



HOUSEKEEPING

- An epidemiological investigation must be *initiated* within 5 business days
- Regular communication with the tenants and property owners are necessary to ensure compliance
- All templates discussed in this presentation can be found at www.ct.gov/dph/lead

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LEAD INSPECTION AND TESTING SUMMARY FORM (LITSF)

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LEAD INSPECTION AND TESTING SUMMARY FORM

- ⦿ If you are using the paper version of the LITSF, please use the most current version (on our website)
Or
- ⦿ LITSF can be printed from the Lead Surveillance System (LSS)
 - Enter all required data and form will populate fields
 - Document date printed in LSS under Administrative Package
 - *Review Lead Inspection Report workflow to see what properties are missing this form

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LEAD INSPECTION AND TESTING SUMMARY FORM

- ⦿Mandatory per RSCA 19a-111-3d
- ⦿New form as of April 1, 2015
- ⦿Who to submit the paper work to:
 - Property owner
 - Local Director of Health
 - DPH Commissioner

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LEAD INSPECTION AND TESTING SUMMARY FORM

- ⦿ Documentation and Verification
 - Dates of inspection
 - Property Inspected/ Tested
 - Property Owner
 - Number of Apartment Units and Year Built
 - Inspecting Entity (Consultant Contractor vs. Code Enforcement)
 - CEOs: enter date of initial training, and last refresher!
 - Record of consent (The person who let you into unit)
 - Identification of Lead Based Surfaces
 - Exterior and Interior, Deteriorated and Intact
 - Identify other potential lead hazards
 - Drinking water, dust and soil

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LEAD INSPECTION AND TESTING SUMMARY FORM

- ⦿ Obtain background facts (has house been renovated, any other type of work that may have been done)
- ⦿ Bring form out in the field
- ⦿ Get accurate info:
 - Property address
 - Owner address
 - Inspecting entity
 - Consultant contractor/code enforcement agency
 - Other (unusual circumstances, conditions)
- ⦿ Attach data pages
- ⦿ Check appropriate boxes
- ⦿ Sign and date the form

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LEAD INSPECTION AND TESTING SUMMARY FORM

⦿ **A separate form is required for each dwelling unit requiring inspection**

(child <6 and defective lead paint)

Example: 3 apartments with children <6 in residence that have defective lead paint= 3 LITSF's

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ORDER LETTER

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ORDER LETTER

- Use DPH Lead Abatement Order template
 - Customize according to specific case
 - Cite specific regulations/statutes
 - Be accurate
- Order should be sent with LITSF to property owner
- Is a legal document
- Enter date of Lead Abatement Order issued into LSS

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ORDER LETTER: WHAT NEEDS TO BE ABATED?

- CGS 19a-111 et seq. when a child resides in a dwelling unit...
 - all defective lead-based surfaces shall be abated
 - all defective exterior surfaces and all defective surfaces in common areas containing toxic levels of lead shall be abated
 - has an elevated blood lead level then abatement shall include all lead-based chewable surfaces whether or not that surface is defective and all lead-based movable parts of windows and surfaces that rub against movable parts of windows
 - requiring lead abatement, interior dust, drinking water and exterior soil shall be assessed

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ORDER LETTER: EIBLL CASE

- CGS 19a-111-4 and 19a-111-5: property owner must submit an abatement plan within 15 business days of notification of inspection results
- Local health department must accept/reject (with an explanation) the abatement plan within 10 days of receipt of plan
- CGS 19a-111-2(e): property owner must submit a lead management plan addressing intact lead surfaces within 60 days of receipt of inspection results

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ORDER LETTER: OTHER DWELLINGS

- ◉ CGS 19a-111-4 and 19a-111-5: property owner must submit an abatement plan within 20 business days of notification of inspection results
- ◉ Local health department must accept/reject (with an explanation) the abatement plan within 15 days of receipt of plan
- ◉ CGS 19a-111-2(e): property owner must submit a lead management plan addressing intact lead surfaces within 60 days of receipt of inspection results

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ORDER LETTER: RIGHT OF APPEAL

- ◉ Right of appeal: CGS 19a-229 states, Any person aggrieved by an order issued by a town, city or borough director of health may appeal to the Commissioner of Public Health...
 - no later than three business days after the date of such person's receipt of such order
- ◉ Two ways to appeal this order
 - delivering to DPH either in person or by facsimile
 - Calling DPH and then follow up in writing

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ABATEMENT PLAN

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ABATEMENT PLAN

- ◉ All areas of the model lead abatement plan template must be filled in
- ◉ If the template is not used all the sections in the template must be addressed in the plan submitted
- ◉ Soil abatement must be addressed on the plan
- ◉ Start and finish dates must be on the plan
- ◉ Plan must be reviewed and approved or rejected (with an explanation) within 10 working days

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ABATEMENT PLAN: SECTIONS

- ◉ Inspecting entity
- ◉ Owner and agent
- ◉ Residence info
- ◉ Abatement contractor
- ◉ Repairs needed prior to abatement
- ◉ Abatement techniques
- ◉ Project dates
- ◉ Notification
- ◉ Containment
- ◉ Cleaning
- ◉ Waste disposal
- ◉ Worker protection
- ◉ Clearance testing
- ◉ Soil abatement
- ◉ Abatement forms

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LEAD MANAGEMENT PLAN

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LEAD MANAGEMENT PLAN

Objective

- Regularly monitor intact lead-based paint surfaces to ensure that they remain intact
- Any defects or damages that are detected must be safely repaired or abated
- Lead contaminated soil areas will also be regularly monitored to ensure that coverage, barriers and access restrictions are maintained

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LEAD MANAGEMENT PLAN

Procedure

- Visual Examination
 - How and when any needed repairs will be done
 - The date and person performing examination must be documented in log
- Monitoring Log
 - Log kept by property owner/agent
 - Copy of log will be submitted to local director of health or DPH, upon request

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POST ABATEMENT INSPECTION REPORT AND LETTER OF COMPLIANCE

Re-inspection of dwelling

- Visual inspection
 - Abatement completed per plan
 - No visible hazards exist
- Dust wipe clearance samples
 - Must pass clearance standards
 - If fail, then re-clean and retake samples
- Document re-inspection date(s)

Post abatement inspection report/letter of compliance

- Cover letter summarizing re-inspection
- Attach final dust wipe clearance results
- Copy to Property Owner and DPH

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SUMMARY

- Lead Inspection and Testing Summary Form (paper copy sent to DPH)
- All test results (entered into LSS)
- Lead abatement order (issued date entered into LSS)
- Clearance test results (passed/failed, entered into LSS)
- Post abatement inspection report and compliance letter (issued date entered into LSS, paper copy sent to DPH to close case)

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