

**Lead Abatement Plan**  
**29 Ferry Street**  
Middletown, Connecticut

**Nehemiah Housing Corporation, Inc.**  
Middletown, Connecticut

March 03, 2009



**FUSS & O'NEILL**  
*Disciplines to Deliver*

**Fuss & O'Neill EnviroScience, LLC**  
795 North Mountain Road  
Newington, Connecticut 06111

March 3, 2009

Mr. Michael Taylor, Executive Director  
Nehemiah Housing Corporation, Inc.  
668 Main Street  
Middletown, CT 06457

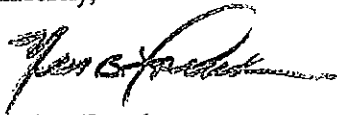
**RE: Lead Abatement Plan**  
**29 Ferry Street, Middletown, CT**  
**Fuss & O'Neill EnviroScience Project No. 20072210.B1E**

Dear Mr. Taylor:

Enclosed is the Lead Abatement Plan for the above-referenced site. The plan was prepared in consultation with you. The plan has been prepared in accordance with the requirements of the Connecticut Lead Poisoning Prevention and Control Regulations, 19a-111-1 thru 19a-111-11 inclusive. For the purpose of this plan, since there was a child under the age of six residing in the house previously who was lead poisoned under Connecticut standards, you have elected to achieve abatement by demolishing the building.

**You must submit a copy of this plan to the local health department for their review and approval prior to commencing the lead abatement work. If you have any questions regarding the contents of the plan, please do not hesitate to contact me.**

Sincerely,



Neal B. Freuden  
President

NBF/lmb

Enclosure



## INTRODUCTION

Work outlined in this Section provides for the elimination of lead paint hazards by total demolition of the building. State of Connecticut lead regulations apply to the work since even though the building is currently vacant; a child under the age of six who was lead poisoned previously resided there.

## PROPERTY INFORMATION

Property Address: 29 Ferry Street  
Middletown, Connecticut

Property Owner(s):	Physical Address:	Mailing Address:
Owner's Address:	Nehemiah Housing Corporation, Inc. 668 Main Street	Middletown, CT 06457

## LEAD TESTING FIRM

Name: Fuss & O'Neill EnviroScience, LLC.  
Address: 795 North Mountain Road  
Newington, Connecticut 06111

Inspector's Name: Paul Batemen & John Coletti  
Certificate Number: 001003                      002114  
Date of Testing: January 16, 2007

Testing/Sample Methodology: On-site x-ray fluorescence utilizing an RMD spectrum analyzer. Original testing performed in accordance with HUD Guidelines and State of Connecticut regulations.

## PLANNER PROJECT DESIGNER

Name: Ethan T. Platt  
Firm/Address: Fuss & O'Neill EnviroScience, LLC  
795 North Mountain Road  
Newington, Connecticut 06111  
Certificate Number: 002138

## POST-DEMOLITION LEAD INSPECTION FIRM

Name: Fuss & O'Neill EnviroScience, LLC.  
Address: 795 North Mountain Road  
Newington, Connecticut 06111



## LEAD ABATEMENT PROCEDURE: TOTAL DEMOLITION

### SUMMARY

Provide total demolition of the building and removal of waste which will be characterized as to whether it must be disposed of as hazardous waste or can be disposed of as ordinary construction wastes by a EPA Whole Building Demolition Debris sample to be analyzed by the Toxic Characteristic Leachate Procedure (TCLP) method prior to demolition. . Required permits shall be obtained by the Contractor at no additional cost to the Owner.

### CODE/STATUTE COMPLIANCE

- A. The statutes and building code requirements of the local authorities having jurisdiction shall supersede those of these Specifications.

### PROJECT CONDITIONS

- A. Occupancy:
  1. No portions of the building shall be occupied.
- B. Unforeseen Conditions: Should unforeseen conditions be encountered that affect design or function of project, investigate fully and submit an accurate, detailed, written report to the office of the Consultant. While awaiting a response, reschedule operations if necessary to avoid delay of overall project.

### EXAMINATION

- A. Verify that utilities have been disconnected and sealed.
- B. Insofar as is practicable, arrange operations to reveal unknown or concealed conditions for examination and verification before removal or demolition.
- C. Verify actual conditions to determine, in advance, whether removal or demolition of any element will result in structural deficiency, overloading, failure, or unplanned collapse.

### PREPARATION

- A. Traffic: Do not obstruct walks or public ways without the written permission of governing authorities and of the Owner. Where routes are permitted to be closed, provide alternate routes if required.
- B. Protection:
  1. Provide for the protection of persons passing around or through the area of demolition.



2. Perform demolition so as to prevent damage to adjacent improvements and facilities to remain.
- C. Damages: Without cost to the Owner and without delay, repair any damage caused to adjacent facilities to remain.

#### EXPLOSIVES

- A. Do not use explosives.

#### POLLUTION CONTROLS

- A. Control as much as practicable the spread of dust and dirt.
- B. Observe environmental protection regulations.
- C. Do not allow water usage that result in freezing or flooding.
- D. Do not allow adjacent properties to remain to become soiled by demolition operations.

#### DEMOLITION - GENERAL

- A. Remove: All items whether or not specifically indicated that are not shown as part of the completed work.
- B. Perform work in a systematic manner.
- C. Demolish and remove existing construction.
- D. Remove debris daily.
- E. Use any methods permitted by governing regulations and the requirements of the Contract Documents.

#### DISPOSAL OF DEMOLISHED MATERIALS

- A. All building waste shall be properly handled and prior to demolition an "EPA Whole Building Demolition Debris" sample using the Toxic Characteristic Leachate Procedure (TCLP) so that the waste stream can be properly characterized and appropriate disposal procedures can be followed
- B. Promptly dispose of materials resulting from demolition operations. Do not allow materials to accumulate on site.
- C. Transport materials resulting from demolition operations and legally dispose of off site.
- D. Do not burn removed materials on project site.



**LEAD ABATEMENT PLAN**  
**29 FERRY STREET**  
**MIDDLETOWN, CONNECTICUT**

**SCOPE OF WORK**

**GENERAL NOTES:**

1. The building is a two-story, residential structure with a mixed exterior consisting of wood, vinyl and stucco.
2. The workers must be properly trained to perform demolition work.
3. During demolition dust control measures must be utilized to ensure no contamination from the activities impact adjacent properties.
4. All waste from the site must be disposed of as Hazardous Waste unless a Toxic Characteristic Leachate Procedure (TCLP) test proves otherwise.
5. Upon completion of demolition, the entire building lot will be subject to a visual inspection by a State of Connecticut licensed Lead Inspector for the presence of visible paint chips and debris. The area shall be free of any visible (regardless of size) debris.



29 FERRY STREET, MIDDLETOWN, CONNECTICUT

LOCATION	COMPONENT	CONDITION	CORRECTIVE ACTION
29 Ferry Street	Entire structure	Intact/Defective	Total Demolition The building, including the foundation, shall be demolished and removed as waste. All materials shall be subject to a TCLP test for proper disposal.