

Master Specification

Part PC-SI6

Hazardous Materials Survey and Assessment

September 2024



Government of South Australia
Department for Infrastructure
and Transport

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Document Information

Document Information	
K Net Number:	15960723
Document Version:	1
Document Date:	30/09/2024

Document Amendment Record

Version	Change Description	Date
0	Initial issue	31/08/2023
1	Updated cover page	30/09/2024

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PC-SI6 Hazardous Materials Survey and Assessment

1 General

- a) This Master Specification Part defines the requirements for undertaking hazardous materials surveys and assessments, including:
 - i) the Contractor's obligations, as set out in section 2;
 - ii) the Technical Specialist requirements, as set out in section 3;
 - iii) the asbestos survey requirements, as set out in section 4;
 - iv) the asbestos removal requirements, as set out in section 5; and
 - v) the lead paint and other hazardous materials requirements, as set out in section 6.
- b) The Contractor's Activities in relation to hazardous materials surveys and assessments must comply with:
 - i) the Reference Documents, including:
 - A. AS/NZS 4361.1 Guide to hazardous paint management, Part 1: Lead and other hazardous metallic pigments in industrial applications;
 - B. AS/NZS 4361.2 Guide to hazardous paint management, Part 2: Lead paint in residential, public and commercial buildings;
 - C. Code of Practice for the Management and Control of Asbestos in Workplaces;
 - D. Code of Practice - How to safely remove asbestos;
 - E. Code of Practice - Abrasive Blasting;
 - F. Code of Practice - Demolition Work; and
 - G. Department Guideline for Asbestos Management and Removal for Government Sites (available from: https://dit.sa.gov.au/standards/standards_and_guidelines); and
 - ii) all applicable Laws, including the *Work Health and Safety Regulations 2012* (SA).
- c) For the purpose of this Master Specification Part:
 - i) "hazardous materials" are generally related to existing buildings, structures and utility service housing; and
 - ii) "WHS Regulations" refers to the *Work Health and Safety Regulations 2012* (SA).
- d) Where readily available and accessible to the Principal, reports or registers documenting surveys or assessments of hazardous materials may be provided to the Contractor.
- e) Where hazardous materials debris is identified on the ground surface or during excavation, the requirements of PC-SC1 "Site Contamination" must be met.

2 Contractor's obligations

The Contractor must:

- a) ensure all hazardous materials surveys and assessments, necessary for the execution of the Works or Temporary Works, are undertaken;
- b) where required, engage a suitably qualified Technical Specialist in accordance with the requirements of section 3; and

- c) undertake applicable hazardous materials surveys or assessments, including asbestos surveys (refer section 4), where:
 - i) existing information is outdated;
 - ii) no existing information is available, or existing information is made available on a no reliance basis;
 - iii) the Works or Temporary Works are in relation to, or will affect, areas that have not been included in any hazardous materials surveys or assessments provided by the Principal, or the contamination investigations have been provided on a no reliance basis; or
 - iv) the Works or Temporary Works are in relation to, or will affect, areas that require additional detailed or intrusive investigation or where hazardous materials may be mobilised, disturbed, relocated, or moved off the Site.

3 Technical Specialist

- a) In relation to the relevant Works or Temporary Works, the Technical Specialist must:
 - i) review all available reports, registers and scope;
 - ii) be responsible for scoping all requirements relating to hazardous materials on behalf of the Contractor;
 - iii) undertake all additional surveys, assessments, and monitoring, to confirm design assumptions and meet approval requirements to complete the Works or Temporary Works; and
 - iv) be present at the Site, be involved in processes or be in contact with onsite personnel, whenever the Works or Temporary Works may affect hazardous materials.
- b) In accordance with the Department Guideline for Asbestos Management and Removal for Government Sites, the Technical Specialist must be a “competent person” which meets the following requirements:
 - i) the Technical Specialist may be an individual or organisation;
 - ii) the Technical Specialist or the Technical Specialist’s personnel must have a sufficient degree of knowledge, skill, expertise, and experience to perform its obligations required by this Master Specification Part;
 - iii) the Technical Specialist must provide a SafeWork SA licenced assessor to undertake air monitoring, clearance inspections, and to issue clearance certificates during asbestos removal, in accordance with the WHS Regulations; and
 - iv) the Technical Specialist must ensure that it provides personnel that possess, where undertaking project management or direction activities, at least 5 years’ experience in asbestos assessments, investigations, management, and remediation on projects of similar scale and nature.
- c) In instances of other hazardous materials, where required, the Technical Specialist must provide a suitably qualified Occupational Hygiene Specialist with at least 5 years’ experience in hazardous materials assessments, investigations, management, and remediation on projects of similar scale and nature. The Occupational Hygiene Specialist must ensure its personnel are suitably qualified and have a sufficient degree of knowledge, skill, expertise, and experience to perform its obligations under the Contract Documents.

4 Asbestos survey

- a) For the purpose of this Master Specification Part, an “asbestos survey” is defined as an investigation that is completed to determine the presence and extent of asbestos, prior to the commencement of any other works (including demolition or refurbishment). An asbestos register is created from the results of the asbestos survey and determines how asbestos is to be managed in relation to the Works or Temporary Works.

- b) If not previously completed, or where previously completed but provided on a no reliance basis, an asbestos survey must be undertaken, and an asbestos register produced in accordance with the procedures outlined in the current Code of Practice for the Management and Control of Asbestos in Workplaces.
- c) The Contractor must assess and record the presence and extent of asbestos in accordance with the WHS Regulations and the current Code of Practice for the Management and Control of Asbestos in Workplaces, using a NATA-accredited laboratory.
- d) If any vinyl floor tile samples are observed during a survey, these samples must be tested using X-ray diffraction analysis.
- e) The asbestos register must include marked-up building plans or sketch plans, and relevant photographs.
- f) If required, the Contractor must, based on the findings from the asbestos survey, determine the risks relating to the presence of asbestos within the area to be affected by the Project, and determine the need for further assessment or remediation in the context of the overall Project.

5 Asbestos removal

- a) In accordance with the Department Guideline for Asbestos Management and Removal for Government Sites, suitably qualified (e.g. licensed and approved by Safework SA) Subcontractors must be engaged to undertake the removal of any asbestos located on Site.
- b) Requirements for licencing of removal subcontractors must be in accordance with the WHS Regulations with regard to friable and non-friable asbestos, and asbestos containing dust.
- c) Any asbestos removal from buildings must be:
 - i) completed by a Contractor on the Department's prequalification register under the category "Prequalification for Building Work - Trade / Subcontractor - Demolition and Asbestos Removal" (refer to: https://www.dit.sa.gov.au/contractor_documents/prequalification);
 - ii) undertaken in accordance with the Department Guideline for Asbestos Management and Removal for Government Sites.
- d) All asbestos removal must be undertaken in accordance with the following:
 - i) Code of Practice - How to safely remove asbestos;
 - ii) Code of Practice for the Management and Control of Asbestos in Workplaces; and
 - iii) any other applicable Laws (including work health and safety acts, regulations and guidelines).
- e) All asbestos removed must be transported by an appropriately EPA licensed transporter and disposed of at an EPA licensed facility.
- f) Asbestos removal Subcontractors must be separate to the Technical Specialist who undertakes an asbestos survey or air monitoring and clearance.

6 Lead paint and other hazardous materials

Where lead paint or other hazardous materials are identified, suspected or unknown, the Contractor must:

- a) undertake assessments of the materials in accordance with the applicable Reference Documents;
- b) take precautions to avoid exposure to personnel in accordance with the WHS Regulations and applicable Reference Documents; and

- c) where hazardous materials are confirmed to be present, undertake the Works or Temporary Works in accordance with the WHS Regulations, Code of Practice - Abrasive Blasting, Code of Practice - Demolition Work, and applicable Reference Documents.
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