

6951 Westminster Highway, Richmond, BC
Mailing Address: PO Box 5350 Stn Terminal, Vancouver BC, V6B 5L5
Telephone 604 276-3100 Toll Free 1-888-621-7233 Fax 604 276-3247

The *Workers Compensation Act* requires that the employer must post a copy of this report in a conspicuous place at or near the workplace inspected for at least seven days, or until compliance has been achieved, whichever is the longer period. A copy of this report must also be given to the joint committee or worker health and safety representative, as applicable.

A revised version of the *Workers Compensation Act* took effect on April 6, 2020. The B.C. government's revisions aim to make the Act easier to read and understand, and to reorganize the numbering to make laws easier to find. The revisions make no changes to B.C.'s laws concerning workers' compensation, occupational health and safety, and employers' assessment premiums. Please be aware there may be a transitional period where correspondence from WorkSafeBC may include references to either the previous Act or the revised Act. For more information, visit www.worksafebc.com/WCA2019 or call the Prevention Information Line at 604.276.3100, or toll free within BC at 1.888.621.7233 (SAFE).

Inspection Report #202218195079A

Employer Name	Jobsite Inspected	Scope of Inspection
STRATA PLAN NW 2050 (CYPRESS POINT)	7651 Minoru Boulevard Richmond BC V6Y 1Z3	asbestos

Date of Initiating Inspection	Date of This Inspection	Delivery Date of This Report	Delivery Method
Sep 28, 2022	Sep 28, 2022	Oct 07, 2022	Email

THERE ARE ZERO (0) ORDERS OR OTHER ITEMS OUTSTANDING

**ACTION MAY STILL BE NECESSARY TO ENSURE COMPLIANCE
PLEASE READ FULL REPORT**

INSPECTION NOTES

I met with the strata office administrator to educate and inquire about how they handle matters regarding asbestos in this building complex built in 1983. This strata is self-managed. There are 3 buildings.

We established the following:

- Hire qualified contractors and handymen who, if there is no evidence suggesting otherwise, will test building material before disturbing it
- No ACM identified to date based on test results of drywall and piping sections in units. I cautioned other materials to be wary of, such as mortar, floor leveling compound, boiler room insulation, electrical cement board, vinyl floor, elevator brake pads
- Owners should also hire qualified contractors, because any asbestos dust problem could affect common areas and other units

I recommended that they collect their test results from their contractors, otherwise, should they switch contractors, they would lose that information. This is especially important should a test result return positive, in which case, they must maintain the information and identify the following: specific location, building material type, type of asbestos, and percentage of asbestos found.

The employer must then keep track of, and at least annually monitor the condition of remaining asbestos in accessible areas.

*Such an inventory is different from a survey as it is less comprehensive and is meant to keep track of existing building material.

ABOUT ASBESTOS

Asbestos is a hazardous fibrous material that is small and can remain airborne for a long time. If even small amounts were inhaled, a person can suffer irreversible lung damage and early death. It is a material that was popular for enhancing fire protection in building construction. The fibres are released when people drill holes, grind or otherwise break off the material - if left alone and in good condition, the fibres would not be released and would cause no danger. Buildings dated 1990 or younger likely does not carry asbestos.

there may still be possible exposure for maintenance personnel, which commonly encounter asbestos-containing material (ACM) in machine rooms or electrical rooms.

OFFICER CONTACT

Jackie Law, ROH, CRSP

Tel: 604.928.4400 | Email: jackie.law@worksafebc.com | Fax: 604.232.7077

Mailing address: PO Box 5350 Stn Terminal, Vancouver BC V6B 5L5

REFERENCES

In addition to any orders, or other items, and the information provided in the Inspection Notes section in this Inspection Report, the officer may discuss other health and safety issues with the employer arising out of the inspection. The information below sets out the health and safety requirements discussed with the employer, and unless otherwise noted, violations of these requirements were not observed.

Reference	Details Discussed
OHS6.5 The employer and the owner must ensure that all asbestos-containing materials present in the workplace are identified by signs, labels or, when these are not practicable, other effective means.	Proactively identifying asbestos allows one to take action to prevent further disturbance should the material begin to deteriorate.

Employer #	Mailing Address	Classification Unit #	Operating Location
456423	SUITE 215 7455 132 ST SURREY BC V3W 1J8	761033	001

Lab Samples Taken	Direct Readings	Results Presented	Sampling Inspection(s)	Workers onsite during Inspection	Notice of Project Number
N	N	N		1	

Inspection Report Delivered To	Employer Representative Present During Inspection	Worker Representative Present During Inspection	Labour Organization & Local
Audrey Montero	Audrey Montero	Not Available	

WorkSafeBC Officer Conducting Inspection
Jackie Law

*Inspection Time	*Travel Time
4.75 hrs	0.50 hrs

*The time recorded above reflects the inspection time and travel time associated with this inspection report and includes time spent on pre and post-inspection activities. Additional time may be added for subsequent activity.

Request a Review

Any employer, worker, owner, supplier, union, or a member of a deceased worker's family directly affected may, within 45 calendar days of the delivery date of this report, in writing, request the Review Division of WorkSafeBC to conduct a review of an order, or the non-issuance of an order, by contacting the Review Division. Employers requiring assistance may contact the Employers' Advisers Office at 1-800-925-2233.

To submit a request online, visit <https://www.worksafebc.com/en/review-appeal/submit-request>

WorkSafeBC values your feedback. To obtain that feedback, an external market research provider may be contacting you to complete a survey.