



CASE STUDY

ENVIRONMENTAL HEALTH AND SAFETY

Asbestos Abatement Management for a Commercial Renovation Project

OVERVIEW

CM3 Environmental Inc. (CM3) was engaged to manage the thorough asbestos abatement of washrooms within a commercial property undergoing substantial upgrades and renovations. This critical project required the careful removal of asbestos-containing materials (ACMs) and adherence to the strictest provincial and environmental regulations. CM3's role focused on ensuring compliance with Ontario Regulation 278/05, while maintaining the highest standards of safety to protect workers and occupants throughout the project.



KEY CHALLENGES

The property renovations necessitated the removal of asbestos-containing plaster ceiling finishes—a Type 3 asbestos abatement process due to the nature and extent of the significant material present. Abatement had to occur during the facility's ongoing daily operations which required detailed planning to ensure minimal disruption. Strict regulatory requirements for maintaining safety and environmental compliance were implemented throughout the abatement process.



OUR APPROACH

Pre-contamination assessments were conducted to identify and define measures for containing the asbestos, ensuring worker safety and minimizing the risk of airborne fibre release. Protective measures including containment barriers, negative air pressure systems, and decontamination facilities were established to exceed regulatory expectations.

Air Monitoring was conducted to maintain worker and occupant safety. Using calibrated air sampling equipment, CM3 regularly tested airborne fibre concentrations. Results were analyzed using phase contrast microscopy (PCM) to ensure compliance with the threshold limit of 0.01 fibres per cubic centimetre. Containment Controls were closely monitored through inspections, ensuring that protective barriers remained intact, negative pressure systems functioned effectively, and decontamination facilities were operational.

CM3 conducted multiple compliance inspections throughout the process to comply with regulatory standards outlined in Ontario Regulation 278/05. The post-abatement visual inspections and aggressive air clearance sampling confirmed that the treated areas were free of airborne asbestos fibres and safe for reoccupation.

Upon concluding the abatement ACMs were contained, transported, and disposed of following stringent environmental waste management protocols. CM3 ensured that all regulatory steps were upheld throughout the process.

RECOMMENDATIONS

CM3 successfully completed the asbestos abatement, ensuring the removal of all asbestos-containing materials from the designated areas without disrupting the facility's daily operations. Post-abatement validation, including aggressive air sampling and testing, confirmed that airborne fibre concentrations remained well below regulatory thresholds, certifying the space as safe for reoccupation.

This project underscored CM3's dedication to professionalism, technical excellence, and regulatory compliance while safeguarding health and the environment.

Choose CM3 for your next asbestos abatement project.

CM3's asbestos abatement process serves as a model for managing complex projects that prioritize health, safety, and efficiency. We are committed to protecting both the workforce and environment by delivering precise, compliant, and safe abatement solutions.

Whether managing a renovation or upgrading your property, CM3 is the dedicated partner you need to address environmental challenges with expertise and reliability.

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