



AAA LEAD Consultants and Inspections, Inc.

Consulting - Inspections - Risk Assessment - Project Monitoring
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**SPECIFICATIONS FOR REMOVAL AND PAINT
STABILIZATION OF COMPONENTS CONTAINING
LEAD OR LEAD BASED PAINT
AT
FULLERTON COLLEGE
STINGER CAFÉ AND RESTROOMS
321 EAST CHAPMAN AVENUE
FULLERTON, CA 92832
FOR
NORTH ORANGE COUNTY COMMUNITY
COLLEGE DISTRICT
1830 WEST ROMNEYA DRIVE
ANAHIEM, CA 92801**

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SPECIFICATIONS FOR THE REMOVAL AND PAINT STABILIZATION OF COMPONENTS CONTAINING LEAD OR LEAD BASED PAINT FOR FULLERTON COLLEGE STINGER CAFÉ AND RESTROOMS

A. INTRODUCTION:

These specifications have been designed in favor of North Orange County Community College District for the removal or management of all surfaces containing lead or based paint that will be impacted during the modernization of the Stinger Café and Restrooms at Fullerton College. These specifications shall apply to all areas constructed before January 1, 1993. According to Title 17, Code of Regulations, Division 1, Chapter 8, §35043, all painted surfaces that have not been tested by a State Certified Lead Inspector / Assessor are presumed lead-based paint.

B. SCOPE OF WORK:

1. The preparation of work under this contract covers materials that contain lead and/or lead based paint, including fascia, gutters, door components, roof flashings, windows, etc...
2. The Contractor shall provide all labor, materials, equipment, services, testing, supervision and incidentals necessary to perform work of lead painted component abatement/stabilization under this contract in accordance with the following specifications. After preparation, the areas disturbed shall be cleaned and tested in accordance with the procedures outlined below.
3. All surfaces that are only prepped and not abated during site preparation shall be primed or encapsulated using any latex paint or primer on each type of surface or substrate that has been disturbed (wood, metal, stucco etc) as pre approved by the district.
All components that tested positive for the presence of lead at or above the HUD action level and any similar untested components should be considered lead-laden. Any maintenance or repair activities on these components should be performed in an abatement/containment environment as required by Cal/OSHA Construction and Safety Orders, Lead Section 1532.1.
Any component that is below the HUD action level but still contains lead requires personal exposure level (PEL) testing be performed to determine the workers skill or certification required to perform the activity if an outside contractor will do the work.
4. The lead related work at Fullerton College encompasses the following requirements

Stinger Cafe

Exterior of Building

- a) Prior to roof penetrations insure lead sheeting is not disturbed. If lead sheeting is to be penetrated it must be performed by DPH Certified Workers

Interior of Stinger Cafe

No lead based paint was identified on the interior of the Stinger Cafe

Interior Men's Restroom

- a) Scrape loose and flaking paint from Window Casings and Sills. Encapsulate and remove windows per specifications.
- b) Scrape loose and flaking paint from doors and door components to custodian closet and pipe chases to a tight surface. Remove doors and door components to custodian closet and pipe chases per demo plans.

Interior Women's Restroom

- a) Scrape loose and flaking paint from Window Casings and Sills. Encapsulate and remove windows per specifications.
- b) Scrape loose and flaking paint from doors and door components to custodian closet and pipe chases to a tight surface. Prime and repaint.

C. GENERAL REQUIREMENTS:

1. All workers who perform the lead paint abatement and / or stabilization (including clean up) described herein shall be State Certified Workers with current State issued "certificates" and have prior training in lead abatement as required by Title 17, CCR, Division 1 Chapter 8, §35009 & §35001 as well as other required training including safe and proper use of equipment.
2. Contractor is to have a State Certified Lead Supervisor with a current State issued "certificate" referenced above by Title 17 CCR, as part of his staff during the lead paint abatement/stabilization. The State Certified Lead Supervisor will be designated the "competent person". A "competent person" is a DHS "certified supervisor" who is capable of identifying existing and predictable lead hazards in the surroundings or working conditions who has authorization to take prompt corrective measures to eliminate them.
3. Prior to commencement of lead abatement activities, the contractor is to provide AAA Lead Consultants and Inspections, Inc. with copies of current lead in blood, medical release to use respirator, respirator fit test and proof of DHS certification for each worker.

4. AAA LEAD Consultants and Inspections, Inc. will perform Project Monitoring and final clearance testing for this project as requested by North Orange County Community College District.
5. Contractor must provide proof of delivery of DPH form 8551 to DDPH (Department of Public Health) five days prior to commencement of abatement activities as required by Title 17, CCR, Div 1, Chapt.8.
6. Contractor must provide proof of delivery of Cal/OSHA notification of lead related work as required as of January 25, 2002 in Title 8, Construction Safety Orders, Chapter 4, Subchapter 4, Article 4, Section 1532.1.
7. **Contractor must notify AAA Lead Consultants and Inspections, Inc.** of the intent to perform lead abatement activities **48 hours prior to the commencement of work.** Lead related activities may not commence without written authorization of the building owner / owner representative.

D. RECORDS:

1. The contractor shall provide a copy of his current California Department of Public Health "Supervisor Certificate" or California Department of Public Health photo identification card prior to commencement of work.
2. The contractor or "supervisor" shall provide before the commencement of any work, copies of all "certified workers" current documentation including, "worker certificate", lead in blood test results within last six months, Dr.'s statement for each workers ability to wear NIOSH approved respirator and a respirator fit test.
3. The contractor shall provide the location and description of all presumed lead based paint locations and substances that are abated through removal, paint film stabilization or encapsulation.
4. The contractor shall provide starting and completion dates of the prep and/or abatement work.
5. The contractor shall submit a detail summary of the techniques used to comply with these regulations.
6. The contractor shall mark on as-built drawings a note in bold letters that all surfaces with lead paint have been encapsulated, stabilized or removed under this contract, describing such locations and method used.
7. The contractor shall submit to North Orange County Community College District copies of all records that the abatement and site preparation has been performed in compliance with the lead paint abatement procedures.

E. WORK AREA PREPARATION:

1. Decontamination Units:

One decontamination unit will be required at each lead control area.

- a) Cover the floor where the decontamination unit will be placed with 2-layers of 6-mil polyethylene (poly) prior to setting up of unit.
- b) Provide single entry and exit to each work area.
- c) Provide a 1-stage decontamination unit with a wash station. This area must be constructed of 6-mil "poly" sheeting and PVC piping at a minimum.

2. Lead Control Area Isolation Procedures:

- a) Post signs and barrier tape in compliance with Cal/OSHA, Title 8, CCR Section 1532.1. Barrier tape shall be at a minimum of 25 feet around all lead abatement areas. Contractor shall insure that the signs required are at least 20" by 14" and states the date and place of the lead abatement project. The sign must include the phrase "CAUTION LEAD HAZARD. KEEP OUT" in bold lettering at least 2 inches high. Signs to be in English and Spanish.
- b) Install suitable ground protection to prevent rupturing of plastic sheeting by ladders, scaffolding, nails, falling debris, etc. Install a minimum of two layers of 6-mil poly sheeting to base of building with duct tape or other anchoring system so that no gaps exist between the base of the building and the plastic sheeting. Poly sheeting is to extend a minimum of 10 feet from the farthest exterior portion of the area or building being disturbed. Seal overlapping sections of plastic with duct tape to provide a leak proof surface. Weight the ends of plastic sheeting to prevent blowing from the wind and breezes. All edges of the plastic sheeting shall be elevated to create a trough and prevent runoff of excess water and debris. Cover all plants and shrubs within 15 feet of the perimeter of the building with one layer plastic sheeting.
- c) In the event of rain, all work on the exterior of any structure shall be suspended or shall not begin until such time that weather conditions change more favorably.
- d) In the event of strong winds that create a condition whereby containment of airborne lead dust and or debris become infeasible, work shall be suspended or shall not begin on the exterior of the structure until notified by project monitor.

- e) The decision to suspend work due to wind or rain will be made by the project monitor or a North Orange County Community College District representative.

F. METHODS OF ABATEMENT/STABILIZATION:

- 1) Surface preparation: The following preparation methods shall be performed in accordance with the contract specification section applicable to the type of work.
 - a. Removal of loose and peeling paint, where needed, shall be accomplished prior to the application of primer, paint or an encapsulant on any lead-containing component. Removal may be accomplished by sanding with HEPA equipped sander or wet scraping or wet hand sanding using a Hudson type sprayer or equivalent to apply a mist of water prior to paint removal. Work is to be performed by trained and certified workers.
 - b. Removal of doors and door components is to be performed with pry-bars, hammers and reciprocating saws.
 - c. Removal of windows and window components is to be performed with pry-bars, hammers and reciprocating saws.

G. PERSONAL PROTECTION:

- 1. The contractor shall insure that its employees are protected in accordance with all applicable Federal, State and Local standards, in particular, those set forth in the OSHA regulations governing occupational health and environmental controls in Subpart D of Title 29 CFR (Code of Federal Regulations) Section 1926.62 containing employee protection requirements for construction workers exposed to lead.
- 2. All lead paint abatement workers shall have received lead paint medical screening and will have been physician certified to work while wearing a respirator along with all other regulations as required by CCR, (California Code of Regulations) Title 8, Section 1532.1.
- 3. All persons when, present at the work site, shall wear disposable protective suits with attached hoods and shoe coverings designed for lead abatement. All personnel entering the lead control area shall wear rubber or latex gloves beneath their work gloves. Gloves are to be taped to the suit sleeves with duct tape.
- 4. Contractor shall provide gloves, eye protection, disposable protective suits and other recommended safety equipment for use by all workers.

5. All persons entering the work area are to wear a minimum of a half faced air-purifying respirator equipped with HEPA cartridges for protection from airborne lead particles.
6. Personal sampling is to be done using an air sampling pump to determine overall exposure in each work area and to monitor PEL (permissible exposure limits) for workers.
7. A separate decontamination area as noted in SECTION§1, is to be located adjacent to the work area. All personnel will complete decontamination upon exit of the work areas in the decontamination area. Decontamination area shall contain a minimum of a HEPA vacuum, wash station (soapy water and rinse water or pre-moistened towellets) and dressing area. All disposable clothing, wash supplies and discarded equipment is to be placed directly into 6 mil plastic bags and then stored in locked 55 gallon metal drums as per specifications under Clean Up of Work Area.

H. WORKER SAFETY:

1. Ladders:

- a) Refrain from using ladders with broken, missing or defective parts.
- b) Ladder feet must be on substantial base.
- c) Top and bottom of ladder must be kept clear.
- d) No job made ladders.
- e) No metal ladders shall be used on project.
- f) Ladders shall not be used in a horizontal position.
- g) Always face ladder.
- h) Do not step higher than third rung on straight ladder and second step on stepladder.
- i) Always inspect ladder before use.
- j) Do not attempt to move ladder while in use. Worker must fully egress ladder before moving ladder to a different location.

2. Scaffolding:

- a) All scaffolding shall utilize guardrails, mid rails and toe boards.
- b) No persons shall be permitted to remain on scaffold while it is being moved or rolled.
- c) Lock scaffold wheels when location is achieved.
- d) Scaffold height shall not exceed four times the base dimension.
- e) Use scaffold grade lumber for planking.
- f) Use scaffold capable of supporting at least four times the intended load.
- g) Climbing of any scaffold braces or supports not specifically designed for access is prohibited.

3. Personal Protective Equipment:

- a) Follow guidelines as stated above in Section G, paragraphs 1 through 7.

4. Training, Fit Testing and Medical Surveillance:

- a) Current Medical Surveillance Records for all employees required to enter the contaminated area. All workers on this project must have baseline and post abatement blood lead level and zinc protoporphyrin (zpp) measurements made before and after the work of the contract begins and ends respectively.

5. Housekeeping:

- a) Throughout the abatement process the work areas will be kept free from a build up of removed components or paint chip debris. On an ongoing basis, all components shall be wrapped or placed in two layers of 6-mil plastic sheeting or bags. Loose paint chip dust and debris shall be collected with HEPA vacuums and / or wet wiping and placed in six mil plastic bags and sealed with duct tape.

I. CONTROL OF ACCESS:

- 1. Each work area to be secured with barrier warning tape at least 25 feet from the work location and posted as a lead abatement project and potential hazard site.
- 2. A person may not enter the work area unless that person is authorized to do so by the "competent person" or project monitor.
- 3. Contractor to post caution signs and barrier tape in each work area containing lead based paint before removing or encapsulating lead paint.
- 4. Contractor shall keep the signs posted and barrier tape intact during abatement and clean up as described in this specification.
- 5. Contractor shall insure that the signs required are at least 20" by 14" and states the date and place of the lead abatement project. The sign must include the phrase "CAUTION LEAD HAZARD, KEEP OUT" in bold lettering at least 2 inches high along with DO NOT ENTER WORK AREA, AUTHORIZED PERSONNEL ONLY, NO EATING, DRINKING, OR SMOKING IN THIS AREA in at least 1 inch high lettering. The signs are to be in English and Spanish.

J. CLEAN UP OF WORK AREA:

1. Preliminary clean up shall be performed by certified-trained workers as follows:
 - a. After the abatement / preparation work has been completed, or at the end of the work day, remove all debris and provide the interim clean-up as described below:
 - b. Deposit all lead waste, including sealing tape, plastic sheeting, mop heads, sponges, filters and disposable clothing etc. in double plastic bags, of at least 6 mils thick. Bags are then to be deposited and stored in locked 55 gallon metal drums labeled "DANGER LEAD HAZARD" and secured on site.
 - c. Vacuum clean all surfaces in the work area including woodwork, metal work, walls, windows, window wells, polyethylene, steps etc. with a HEPA vacuum.
 - d. After vacuum cleaning, using phosphate free or detergent wash all polyethylene coverings that are to be reused in the work area with at least 1-ounce of 5 percent phosphate free solution (or similar lead removal product) to each gallon of water.
 - e. After polyethylene washing has dried, vacuum clean polyethylene, with a HEPA vacuum until no visible residue remains.
 - f. Final clean up to be performed prior to wipe testing when abatement / preparation work is finished.

K. FINAL CLEANUP:

1. Procedures:
 - a) After removal of all plastic sheeting, except critical barriers, final cleaning can proceed. Begin with a thorough HEPA vacuuming of all surfaces starting at the ceilings, proceeding down the walls to the floor. The floors shall be vacuumed by starting from the farthest corners of the entrance of the work areas. HEPA vacuuming is to be performed as described in the previous section before and after detergent wash as shown below.
 - b) Wet wipe and mop the same surfaces with a 5% solution of Phosphate free Lead cleansing detergent and allow the surfaces to dry.
 - c) Thoroughly HEPA vacuum and wet wipe tools and other equipment before removing from work area. Any power tools that cannot be

completely de-contaminated shall be placed in pre-labeled plastic bags and sealed with duct tape before removing from work area.

- d) Hand tools such as, scrappers, broad knives, etc., shall be cleaned by wet wiping prior to removal from the work area.
- e) All personnel will follow strict decontamination procedures, including use of soap and shower facilities to wash hands, face and body as well as respirators before exiting shower.

L. WASTE DISPOSAL

- 1 The contractor shall be responsible for determining whether any of the waste materials are hazardous waste. This includes not only solid waste, but also wastewater generated from interim and final clean up. All test results are to be submitted to AAA Lead Consultants and Inspections, Inc. or a representative of the North Orange County Community College District prior to the disposal of lead containing debris.
- 2 The contractor shall remove, within 10 days, all lead waste materials from the site after final completion of lead abatement and preparation in compliance with applicable waste requirements.
- 3. The contractor shall transport and dispose of lead waste in a legal manner as described in 22CCR, chapter 12 (beginning with section 66262.10).
- 4 All lead containing components removed for disposal shall be burrito wrapped in six mil plastic or double bagged in six-mil plastic bags and sealed with duct tape prior to being placed in roll off container

M. TESTING:

- 1. Prior to commencement of site abatement and preparation Project Monitor will take baseline samples to establish existing lead dust levels.
- 2. At time of final clearance, the Project Monitor shall conduct wipe tests at and around abatement and preparation work areas.
- 3. The Project Monitor shall submit the test results to North Orange County Community College District and the Contractor indicating that lead dust levels are at or below baseline levels.
- 4. If wipe test exceeds baseline levels, contractor is to reclean areas using the above criteria and new wipe tests shall be taken until at which time the test do pass. Cost associated with retesting will be billed to the school district and deducted from abatement contractor at \$125 per return visit and \$50 per sample retaken.

N. PEL MONITORING:

1. Personal air monitoring shall be performed at one or more sites to determine the PEL and worker qualifications for performing similar tasks at each location.
2. Employees involved in personal exposure monitoring to determine worker protection and certification requirements will be required to have:
 - A) Recent medical release to wear a respirator.
 - B) Biological Testing (blood draw within last 6 months)
 - C) Recent respirator fit test.
 - D) Dress out in protective clothing including gloves, shoe covers, eye protection, head cover and hepa equipped respirator as outlined in Section G.
3. Worker is to wear a personal air-monitoring pump equipped with a 37mm cassette for testing lead content in air. The air flow rate is to be set between 2 and 4 liters of air per minute and be worn for eight hours while performing abatement / remediation tasks.
4. Air sample(s) to be collected by Project Monitor and sent to state accredited laboratory for analysis.

O. SUBMITTALS:

1. The Contractor shall inform AAA Lead Consultants and Inspections or a representative of the North Orange County Community College District of where all waste materials are disposed of by State Certified hauler and provide AAA Lead Consultants and Inspections with the EPA number and a copy of the transportation manifest
2. Certificates of training, for all abatement and clean-up personnel who will be performing the work under this contract, must be submitted to AAA Lead Consultants and Inspections, Inc., two days prior to commencement of abatement activities.
3. Contractor to provide proof of lead paint medical screening for lead in blood on all workers prior to commencement of abatement activities and again within 7 days of completion of all abatement projects.
4. Contractor to provide medical release for use of respirator for all workers prior to commencement of abatement activities.
5. Contractor to provide respirator fit test documentation prior to commencement of abatement activities.

5. Final payment to abatement contractor shall be held until all submittals have been made to AAA Lead Consultants and Inspections or North Orange County Community College District

P. SITE SPECIFIC LEAD LOCATIONS:

Not every component on the building was tested, therefore any similar component to those identified as lead containing are to be assumed to also contain lead based paint unless otherwise noted. All lead laden components must be worked on in an abatement / containment environment.



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 Michael Cohn	Lead Inspector/Assessor	LRC-00005854	5/27/2022
	Lead Project Designer	LRC-00005855	5/27/2022
	Lead Project Monitor	LRC-00005856	5/27/2022
	Lead Supervisor	LRC-00005853	5/27/2022

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD.