

STATE UNIVERSITY CONSTRUCTION FUND PROGRAM DIRECTIVES

DIRECTIVE 1D-5

Issue date: May 2002

LEAD REMEDIATION

1. General

- a. The purpose of this Directive is to provide a guide for testing for lead contamination and specifying its removal during construction. Testing for lead should be done in conjunction with testing for asbestos, and other hazardous materials. It shall be initiated prior to Schematic Design to allow for its cost and schedule implications to be included in the Schematic Design Report.
- b. It is not the intent of this Directive to require the complete abatement of lead-based paints and coatings. Tightly adhering existing paints and coatings that will not interfere with the adhesion or appearance of new paints and coatings or pose a health threat may remain.
- c. If lead paint is encountered in the execution of a project, add Section 13281 of the SUCF "boilerplate" titled Lead Remediation to the Project Manual. All test reports should be referenced and bound in the specification immediately after Section 13281, to inform the contractor of the potential hazards and to allow him/her to include the cost of remediation in their bid.

2. Testing

- a. Portions of existing buildings and site elements with painted surfaces should have those surfaces tested for lead content if those paints and coatings will be disturbed during the construction process. The testing methods used and the number of tests taken shall be proposed by the Consultant to provide a high level of reliability of the presence of lead-based paint.
- b. Since paint may have been applied at different times, multiple coats may be involved. Also, different areas of the buildings may have been painted at different times, with different coats. The testing methodology should anticipate this, and be based on the history of painting, as provided by the Campus representative.
- c. Soil around the perimeter of buildings, tanks, site improvements, etc. which may have been contaminated by previous painting and repainting shall be sampled and tested. The intent is to both establish a baseline of existing conditions and provide the Contractor with an estimate of the hazard involved.

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Soil to be removed and disposed of by the Contractor shall be tested by the Toxic Characteristic Leaching Procedure (TCLP).

- d. Dust on the interior of buildings and garages that have had prior renovation, repainting, or housed vehicles should be sampled and tested to establish a baseline for the existing conditions.
 - e. Sampling, testing, and reporting is an eligible reimbursement through an ECA. Estimating quantities, abatement costs, and design is in the basic fee for the project.
3. Removal
- a. Where lead-based paints and coatings must be removed, the extent should be clearly shown and specified. Differentiate between lead-based and lead-free paints and coatings, if applicable. If no lead based paints and coatings are involved, clearly state that in the specifications.
 - b. Soil which has a leachable lead content exceeding 5 ppm shall be clearly differentiated from soil with a leachable lead content below 5 ppm. Soil to remain shall be stabilized with a stand of grass or other ground cover at a minimum.
4. See the SUCF Lead Testing and Sampling Checklist.

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