MODEL LEAD ABATEMENT PLAN FOR RESIDENTIAL DWELLINGS

A. Background Information

Date plan submitted: _____

Address of property: _____ Apartment # or #s: _____

City: _____ State: _____ Zip code: _____

Plan prepared by: Owner ☐ Planner Project Designer ☐

If developed by Planner Project Designer

Name: _____ Certification 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 inspection completed by Lead Consultant Contractor

Name of lead consultant contractor: _____

License number: _____ Telephone number: _____

Name of inspector: _____ Certification number: _____

If inspection completed by Local Health Department/District

Name of local health department/district: _____

Name of inspector: _____ Telephone number: _____

B. Owner/Owner Agent Information

Name of owner(s): _____

Address: _____

City: _____ State: _____ Zip code: _____

Telephone number: _____

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):

_____

_____

If residents will be relocated, provide the following:

Address of relocation: _____

City: _____ State _____

D. Lead Abatement Contractor Information

Who will conduct abatement? Owner ☐ Abatement contractor ☐

If lead abatement contractor will conduct abatement

Has lead abatement contractor been selected? Yes ☐ No ☐

If yes, provide the following:

Lead abatement contractor name: _____

Lead abatement 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 the 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)*

_____

_____

☐ 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 pages 9, 10 and 11 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 manufacturer's 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.

Note: If paint removal is selected, x-ray florescence analyzer testing of the surface after the paint has been removed is required to ensure toxic levels of lead no longer remain on the surface(s).

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).

Liquid and cementitious encapsulants must be listed on the DPH Registry of Authorized Encapsulant Products, to be considered for use. 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.

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: _____

Please note that lead abatement cannot begin until the local health department/district has approved the lead abatement plan. Additionally, if there are any change orders, the local health department/district must approve these as well.

H. Notification to the State Historic Preservation Office

(If property is over fifty years old)

Year built: _____ Notification required? Yes ☐ No ☐

If yes, date sent: _____ Response received? Yes ☐ No ☐

Date response received: _____

Send notification to: State Historic Preservation Office
Website: https://conncris.ct.gov/pages/environmental-review
For questions contact Todd Levine, 860 500-2337 or todd.levine@ct.gov

Please note that some towns in Connecticut also have local historical commissions. Visit the **Connecticut Cultural Resources Information System website** https://conncris.ct.gov/ for more information on specific properties.

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.

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:

- non-movable objects
- air system(s) heating, ventilation, air conditioning (HVAC)
- entrances to abatement areas
- floors
- 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: _____

_____

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 effective 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:

Ross Bunnell, 860 424-3274 or ross.bunnell@ct.gov
Department of Energy and Environmental Protection
Waste Management Bureau

M. Worker Protection

Note: Workers must use proper personal protective equipment per the OSHA Lead in Construction Standard (29CFR 1926.62) and state regulations. 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 ☐
Head covering ☐
Hand covering ☐
Shoe covering ☐
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 re-occupancy, a visual inspection of abatement areas is required and clearance 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 licensed lead consultant or a local health department/district.

☐ Clearance dust wipe sampling to be performed by a licensed lead consultant

Name of lead consultant contractor: _____

License number: _____ Telephone number: _____

Name of inspector: _____ Certification number: _____

☐ Visual inspection and clearance dust wipe sampling to be performed by local health department/district

Name of local health department/district: _____

Name of inspector: _____ Telephone number: _____

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: (specify barrier: _____)

☐ Excavate, remove and replace contaminated soil

☐ 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.

☐ Permanent barrier: asphalt or concrete

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.

INTERIOR ABATEMENT

- DESIGNATE A, B, C, D SIDES
- RENCAP=RIGID ENCAPSULATION; LENCAP=LIQUID ENCAPSULATION; CENCAP=CEMENTITIOUS ENCAPSULATION; REM=REMOVAL; REP=REPLACEMENT
- SURFACE/COMPONENT REQUIRING ABATEMENT*, PER INSPECTION REPORT**

Room**	Wall	Floor	Baseboard	Door (Entire Unit)	*Door Component	Window (Entire Unit)	Window Sill	*Window Component	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 #													

EXTERIOR/OUTBUILDINGS ABATEMENT

- DESIGNATE A, B, C, D SIDES
- RENCAP=RIGID ENCAPSULATION; LENCAP=LIQUID ENCAPSULATION; CENCAP=CEMENTITIOUS ENCAPSULATION; REM=REMOVAL; REP=REPLACEMENT
- SURFACE/COMPONENT REQUIRING ABATEMENT*, PER INSPECTION REPORT**

Area**	Wall	Floor	Door (Entire Unit)	*Door Component	Window (Entire Unit)	*Window Component	Stair Tread	Stair Riser	Railing	Bulkhead	Other (List)
Dwelling:											
A Side											
B Side											
C Side											
D Side											
Garage:											
A Side											
B Side											
C Side											
D Side											
Porch:											
A Side											
B Side											
C Side											
D Side											
Other:											
A Side											
B Side											
C Side											
D Side											

COMMON AREAS ABATEMENT

- DESIGNATE A, B, C, D SIDES
- RENCAP=RIGID ENCAPSULATION; LENCAP=LIQUID ENCAPSULATION; CENCAP=CEMENTITIOUS ENCAPSULATION; REM=REMOVAL; REP=REPLACEMENT
- SURFACE/COMPONENT REQUIRING ABATEMENT*, PER INSPECTION REPORT**

Area**	Wall	Floor	Baseboard	Door (Entire Unit)	*Door Component	Window (Entire Unit)	Window Sill	*Window Component	Stair Tread	Stair Riser	Ceiling	Chair Rail	Other (List)

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