

	ENVIRONMENTAL Case Management
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HOUSEKEEPING <ul style="list-style-type: none">● An epidemiological investigation must be <i>initiated</i> 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 SUMMARY FORM (LISF)
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LEAD INSPECTION SUMMARY FORM

- If you are using the paper version of the LISF, please use the version dated "9/14/09"
- You may also print the LISF from Maven once you have entered all of the required data

PROPERTY INSPECTED/TESTED

- What type of property did you inspect?
 - 3 options to select
 - Residence
 - Child Day Care Center/Group Day Care Home
 - Family Day Care Home

PROPERTY INSPECTED/TESTED

- Type of Inspection
 - Comprehensive Lead Inspection
 - Limited test
- Required Property Information
 - Street address
 - Apartment number
 - Floor
 - City/Town
 - Zip Code
 - Telephone
 - Number of Units
 - Year Property Built

PROPERTY OWNER

- ◉ Required Property Owner Information
 - Property Owner
 - Street Address
 - City
 - State
 - Zip Code
 - Telephone

INSPECTING ENTITY

- A. Consultant Contractor
 - Name
 - Street Address
 - City
 - State
 - Zip Code
 - Inspector's Name
 - Telephone
 - Inspector's Certification Number

INSPECTING ENTITY

- B. Code Enforcement Official
 - Department Name
 - Street Address
 - City
 - State
 - Zip Code
 - Inspector's Name
 - Telephone
 - Date of Inspector's Initial Training
 - Date of Latest Refresher Training

INSPECTION INFORMATION

- ◉ Was consent given?
 - Name of person 18 years of age or older who granted consent
 - Age
 - Date
- A. Were Lead-Based Surfaces Identified?
 - Yes/No
 - If yes, complete the tables below

INSPECTION INFORMATION

EXTERIOR Lead-Based Surfaces	Foundation	Siding & or Trim	Stairs & or Stair Components	Porch & or Deck Components	Doors & or Trim	Windows & or Trim	Garage & or Garage Components
Deteriorated							
Intact							

(X = positive location)

INTERIOR Lead-Based Surfaces	Floors	Baseboards	Walls	Ceilings	Stairs & or Stair Components	Doors & or Trim	Windows & or Trim	Closet Cabinet Components
Deteriorated								
Intact								

(X = positive location)

- ◉ Were rooms, areas or components inaccessible during inspection?
 - Yes/No
 - List any inaccessible locations

INSPECTION INFORMATION

- B. Indicate Potential Lead Hazards Identified
- Was drinking water tested for lead?
 - Yes/No
 - Was dust tested for lead?
 - Yes/No
 - Was bare soil tested for lead?
 - Yes/No/Not Applicable
- * If yes, complete adjacent table

Lead Hazard Locations	Floors	Window Sills	Window Walls	Soil	Water	Paint (XRF)	Paint Chip
(Enter highest result for each)							

INSPECTION INFORMATION

- CGS 19a-111c-4 (a) or 19a-111c-5(a) and 19a-111c-2(e) of the Lead Poisoning Prevention and Control Regulations:
 - A lead abatement plan is required for this property: Yes/No
 - A lead management plan is required for this property: Yes/No
 - A lead hazard remediation plan is required for this property: Yes/No
 - A lead management plan is required for this property: Yes/No
 - Inspector's Signature and Date

NOTICE OF DISCLOSURE

- Notice of Disclosure
 - The federal Residential Lead-Based Paint Hazard Reduction Act, 42 U.S.C. 4852d, requires sellers and landlords of most residential housing built before 1978 to disclose all available records and reports concerning lead-based paint and/or lead-based paint hazards, including the test results contained or referenced in this notice, to purchasers and tenants at the time of sale or lease or upon lease renewal. This disclosure must occur even if hazard reduction or abatement has been completed. Failure to disclose these test results is a violation of the U.S. Department of Housing and Urban Development and the U.S. Environmental Protection Agency regulations at 24 CFR Part 35 and 40 CFR Part 745 and can result in a fine of up to \$11,000 per violation. To find out more information about your obligations under federal lead-based paint requirements, call 1-800-424-LEAD.

NOTICE OF DISCLOSURE

- Resident's Signature/Date
 - Does not need resident's signature at the time of report receipt
 - LBP and/or LBP hazards are to be disclosed during lease renewals or real estate sale
- This form can be used in conjunction with the HUD 1018 disclosure of information on lead-based paint and/or lead-based paint hazards

ORDER LETTER

ORDER LETTER

- Fill in the blanks
 - Issue to
 - Owner(s) - each individual listed on the property
 - Inspection conducted on
 - Date/dates of inspection
 - Located at
 - Address of inspection
 - Reported EBLL in at least one child residing
 - Address of unit where EBLL child resides

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

WHAT NEEDS TO BE ABATED?

- CGS 19a-111-3(f) you are hereby ordered to...
 - abate ALL DEFECTIVE PAINT, PLASTER OR OTHER MATERIAL CONTAINING TOXIC LEVELS OF LEAD on both the interior and exterior surfaces and soil
 - abate ALL INTACT LEAD-BASED CHEWABLE SURFACES AND ALL LEAD-BASED MOVABLE PARTS OF WINDOWS AND SURFACES THAT RUB AGAINST MOVABLE PARTS OF WINDOWS
 - eliminate LEAD DUST HAZARDS
 - address the LEVEL OF LEAD IN DRINKING WATER
 - manage ALL INTACT SURFACES CONTAINING TOXIC LEVELS OF LEAD THAT WILL REMAIN AND NOT BE ABATED AT THIS TIME

ORDER LETTER - *EBLL 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 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

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 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

**LEAD-BASED PAINT HAZARD
REDUCTION ACT**

- The federal Residential Lead-Based Paint Hazard Reduction Act, 42 U.S.C. 4852d, requires sellers and landlords of most residential housing built before 1978 to disclose all available records and reports concerning lead-based paint and/or lead-based paint hazards, including the test results contained or referenced in this notice, to purchasers and tenants at the time of sale or lease or upon lease renewal
 - must occur even if hazard reduction or abatement has been completed
 - failure to disclose these test results is a violation can result in a fine of up to \$11,000 per violation

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...
 - not 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

ABATEMENT PLAN

BACKGROUND INFORMATION

A. Background Information

- Date Plan Submitted
- Address of Property
- Apartment # or #'s
- City
- State
- Zip Code

PLAN PREPARED BY

- Plan Prepared by
 - Owner
 - Planner Project Designer
- If Planner Project Designer
 - Name
 - Certificate Number
 - Telephone
 - Address
 - State
 - Zip Code
- Identify Inspection Report Used to Develop Abatement Plan
 - Date(s) of Inspection

INSPECTING ENTITY

- If Consultant Contractor
 - Name of Consultant Contractor
 - License Number
 - Telephone
 - Name of Inspector
 - Certificate Number
- If Health Department
 - Name of Health Department
 - Name of Inspector
 - Telephone

OWNER AND AGENT

B. Owner/Owner Agent Information

- Name of Owner(s)
- Address
- City
- State
- Zip Code
- Telephone

⊙ Owner's Designated Agent (if applicable)

- Name
- Title
- Telephone

RESIDENCE INFORMATION

C. Resident Information

- Name(s)
- Telephone
- Number of Children Under Six Years Old
- Will the residents be relocated
 - Yes/No

⊙ If Residents will Be Relocated, Provide

- Telephone Where Residents Can Be Reached
- Address of Relocation
- City
- State

ABATEMENT CONTRACTOR

D. Abatement Contractor Information

- Who Will Conduct Abatement
 - Owner
 - Abatement Contractor

⊙ If Abatement Contractor Will Conduct Assessment

- Has Contractor Been Selected
 - Yes/No
- If Yes, Provide The Following
 - Contractor Name
 - Contractor License Number
 - Contact Person
 - Address
 - City
 - State
 - Zip Code
 - Telephone

REPAIRS PRIOR TO ABATEMENT

E. Repairs Prior To Abatement

- Water leaks
- Heating systems
- Electricity
- Any other conditions that require repair as to not impede abatement
- No prior repairs required

ABATEMENT TECHNIQUES

F. Abatement Technique(s) To Be Used

- A. Removal (REM)
- B. Replacement (REP)
- C. Rigid Encapsulation (RENCAP)
- D. Liquid Encapsulation (LENCAP)
- E. Cementitious Encapsulation (CENCAP)

○ Key points

- If liquid, cementitious or rigid encapsulants are to be used, associated surfaces must be monitored and managed within a lead management plan

KEY POINTS

○ Key Points

- Paint Removal
 - Chemical stripping
 - Variety of paint removal products
 - Stripper is commonly applied to building components and later removed by manual stripping
 - All paint layers must be removed
 - Mechanical stripping
 - Technique requires power tools
 - Examples of equipment include needle guns, vibrating/belt/rotary sanders, abrasive blasting equipment and other types of impact strippers that employ the use of steel studs that rotate in an enclosed head to impact the surface

KEY POINTS

- Key Points
 - Paint Removal
 - Wet Scraping/Wet Sanding
 - Manually removes loose and peeling paint
 - Paint chips and dust that are generated must be controlled to avoid further contamination
 - Must mist the peeling paint before scraping/sanding
 - Surfactants may be added to the water to facilitate clean up
 - Heat Gun
 - Technique involves softening the paint with a heat source and then scrapping paint off
 - Should not exceed 700 degree fahrenheit

KEY POINTS

- Key Points
 - Replacement
 - Removal of components such as windows, doors and trim that have lead paint
 - Installation of new components that are free of lead paint
 - May be feasible for many exterior/interior components
 - Encapsulation
 - Process of making lead paint inaccessible
 - Covering and sealing lead painted surfaces
 - If paint is deteriorated, must make surface intact before applying encapsulant
 - CANNOT be used as an encapsulant: new coat of paint/primer, wall paper covering and contact paper

ABATEMENT PROJECT

- G. Dates of Abatement Project
 - Estimated Starting Date
 - Estimated Completion Date
 - Written notice shall be given to the local health department at least 5 working days prior to the start date
- H. Notification to CT Historical Commission
 - Must be done if property is over 50 years old
 - Year Built
 - Notification Required
 - Yes/No
 - If Yes, Date Sent
 - Response Received
 - Yes/No
 - Date Response Received

NOTIFICATION

I. Notification Procedure

- Written notice will be given to resident(s) 5 working days prior to start of abatement to
 - Inform the residents of their rights and responsibilities per the statutes and regulations
 - Inform residents which surfaces or soil areas are to be abated
- Warning signs must be posted

CONTAINMENT

J. Containment of Work Area (Interior and Exterior)

- Moveable objects belonging to residents must be removed from the abatement area.
- Cover and seal all non-work surfaces with 6-mil polyethylene
 - Non-movable objects
 - Air system(s) heating, ventilation, air conditioning
 - Entrances to abatement areas
 - Floors
 - Exterior grounds and surfaces
 - Contractor/owner is responsible for using the best available controls to reduced emissions to exterior abatement area

CLEANING

K. Cleaning After Lead-Based Paint Abatement

- Procedure
 1. Wet clean the containment area
 2. Carefully remove polyethylene covering
 3. HEPA vacuum area and wash with all purpose detergent
 4. After 24 hours from the time when active abatement has ceased, HEPA vacuum, wash with detergent and HEPA vacuum again

WASTE DISPOSAL

L. Waste Disposal

- Disposal Site
- Address
- City
- State
- Zip Code
- Telephone
- Type of Waste
 - Liquid
 - Solid
- Projected Amount of Waste

WORKER PROTECTION

M. Worker Protection

- Workers must use proper personal protective equipment per OSHA Lead in Construction Standard
 - Body Covering
 - Head Covering
 - Hand Covering
 - Shoe Covering
 - Respirator with HEPA Filter
 - Type of Respirator
- 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.

CLEARANCE TESTING

N. Clearance Testing

- Prior to reoccupancy, a visual inspection of the 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.
- Visual inspection and sampling to be performed by a certified lead inspector or inspector risk assessor and/or a code enforcement official
 - Name
 - Connecticut Certificate #
 - Contractor Name
 - Connecticut License #
 - Address
 - City
 - State
 - Zip Code
 - Telephone

SOIL ABATEMENT

O. Soil Abatement

- Soil lead levels between 400 ppm and 5000 ppm
 - Plant grass or shrubbery to reduced exposure to soil
 - Permanent barrier (asphalt/cement)
 - Cover three to six inches with gravel/mulch
 - Restrict accessing (fencing)
 - Restrict access (specify barrier)
 - Excavate, remove and replace contaminated soil
 - Excavate 3-8 inches
 - Relocate play equipment

- Soil lead levels greater than or equal to 5000 ppm
 - Excavate, remove and replace contaminated soil
 - Excavate 3-8 inches
 - Permanent barrier (asphalt/cement)

ABATEMENT FORMS

P. Abatement Forms

- Interior
- Exterior and Outbuildings
- Common Areas

INTERIOR FORM

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

ROOM (Provide room number **)	SURFACE/COMPONENT** REQUIRING ABATEMENT												
	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: # _____													

**LEAD MANAGEMENT
PLAN**

LEAD MANAGEMENT PLAN

◎ Objective

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

LEAD MANAGEMENT PLAN

◎ Procedure

- All lead-based paint surfaces and lead-contaminated soil areas listed in monitoring log must be monitored on a regular basis
- 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

INSPECTION FREQUENCY

- Inspection Frequency
 - Monitoring will be conducted one every ____ month(s)
 - Surfaces that have been abated by liquid or cementitious encapsulants will be monitored every ____ month(s) for ____ month(s) after application and every ____ month(s) thereafter
 - Indicate name, title and telephone number of the person who is responsible for overseeing the implementation of plan

DISCUSSION

- Residential Properties
- Child daycare centers/group daycare homes
- Other

CORRECTIVE ACTION

- Corrective Action
 - Lead-based paint surfaces that have been deteriorated must be repaired or abated in accordance with a lead abatement plan consistent with the state regulations
- Note
 - Plan must be transferred with ownership of the property upon transfer of title
