

# MODEL LEAD ABATEMENT PLAN FOR RESIDENTIAL DWELLINGS

## **A. Background Information**

Date Plan Submitted: \_\_\_\_\_

Address of Property: \_\_\_\_\_ Apartment # or #s: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Plan Prepared by:    Owner     Planner Project Designer

### ***If Planner Project Designer***

Name: \_\_\_\_\_ Certificate Number: \_\_\_\_\_

Telephone: (     ) \_\_\_\_\_ Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

### ***Identify Inspection Report Used to Develop Abatement Plan***

*(Attach copy if not already provided to local health department)*

Date(s) of Inspection: \_\_\_\_\_

### ***If Consultant Contractor***

Name of Consultant Contractor: \_\_\_\_\_

License Number: \_\_\_\_\_ Telephone Number: (     ) \_\_\_\_\_

Name of Inspector: \_\_\_\_\_ Certificate Number: \_\_\_\_\_

### ***If Health Department***

Name of Health Department: \_\_\_\_\_

Name of Inspector: \_\_\_\_\_ Telephone Number: (     ) \_\_\_\_\_

## **B. Owner/Owner Agent Information**

Name of Owner(s): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Home Telephone: (     ) \_\_\_\_\_ Work Telephone: (     ) \_\_\_\_\_

### ***Owner's Designated Agent (if applicable):***

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Telephone Number: (     ) \_\_\_\_\_

**C. Resident Information**

Name(s): \_\_\_\_\_

Telephone Number: (        ) \_\_\_\_\_

Number of Children Under Six Years Old: \_\_\_\_\_ Will Residents Be Relocated? YES  NO

***If Residents Will Not Be Relocated, Provide Justification (Use additional sheets if necessary)***

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***If Residents Will Be Relocated, Provide The Following***

Telephone Where Residents Can Be Reached If Relocated: (        )

Address Of Relocation: \_\_\_\_\_

City: \_\_\_\_\_ State \_\_\_\_\_

**D. Abatement Contractor Information**

Who Will Conduct Abatement?    Owner                       Abatement Contractor

***If Abatement Contractor Will Conduct Abatement***

Has Contractor Been Selected?    YES                       NO

If Yes, Provide The Following: Contractor Name: \_\_\_\_\_

Contractor License Number: \_\_\_\_\_ Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Telephone Number: (        ) \_\_\_\_\_

**E. Repairs Prior To Abatement**

***PLEASE NOTE:***

- ***Water Leaks:*** Must be corrected prior to abatement regardless of the method of abatement. Uncorrected water leaks can cause encapsulating material to fail if the underlying lead painted surface deteriorates. Moisture can also cause paint on stripped surfaces (and unabated surfaces) to fail and expose lead residue that may remain on the substrate after stripping by heat, caustic chemicals, solvents or scraping.
- ***Heating Systems:*** Inadequate heat after abatement may lead to failure of encapsulants and paint. Therefore heating systems must be repaired. Prior to abatement, forced air systems must be shut down and sealed to prevent transport of lead contamination from the abatement area to other areas of the residence.
- ***Electricity:*** Lack of electricity on the site can impede abatement because of inadequate lighting and may limit the options that are available for on-site paint removal. Electricity must be restored.

## **What Components Or Mechanical Systems Need To Be Repaired Prior To Abatement?**

*(Check appropriate item[s])*

- Water leaks, Roof, Plumbing, Wall surfaces, etc.
  - Heating system.
  - Electrical system.
  - Any other conditions that require repair so as not to impede abatement. *(Please indicate)*
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- No prior repairs required.

### **F. Abatement Technique(s) To Be Used**

*Identify which abatement technique(s) will be used on the attached forms. The three general strategies for lead paint abatement are removal, replacement, and encapsulation. (see pgs 8, 9 and 10 for the relevant forms)*

- A. Removal (**REM**):(stripping of paint)
- B. Replacement (**REP**): (removal of architectural component & replacement with lead free component)
- C. Rigid Encapsulation (**RENCAP**): (e.g. enclosure using materials such as siding, paneling, etc.) \*
- D. Liquid Encapsulation (**LENCAP**): (provide product technical information) \*
- E. Cementitious Encapsulation (**CENCAP**): (provide product technical information) \*

**\*Note:** If liquid, cementitious or rigid encapsulants are to be used, the associated surfaces must be periodically monitored in the future per a schedule that is established within a lead management plan. Additionally liquid and cementitious encapsulants must be authorized for use by the Connecticut Department of Public Health (DPH) and listed on the DPH Registry of Authorized Encapsulant Products.

**Paint Removal** means the stripping of lead paint from the surfaces of components. The following are some of the paint removal processes that can be used; chemical stripping, mechanical stripping, and wet scraping/wet sanding.

- **Chemical stripping:** There are a variety of paint removal products that are available from various manufacturers. Commonly the stripper is applied to the building component and later removed by manual scraping. All paint layers must be removed. Follow manufacturer's directions on how to apply such products.
- **Mechanical stripping:** This technique requires the use of power tools. Examples of such equipment are; Needle guns, Vibrating, belt and rotary sanders; Abrasive blasting equipment; and other types of impact strippers that employ the use of steel studs of different sizes and shapes, that rotate in an enclosed head to impact the painted surface. See manufacturers instructions on how to use this equipment. (Note: Mechanically powered abatement equipment requires the use of HEPA-equipped vacuum attachments to remove dust generated during the use of the equipment.)

- **Wet Scraping/Wet Sanding:** Wet scraping or wet sanding manually removes loose and peeling lead paint. Paint chips and dust that are generated during these procedures, must be controlled, to avoid further distribution of contaminants to adjacent areas. Wet scraping or sanding involves misting the peeling paint before scraping or sanding, and thus reducing the amount of lead dust that is generated during these processes. Surfactants (wetting agents) may be added to the water to facilitate clean up.
- **Heat Gun:** This removal technique involves the softening of the paint with a heat gun and then scraping the paint off. To prevent vaporization of the lead contained in the paint, the temperature of the heat gun must not exceed 700 degrees Fahrenheit per DPH regulations.

**Replacement** means the removal of components such as windows, doors, and trim that have lead painted surfaces and the installation of new components that are free of lead containing paint. Replacement may be feasible for many exterior and interior architectural components.

**Encapsulation** refers to processes that make lead paint inaccessible, by covering or sealing lead painted surfaces. If the lead paint is peeling or deteriorating then some wet scraping and/or wet sanding is necessary prior to encapsulation (see wet scraping/wet sanding in the description of paint removal).

The following are some types of rigid encapsulating materials: gypsum dry wall, fiberglass, wood and vinyl siding. Seams must be sealed to prevent the escape of lead dust. Liquid and cementitious encapsulants must be listed on the DPH Registry of Authorized Encapsulant Products, to be considered for use.

The following cannot be used as encapsulants:

- **A new coat of paint or primer**
- **Wall paper coverings**
- **Contact paper**

Any area that is to be abated must be properly contained with materials such as 6 mil polyethylene sheeting to prevent further contamination of the dwelling or environment and to facilitate post-abatement clean up.

### **G. Dates Of Abatement Project**

Estimated Starting Date of Abatement Project: \_\_\_\_\_

Estimated Completion Date of Abatement Project: \_\_\_\_\_

**Note:** Written notice shall be given to the local health department at least 5 working days prior to the actual starting date.

**H. Notification To Connecticut Historical Commission**

*(If property is over fifty [50] years old)*

Year Built: \_\_\_\_\_ Notification Required? YES  NO

If Yes, Date Sent: \_\_\_\_\_ Response Received? YES (attach copy)  NO

Date Response Received: \_\_\_\_\_

Send Notification to:

**Connecticut Historical Commission/Preservation  
59 South Prospect Street, Hartford, CT 06106  
Phone: (860) 566-3005 Fax: (860) 566-5078**

**I. Notification Procedure**

Written notice will be given to the resident(s) 5 working days prior to the abatement start date. The notice shall:

- Inform the residents of their rights and responsibilities per the statutes and regulations.
- Inform residents which surfaces or soil areas are to be abated.

Additionally, warning signs shall be posted at all entrances to and exits from the abatement area, prior to abatement.

**Note:** Submit copies of the notice and the warning sign to be used.

**J. Containment Of Work Area (Interior and Exterior)**

Moveable objects belonging to residents must be removed from the abatement area. The belongings should be stored in an easily accessible location.

Cover and seal all non-work surfaces with 6 mil polyethylene as follows:

- a.) non-movable objects.
- b.) air system(s) heating, ventilation, air conditioning (HVAC).
- c.) entrances to abatement areas.
- d.) floors.
- e.) exterior grounds and surfaces (use 6-mil polyethylene sheeting to prevent release of lead into the environment).

**Note:** The contractor and/or owner is responsible for using the best available engineering controls to reduce the potential for emissions to the exterior of an abatement area. Engineering controls may include but are not limited to, proper containment and control of the abatement area(s), provision of negative pressure within containment area(s), use of wet scraping/wet sanding methods and use of vacuum HEPA attached power tools.

**Describe proposed engineering controls:**

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### K. Cleaning After Lead-Based Paint Abatement (Prior to Clearance Testing)

- Procedure:  1. Wet clean the containment area.  
 2. Carefully remove the polyethylene covering.  
 3. HEPA vacuum area and wash with TSP detergent or other effective non-TSP cleaner.  
 4. After 24 hours from the time when active abatement has ceased: HEPA vacuum, wash with TSP or other effective non-TSP cleaner and HEPA vacuum again.

### L. Waste Disposal (Hazardous)

For waste that meets the Resource Conservation and Recovery Act (RCRA) criteria for hazardous waste (utilizing appropriate characterization and testing), indicate:

Disposal Site: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Telephone Number: ( ) \_\_\_\_\_

Type of waste; Liquid:  Solid:  Projected Amount of Waste: \_\_\_\_\_

**Note:** Lead contamination detected in soils located within the property boundaries of a household, the source of which was the result of routine residential maintenance (intentional paint removal) and/or the natural weathering or chalking of lead-based paint, is exempt from classification as a hazardous waste under the household waste exclusion found at 40 C.F.R. paragraph 261.4(a). These soils may be managed on-site or disposed of off-site without invoking RCRA Subtitle C. (C.F.R.) Code of Federal Regulations.

**Note:** Further questions regarding hazardous waste issues should be directed to:

***State of Connecticut - Department of Environmental Protection: Waste Management Bureau  
79 Elm Street, Hartford, CT 06106-5127, Telephone: (203) 424-3023***

### M. Worker Protection

**Note:** Workers must use proper personal protective equipment per the OSHA Lead in Construction Standard (29CFR 1926.62) and state regulation. Full body covering (suits) with hood and shoe covering attached should be used to prevent lead dust contamination. Disposable coveralls that are used one time, provide effective protection. Indicate the level of protection that is to be provided:

Body Covering:  Disposable:

Head Covering:  Disposable:

Hand Covering:  Disposable:

Shoe Covering:  Disposable:

Respirator w/HEPA Filter:  Type of Respirator: \_\_\_\_\_

**Note:** Neither smoking, eating or drinking nor the application of cosmetics or lip balm, is permitted within the work area. Use of personal clothing and foot wear is not permitted during abatement activities.

**Indicate available washing facilities:** Hand washing:  Showers:

**N. Clearance Testing**

Prior to reoccupancy, a visual inspection of abatement areas is required and dust samples shall be collected and analyzed from floors, window sills and window wells in each area where abatement has occurred. This inspection and sampling must be performed by a certified lead inspector, certified inspector risk assessor or an authorized code enforcement official.

Visual inspection and sampling to be performed by a certified lead inspector or inspector risk assessor:

Name: \_\_\_\_\_ Connecticut Certificate # : \_\_\_\_\_

Contractor Name: \_\_\_\_\_ Connecticut License #: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Telephone Number: (     ) \_\_\_\_\_

**OR**

Visual inspection and sampling to be performed by an authorized code enforcement official (Requires agreement of the code enforcement agency to provide these services).

**O. Soil Abatement**

*(Provide diagram of exposed soil areas to be abated)*

**1. Soil lead levels between 400 ppm and 5000 ppm: Check abatement technique(s) to be used.**

- Plant grass or shrubbery to reduce exposure to bare soil.
- Permanent barrier; Asphalt or cement.
- Cover three to six inches with gravel or bark mulch.
- Restrict access: (fencing; specify type & height \_\_\_\_\_).
- Restrict access:(specify barrier \_\_\_\_\_).
- Excavate, remove and replace contaminated soil. An excavation of between three and eight inches is a generally acceptable practice. (specify depth of excavation \_\_\_\_\_).
- Relocate play equipment.

**2. Soil lead levels greater than or equal to 5000 ppm: Check abatement technique(s) to be used.**

- Excavate, remove and replace contaminated soil. An excavation of between three and eight inches is a generally accepted practice (specify depth of excavation \_\_\_\_\_).
- Permanent barrier; Asphalt or cement.

**Note:** All soil abatement techniques except removal and replacement require ongoing periodic monitoring at a frequency that is established within a written management plan.

**P. Abatement Forms**

The following three forms may be used as templates for abatement plans. The forms may be modified or expanded depending upon the specifics of individual projects.

abplnnew.doc  
12/01/1998

# MODEL LEAD ABATEMENT PLAN FOR RESIDENTIAL DWELLINGS

## INTERIOR ABATEMENT

- ➔ KEY: DESIGNATE A, B, C, D SIDES\*\* OF BUILDING OR NORTH=N, SOUTH=S, EAST=E, WEST=W
- ➔ RENCAP=RIGID ENCAPSULATION; LENCAP=LIQUID ENCAPSULATION; CENCAP=CEMENTITIOUS ENCAPSULATION; REM=REMOVAL; REP=REPLACEMENT

### SURFACE/COMPONENT\*\* REQUIRING ABATEMENT

ROOM (Provide room number **)	Wall	Floor	Base-board	Door (Entire Unit)	*Door Comp.	Window (Entire Unit)	Window Sill	*Window Comp.	Stair Tread	Stair Riser	Ceiling	Chair Rail	Other (List)
Bedroom # ____													
Bedroom # ____													
Bedroom # ____													
Living room # ____													
Bathroom # ____													
Bathroom # ____													
Dining Room # ____													
Kitchen # ____													
Den # ____													
Hall # ____													
Stairway # ____													
Stairway # ____													
Pantry # ____													
Other: # ____													

\*\* Per Inspection Report    \* Specify Component (e.g. casing, jamb)    Address: \_\_\_\_\_

## MODEL LEAD ABATEMENT PLAN FOR RESIDENTIAL DWELLINGS

### ABATEMENT OF EXTERIOR/OUTBUILDINGS

➔ **KEY: DESIGNATE A, B, C, D SIDES\*\* OF BUILDING OR NORTH = N, SOUTH = S, EAST = E, WEST = W**

➔ **RENCAP=RIGID ENCAPSULATION; LENCAP=LIQUID ENCAPSULATION; CENCAP=CEMENTITIOUS ENCAPSULATION; REM=REMOVAL;  
REP=REPLACEMENT; SURFACE/COMPONENT\*\*REQUIRING ABATEMENT**

Areas **	Wall	Floor	Door (Entire Unit)	*Door Comp.	Window (Entire Unit)	*Window Comp.	Stair Tread	Stair Riser	Railing	Bulkhead	Other (List)
<u>Dwelling:</u>											
A Side											
B Side											
C Side											
D Side											
<u>Garage:</u>											
A Side											
B Side											
C Side											
D Side											
<u>Porch:</u>											
A Side											
B Side											
C Side											
D Side											
<u>Other _____:</u>											
A Side											
B Side											
C Side											
D Side											

\*\* Per Inspection Report \* Specify Component (e.g. casing, jamb) Address: \_\_\_\_\_

# MODEL LEAD ABATEMENT PLAN FOR RESIDENTIAL BUILDINGS

## ABATEMENT OF COMMON AREAS

➔ KEY: DESIGNATE A,B,C,D SIDES\*\* OF BUILDING OR NORTH=N SOUTH=S EAST=E WEST=W

➔ RENCAP=RIGID ENCAPSULATION; LENCAP=LIQUID ENCAPSULATION; CENCAP= CEMENTITIOUS ENCAPSULATION;  
 REM=REMOVAL; REP=REPLACEMENT; SURFACE/COMPONENT\*\*REQUIRING ABATEMENT

Area**	Wall	Floor	Base-board	Door (Entire Unit)	*Door Comp	Window (Entire Unit)	Window Sill	*Window Comp.	Stair Tread	Stair Riser	Ceiling	Chair Rail	Other (List)

\*\*Per Inspection Report \* Specify Component (e.g. casing, jamb) Address: \_\_\_\_\_