

# DEAR RESIDENT

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## RE: NEW GOVERNMENT OF ONTARIO REGULATION CONCERNING BUILDING MATERIALS

A new Government of Ontario regulation (278-05) requires property owners to identify and notify their residents of any materials in buildings which contain or may contain asbestos. The purpose of this legislation is to protect occupants or workers when renovations or major repairs are done that could potentially disturb asbestos.

Since Accora Village takes your safety and compliance with the law very seriously, we have hired environmental experts to review the properties in our community. Accora Village wishes to inform you that our community is in full compliance with the new building material regulations. You should not be alarmed to discover that some materials in your suite may contain asbestos. Such building material is commonly found all across Ontario in most homes, rental buildings, schools, universities, hospitals, government buildings, offices, and work places. There are two forms of asbestos, known as “friable” and “non-friable”. To be considered “friable” a product must be able to be pulverized, crushed, crumbled, or reduced to dust by the pressure of an ordinary human and. A “non-friable” product is one that can not be pulverized, crumbled, or reduced to powder under ordinary hand pressure.

Your suite may contain small amounts of asbestos in the following materials:

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|---|--------------------|
| ● Vinyl floor tiles                           | <i>Non-Friable</i> |
| ● Drywall joint compound in the drywall walls | <i>Non-Friable</i> |
| ● Ceiling stipple and textured surfaces       | <i>Non-Friable</i> |
| ● Light refractor plates                      | <i>Friable</i>     |

The Government of Canada advises the following: “Asbestos was a popular material used widely in construction and many other industries. If asbestos fibres are enclosed or tightly bound in a product, for example in asbestos siding or asbestos floor tiles, there are no significant health risks. Asbestos poses health risks only when fibres are present in the air that people breathe.” The Government of Canada also advises that building materials containing asbestos, which do not crumble under hand pressure, pose no health risk unless they are being ground or sanded or otherwise worked on.

(Source: Health Canada, <http://www.hc-sc.gc.ca/index-eng.php>)

# FAQ

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## NOTIFICATION CONCERNING THE PRESENCE OF ASBESTOS

*Q What is the new regulation?*

*A* The new building materials regulation is entitled “Respecting Asbestos on Canadian Projects and Its Buildings”. It requires all property owners in Ontario to identify any material in buildings which may contain asbestos and to notify their residents.

*Q What is the reason for the new regulation?*

*A* The new regulation was introduced to protect trades people and construction workers who may be exposed to dust.

*Q What is the purpose of the notification?*

*A* To ensure that the occupants of the buildings - who may not know the required precautions - do not conduct alterations or repairs or otherwise disturb asbestos-containing building materials.

*Q Why did I get this notification?*

*A* Your residence contains or may contain asbestos in building material.

*Q Who else got this notice?*

*A* Over 1800 residents of Accora Village, as well as thousands of other residents in Ottawa and Ontario.

*Q Where should the asbestos be in my residence?*

*A* Small amounts could be contained in the vinyl floor tiles, drywall, stucco wall plaster, or any textured surfaces. Your notice will advise where any asbestos may be located in your residence.

*Q How will I know what materials in my suite contain asbestos?*

*A* The materials specified in your letter are the only materials in your suite which may contain asbestos.