



DIRECTIVE

☒ Legislation/Regulation
☐ Operational

DATE: 2004-12-09
NUMBER: 04 - 10

The policies and procedures in this Guideline are recommended to be implemented by housing providers funded by the Municipality under the following programs:

<input checked="" type="checkbox"/>	Public Housing Program	<input checked="" type="checkbox"/>	Aboriginal Program
<input checked="" type="checkbox"/>	Non-Profit Program	<input type="checkbox"/>	Public Housing Rent Supplement Program
<input checked="" type="checkbox"/>	Co-Op Program	<input checked="" type="checkbox"/>	Ontario Community Housing Assistance Program (OCHAP)
<input checked="" type="checkbox"/>	Federal Program (if participating in central waiting list management)	<input checked="" type="checkbox"/>	Community Sponsored Housing Program (CSHP)
<input type="checkbox"/>	Social Housing Registry		

* Please note: If your program is not checked, this Guideline doesn't apply to your project.

SUBJECT: Asbestos – Potential Health Risk due to Asbestos in Loose Fill Vermiculite Insulation

BACKGROUND:

Recent information from Health Canada, Canada Mortgage and Housing Corporation and the Ministry of Municipal Affairs and Housing indicates a newly identified issue concerning loose fill vermiculite insulation used in attic insulation.

Until recently, this type of insulation was considered safe and non-toxic. Health Canada is now warning that asbestos is present in certain brands of vermiculite used in houses. Vermiculite is a mica-like mineral mined around the world and used in a variety of commercial and consumer products. Not all vermiculite insulation produced before 1990 contains asbestos, however, it is prudent, in the absence of evidence to the contrary, to assume that vermiculite insulation material produced before 1990 may contain some asbestos.

Service Managers are responsible for ensuring that housing providers operate their portfolios in accordance with all applicable statutes and regulations.

In turn, Housing Providers are to operate their housing portfolios in accordance with all applicable statutes and regulations, including those regarding asbestos.

Specifically, Housing Providers and building owners must have an asbestos management plan, which meets the Occupational Health and Safety Act:

- Designated Substance – Asbestos, R.R.O. 1990, Regulation 837, and
- Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations, R.R.O. 1990, Regulation 838

The above regulations require Housing Providers to:

- Inventory asbestos containing materials in their portfolios;
- Train staff who are likely to come into contact with asbestos;
- Notify contractors if they may come into contact with asbestos on the course of their work; and
- Abate certain asbestos containing materials.

Although the asbestos regulations have been in place for fourteen (14) years this directive requires that all Housing Providers must have an asbestos management programs in place and that these programs must be active and must now include vermiculite, as a recently identified health risk material.

ACTION TO BE TAKEN:

Housing Providers are to:

- Ensure they have a valid asbestos management plan in place;
- Ensure their asbestos management plan includes reference to vermiculite insulation;
- Ensure information and materials from Health Canada and CMHC on asbestos is available and accessible to staff and contractors in accordance with regulation O. Reg 837 and O.Reg 838 under the Occupational Health and Safety Act.
- Ensure all regulations arising out of the **Occupational Health and Safety Act** are followed.

REFERENCES:

- [Social Housing Branch Notification 04-03: Asbestos
http://www.mah.gov.on.ca/userfiles/HTML/nts_1_21393_1.html](http://www.mah.gov.on.ca/userfiles/HTML/nts_1_21393_1.html)
- [Health Canada
http://www.hc-sc.gc.ca](http://www.hc-sc.gc.ca)
- [CMHC
http://www.cmhc.ca](http://www.cmhc.ca)
- http://www.e-laws.gov.on.ca/DBLaws/Statutes/English/90o01_e.htm
- <http://www.gov.on.ca/LAB/english/hs/ohsaguide/>

- O.Reg 837 - R.R.O. 1990, Regulation 837 - Amended to O.Reg. 103/04

DESIGNATED SUBSTANCE ASBESTOS

Occupational Health and Safety Act with detailed website location at

<http://www.e-laws.gov.on.ca:81/ISYSquery/IRLD2EB.tmp/7/doc>

- O.Reg 838 - R.R.O. 1990, REGULATION 838 - Amended to O.Reg. 104/04

DESIGNATED SUBSTANCE ASBESTOS ON CONSTRUCTION PROJECTS AND IN BUILDINGS AND REPAIR OPERATIONS

Occupational Health and Safety Act with detailed website location at

<http://www.e-laws.gov.on.ca:81/ISYSquery/IRLD2EB.tmp/6/doc>

If you have any questions, please contact Chris Laundry, Acting Supervisor of Administration or Mila Kolokolnikova, Supervisor of Program, Policy & Research.

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