



# Safety and Health Hazards Issues and Requirements



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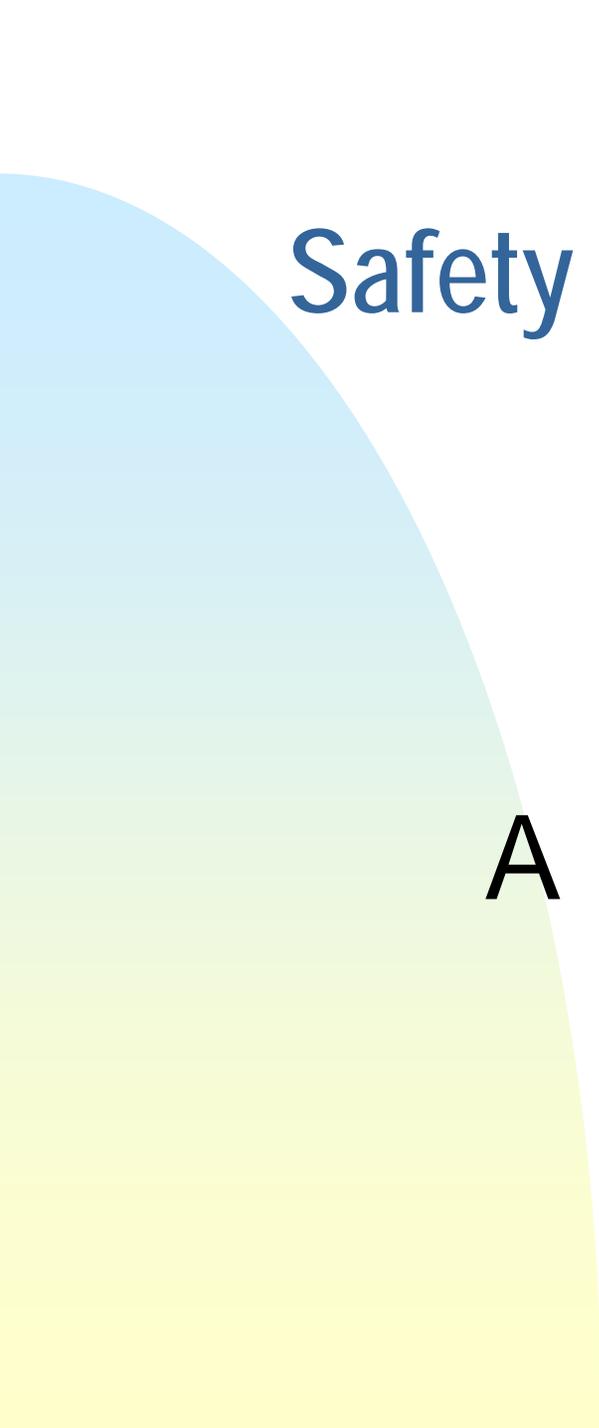
Hala Bates  
303-969-2742  
[hala\\_bates@nps.gov](mailto:hala_bates@nps.gov)

# REFERENCE

- 400 Department Manual (DM)  
chapter 7

# DOI HOUSING POLICY

- To provide decent, safe, sanitary and energy efficient housing to all occupants ( employees and other supporting staff)



# Safety Issues and Health Hazards

A Few Examples are:



[www.funnyfreepics.com](http://www.funnyfreepics.com)

What Dog?



# Health Hazards

- Asbestos
- Radon
- Mold
- Lead
- Water contaminants

# Health Hazards, cont..

- Rodents
  - ◆ Hantavirus
- Pesticides
- Pest Control

Examples:

- ◆ Bat Bugs
- ◆ Africanized Bees
- ◆ Bed Bugs



# Safety Issues

- Fire
- Carbon Monoxide
- Extreme weather temperatures:
  - ◆ cold
  - ◆ heat



<http://www.funnyfreepics.com>

# Safety Issues, cont...

- Severe weather (for example):
  - ◆ tornados,
  - ◆ hurricanes,
  - ◆ floods
- Others
  - ◆ Snow Fall
  - ◆ Lightning
  - ◆ Earthquakes

# Emergency Preparedness





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Just Wait Until I Get Out Of Here

# Emergency Preparedness, cont..

- Location of units ( addresses)
- Emergency Locators/GPS/GIS
- Evacuation Procedures

# LOCAL RESOURCES

- Installation files
- Installation and Regional Safety Officers
- Regional Public Health Service Contact
- State Agencies/Contacts
- Local Associations– e.g. American Lung Association
- Information Hotlines- e.g. 800-SOS-RADON

# AGENCY/BUREAU WEBSITES

Example:

## NPS WEBSITES

- Hantavirus site:  
[www.nps.gov/public\\_health/zed/hanta/hanta/hmt](http://www.nps.gov/public_health/zed/hanta/hanta/hmt)
- West Nile virus site:  
[www.nps.gov/public\\_health/zed/wnv.wnv.hmt](http://www.nps.gov/public_health/zed/wnv.wnv.hmt)

# Environment Protection Agency (EPA)

- EPA Website <http://www.epa.gov>
- EPA Publications:
  - ◆ National Center for Environmental Publications (NCEP)
- EPA Regional Offices

# US Department of Housing and Urban Development - HUD

HUD Website: [www.hud.gov](http://www.hud.gov)

# US Department of Labor

- Occupational Safety and Health Administration (OSHA) [www.osha.gov](http://www.osha.gov)



Occupational Hazard

# ASBESTOS

U.S. EPA,  
Office of Pollution Prevention and Toxics sponsors  
the TSCA Hotline:

Email: [tsca-hotline@epa.gov](mailto:tsca-hotline@epa.gov)

Phone: 202-554-0551

Fax: 202-554-5603

<http://www.epa.gov/asbestos>

# RADON

## To order Radon publications directly from EPA

- Phone: 1-800-490-9198,
- Fax: 513-489-8695 or
- Mail P.O. Box 42419, Cincinnati, OH 42419

[www.epa.gov/radon](http://www.epa.gov/radon)

“The Inside Story: A guide to Indoor Air Quality”  
Document # 402-K-93-007

# MOLD

U.S. EPA,  
Office of Air and Radiation Indoor Environments  
Division

**EPA Publication #402-K-02-003**

<http://www.epa.gov/iaq/molds>

6074

A Better Choice for

**MOLD,  
MOISTURE,  
AND  
YOUR HOME**

# Lead Based Paint





# LEAD BASED PAINT ROLES

# LEAD BASED PAINT ROLES

*EPA*

*HUD*



# LEAD BASED PAINT

## ***ROLES:***

**EPA**     *Disclosure and Notification*

**HUD**     *Abatement, Stabilization and Mitigation*

- Residential Lead Desktop Reference CD

# LEAD BASED PAINT

- 40 CFR Part 745
  - Subpart D- Lead-based Paint Hazards
  - Subpart E- Renovation and Remodeling Notice and Pamphlet
  - Subpart F- Disclosure of known LBP Hazards upon sale or lease of residential property
  - Subpart L- Lead Based Paint Activities

# LEAD HAZARDS

EPA issued a rule that defines what constitutes a hazard in:

- Lead-based paint
- Lead-contaminated dust
- Lead-contaminated soil

•Final rule in effect March 6, 2001

*for more information attend EPA session*

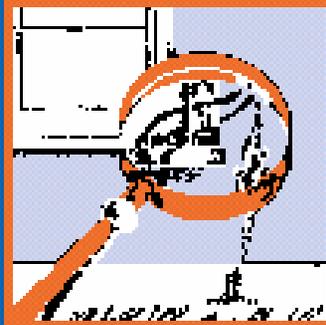
# TARGET HOUSING

Any housing constructed prior to 1978, except housing for the elderly or persons with disabilities unless visited by the same child (age six or under), on at least two days per week, three hours per day, 60 hours per year or any 0-bedroom dwelling.

# LEAD DISCLOSURE RULE 1018

Joint EPA and HUD regulation requires the following before a purchaser or lessee of target housing becomes obligated under contract:

- Provide a copy of *Protect your family from lead in your home*;
- Disclose the presence of any known lead-based paint or LBP hazards;



# Protect Your Family From Lead In Your Home



United States  
Environmental  
Protection Agency



United States  
Consumer Product  
Safety Commission



United States  
Department of Housing  
and Urban Development

U.S. EPA Washington DC 20460  
U.S. CPSC Washington DC 20207  
U.S. HUD Washington DC 20410

EPA747-K-99-001  
September 2001

## Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

### Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention.

### Lessor's Disclosure (initial)

\_\_\_\_\_ (a) Presence of lead-based paint or lead-based paint hazards (check one below):  
Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

\_\_\_\_\_

\_\_\_\_\_

Lesser has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

\_\_\_\_\_ (b) Records and reports available to the lessor (check one below):  
Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

\_\_\_\_\_

\_\_\_\_\_ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Lessee's Acknowledgment (initial)

\_\_\_\_\_ (c) Lessee has received copies of all information listed above.  
\_\_\_\_\_ (d) Lessee has received the pamphlet "Protect Your Family From Lead In Your Home."

### Agent's Acknowledgment (initial)

\_\_\_\_\_ (e) Agent has informed the lessor of the lessor's obligation under 41 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

_____	_____	_____	_____
Lessor	Date	Lessor	Date
_____	_____	_____	_____
Lessee	Date	Lessee	Date
_____	_____	_____	_____
Agent	Date	Agent	Date



**Bored**

# LEAD PRE RULE

- Pre-renovation lead hazard control act.
  - ◆ EPA rule, effective June 1999.
    - ☞ Requires renovators to distribute lead pamphlet to owners and occupants of most pre-1978 housing before beginning renovations that will disturb > 2 ft square of painted surface.

# EXCLUSIONS

- ◆ Is the work a lead-abatement project?
- ◆ Is the household a zero-bedroom dwelling?
- ◆ Is the housing for the elderly or disabled and children are not expected to reside there?
- ◆ Is the work an emergency renovation?

# MULTI FAMILY HOUSING

## Common Areas

- Renovation Notice Form
  - ◆ Notify tenants and make pamphlet available
  - ◆ Maintain written documentation describing notification procedures
  - ◆ **Provide Renovation Notice**
  - ◆ Provide owner with lead pamphlet before renovation begins
  - ◆ **Provide supplemental renovation notice if changes occur in location, timing, or scope of renovation occurring**
  - ◆ Retain records for three years

United States  
Environmental Protection  
Agency

EPA 747-B-99-004  
September 1999

Renovation and Repaint (404)

**EPA**

# The Lead-Based Paint Pre-Renovation Education Rule

*a handbook  
for contractors,  
property managers,  
and maintenance  
personnel*

**EPA LEAD  
Awareness  
Program**

## Sample Forms (continued)

**Renovation Notice** — For use in notifying tenants of renovations in common areas of multi-family housing.

The following renovation activities will take place in the following locations:

Activity (e.g., sanding, window replacement)

Location (e.g., lobby, recreation center)

The expected starting date is \_\_\_\_\_ and the expected ending date is \_\_\_\_\_. Because this is an older building built before 1978, some of the paint disturbed during the renovation may contain lead. You may obtain a copy of the pamphlet, *Protect Your Family From Lead in Your Home*, by telephoning me at \_\_\_\_\_. Please leave a message and be sure to include your name, phone number and address. I will either mail you a pamphlet or slide one under your door.

Date

Printed name of renovator

Signature of renovator

**Record of Tenant Notification Procedures** — Procedures Used For Delivering Notices to Tenants of Renovations in Common Areas

Project Address:

Street \_\_\_\_\_ (apt. #)

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

Owner of multi-family housing \_\_\_\_\_ Number of dwelling units \_\_\_\_\_

Method of delivering notice forms (e.g. delivery to units; delivery to mailboxes of units)

Name of person delivering notices

Signature of person delivering notices

Date of Delivery

# LEAD BASED PAINT (final)

- Testing of units built before 1978
- Disclosure Rules
- Record keeping follow EPA requirements
- Reporting requirement in QMIS

Editing PETRIFIED FOREST NP - Current Tenants

Agency  Installation  Quarter

Property/Services Tenants Last Rent  
 Location Structure Amenities/Adjust Utilities

Rent Class	Date Built	Interior Condition	Exterior Condition	Insulation
<input type="text" value="Apartment"/>	<input type="text" value="01/01/1962"/>	<input type="text" value="Good"/>	<input type="text" value="Fair"/>	<input type="text" value="Minimum"/>

Gross Finished Floor Space			Rooms	Used	One Car Garage	Two Car Garage	Carport
Basement	First Floor	Other Floors	<input type="text" value="2"/>	<input type="text" value="2"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
<input type="text" value="0"/>	<input type="text" value="432"/>	<input type="text" value="0"/>	Bedrooms	Used	Carbon Monoxide Detectors	Smoke Detectors	
			<input type="text" value="1"/>	<input type="text" value="1"/>	<input type="text" value="1"/>	<input type="text" value="1"/>	

Official Use Business Space			Dorm Rooms	<input type="checkbox"/> Handicap Accessible	<input checked="" type="checkbox"/> Seasonal
Basement	First Floor	Other Floors	<input type="text" value="0"/>		
<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>			

Unused Finished Space			Current Use	<input type="checkbox"/> Fire Sprinklers	<input checked="" type="checkbox"/> Lead Paint
Basement	First Floor	Other Floors	<input type="text" value="QMIS"/>		
<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>			

Unfinished Basement Space	Planned Tenants
<input type="text" value="0"/>	<input type="text" value="1"/>

# LEAD BASED PAINT (final)

- Testing of children



# DOI HOUSING PROGRAM NOTIFICATION REQUIREMENTS

- Lead Pamphlet
- Lead Disclosure Form
- Pre-renovation Notification:
  - ◆ Pamphlet
  - ◆ Renovation Notice

# FOR MORE LEAD INFORMATION

## National Lead Information Center (NLIC)

- By phone: 800-424-LEAD (5323)
- Regional Lead Offices
- By Fax: 585-232-3111
- By Mail: 422 South Clinton Avenue,  
Rochester, NY 14620
- by E-mail: [www.epa.gov/lead](http://www.epa.gov/lead)
- Download directly from Internet:  
[www.epa.gov/lead/leadpdfs.pdf](http://www.epa.gov/lead/leadpdfs.pdf)

# FIRE SAFETY REQUIREMENTS

- Legislation: H.R. 2042, Section 31( c) H(1) (A)
- Requirements for automatic sprinkler system and hard-wired smoked detectors (October 1995)

# MORE FIRE SAFETY REQUIREMENTS

- Fire protection devices installation guidelines based on NFPA requirements and 29 CFR 1910 Standards.
- National Fire Protection Association:  
[www.nfpa.org](http://www.nfpa.org)
  - ◆ NFPA 101 (Life Safety Code)
  - ◆ NFPA 10 (National Electric Code)

# FIRE SAFETY REQUIREMENTS, cont.

- International Building Code
- Contact Local Fire Marshall
- Local Fire Fighting or Safety Officials

# REPORTING REQUIREMENT

- QMIS data entry



### Editing CANYONLANDS NP - Current Tenants

Agency  Installation  Quarter

Property/Services Tenants Last Rent

Location **Structure** Amenities/Adjust Utilities

Rent Class  Date Built  Interior Condition  Exterior Condition  Insulation

Gross Finished Floor Space			Rooms	Used	One Car Garage	Two Car Garage	Carport
Basement	First Floor	Other Floors	<input type="text" value="5"/>	<input type="text" value="5"/>	<input type="text" value="0"/>	<input type="text" value="1"/>	<input type="text" value="0"/>
<input type="text" value="0"/>	<input type="text" value="1385"/>	<input type="text" value="0"/>	Bedrooms	Used	Carbon Monoxide Detectors		Smoke Detectors
Official Use Business Space			<input type="text" value="3"/>	<input type="text" value="3"/>	<input type="text" value="1"/>		<input type="text" value="4"/>
Basement	First Floor	Other Floors	Baths	Used	Dorm Rooms		
<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="2"/>	<input type="text" value="2"/>	<input type="checkbox"/> Handicap Accessible	<input type="checkbox"/> Seasonal	
Unused Finished Space			<input type="text" value="0"/>		Current Use		
Basement	First Floor	Other Floors	<input type="text" value="0"/>		<input type="text" value="QMIS"/>	<input checked="" type="checkbox"/> Fire Sprinklers	<input type="checkbox"/> Lead Paint
<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>				
Unfinished Basement Space	Planned Tenants						
<input type="text" value="0"/>	<input type="text" value="1"/>						

Save All Save Current < Previous Next > Cancel All

# ACCESSIBILITY REQUIREMENT

- Housing must be accessible to, and usable by, persons with disabilities based on the requirements of federal, state, and local law.

# ACCESSIBILITY REQUIREMENT

- Uniform Federal Accessibility Standards (UFAS), Regulation Section 4.1 to 4.12.
  - ◆ Basic requirement is at least 5 % of the total, but at least one unit will be designed and built to be either accessible or readily and easily modifiable to be accessible.

# INSPECTIONS, WHY?

- To ensure that the housing decent, safe, sanitary and energy efficient
- To identify and correct maintenance deficiencies
- At least once annually

# TYPE OF INSPECTIONS



Team Work

# TYPE OF INSPECTIONS

- Physical Inspection ( check-in/out)
- Condition inspection
  - ◆ **Annual Inspection**
  - ◆ **Comprehensive Inspection**
- Safety Inspection



**THE END**



**Bad Hair Day !**