestos in Materials

Sample	Description	Asbestos Detected	Asbestos Type
RGB20241126002	Floor Tiles from G1101 Floor	Present	Chrysotile

Comments / Deviations from Standard Methods

Requested via portal survey

- 1 The Bulk sample(s) referred to above were analysed for asbestos content using dispersion staining and polarised light microscopy in accordance with the requirements of HSG 248 and using OHSS Documented Work Instruction –WI 05 Bulk Sampling Analysis.
- 2 Any work (removal, repair etc.) involving asbestos containing materials must be carried out in accordance with the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 and all other relevant national legislation.
- 3 In the case of samples supplied by the client, Occupational Hygiene and Safety Services Ltd. (OHSS) cannot accept responsibility for the sampling strategies employed and the sampling information supplied to OHSS. OHSS cannot accept responsibility for the interpretation of the sampling information contained in this report by any parties. Deviations to our standard methods, where agreed with the client are noted in the Comments section above.
- 4 Comments, observations and opinions are outside the scope of certification.

Analyst : Frances Shaw

Signed :

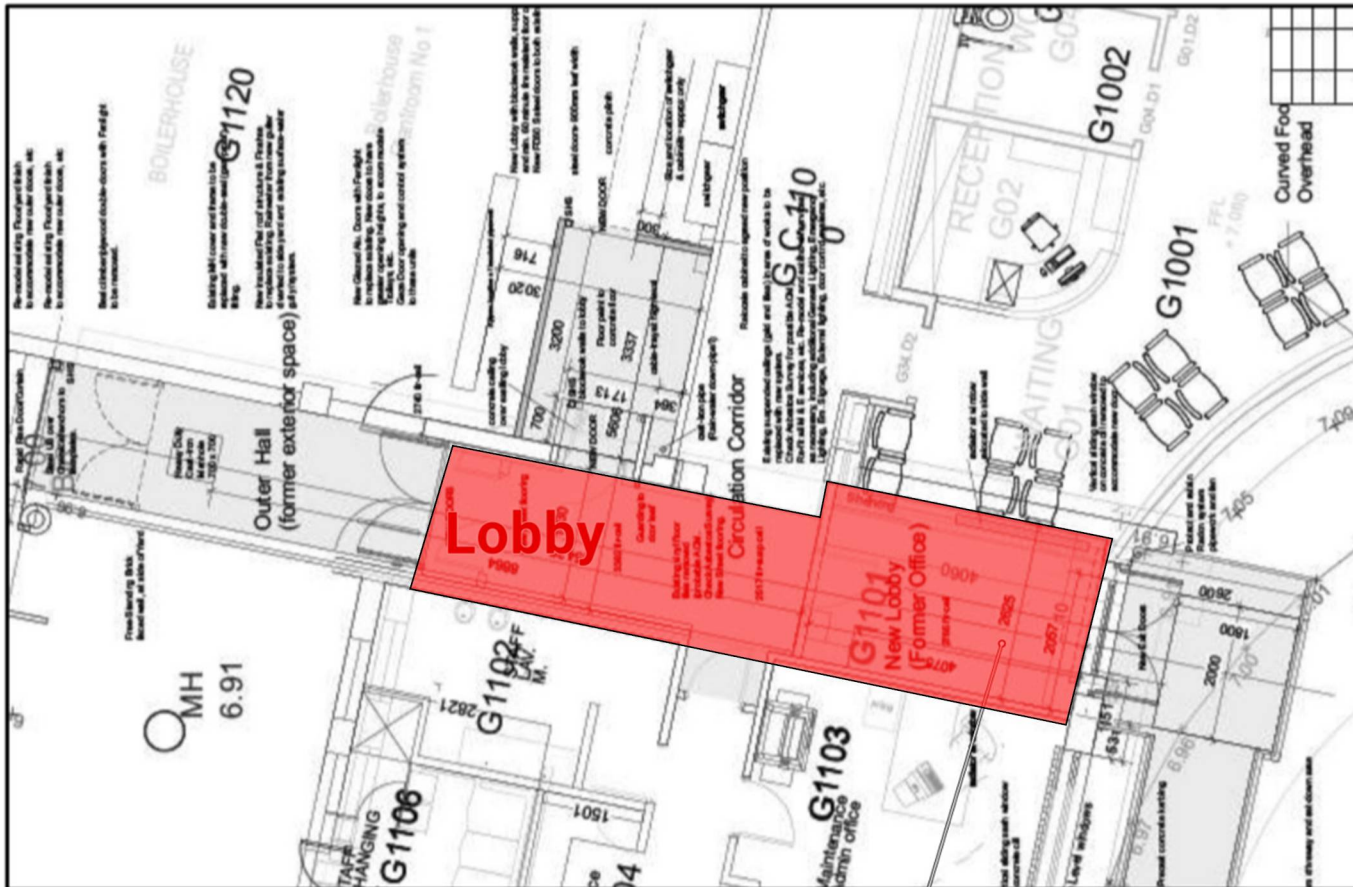


Frances Shaw

For and on authority of OHSS



Drawings



RGB20241126.002

Drawing Legend		Drawing Revisions			Date	Scale	Project Number	SAFETY CONSULTANTS OHSS University Hospital Kerry QMF 139 Rev 1
Contains Asbestos		Not Accessed Presumed To Contain Asbestos		Rev #	Revision Description	Date	42156	
Sample Point Location	*	No Access Under Fixed Floor Coverings Investigate Prior To Disturbance					Drawn By	
							Robert Goddard	
					Drawing No	This drawing is for illustration purposes only		
					1 of 1			