CONNOR COMPLIANCE CORNER

December 2018

2018 Year in Review

FEBRUARY

We had many questions from our previous Compliance Corner newsletters. We wanted to share of few of them.

Question 1: **I have tried contacting my local code official to obtain a winter waiver and they say they don't issue winter waivers – What do I do now?**

Question 2: **Even though my property was built after 1980, can I still have asbestos?**

Question 3: My property had a Limited Lead Free certificate, however it has expired. Do I need to risk reductions or can I just schedule a visual inspection?

Question 4: Does the Winter Waiver cover work for Limited Lead Free inspections?

Question 5: **My current inspection company tells me that the visual for a Risk Reduction is only the path to the unit. Is this true?**

Question 6: **I noticed your flyer on Risk Reductions mentions Field Blanks, where can I find these on my paperwork?**

Question 7: **There are inaccessible areas on my Lead-based Paint Inspection report such as the building's cornice. Do we need to treat as lead-based paint?**

Question 8: **I see on your flyer (four) methods to determine the quality of a lead-based Paint Inspection. I don't know anything about Lead, is it really my responsibility to determine whether the inspection was done correctly?**

Question 9: **The maintenance department handles all of our in-house renovations does sheetrock work and flooring have asbestos?**

Question 10: **For Risk Reduction dust testing, how many wipes per room are to be taken?**

Question 11: **How big is the area of a floor sample? Does it have to be precise?**

Question 12: **I have painted surfaces in my apartments that are bubbling, not chipping, peeling, or flaking. Will I pass the visual for Risk Reduction?**

Question 13: **Who can issue a winter waiver?**

Question 14: **What areas does the winter waiver cover?**

Question 15: **When the work is finished and ready for the visual to clear a winter waiver, what do I need?**

Question 16: **My property has nothing as it relates to Asbestos, where do I start?**

Question 17: **I have found an old Asbestos inspection report at my property and there are areas that contain asbestos, now what do I do?**

Question 18: **have been notified of a child with an elevated blood lead level in one of my units. I have a Lead-based Paint Inspection report that shows no lead on the interior of the unit, how is this possible?**

Question 19: **have a 12 story building that has a fire escape. Nobody uses this, is the fire escape a part of the Visual Review?**

Question 20: **I received a failed dust wipe on a Risk Reduction, does the entire apartment need re-cleaned or only the area of the failed dust wipe?**

*Visit **Q&A w/ pricing reductions for inspections and training** at https://www.connorinstitute.com/resources/ to find the answers to the questions.*

MARCH

Advantages of Drones for Property Management

- **Exterior Building monitoring and inspections**
- **Interior Building Monitoring and Inspections**
- **Advertisement**
- **Construction/renovation/ maintenance monitoring**

*Visit **Advantages of Drones for Property Management** at https://www.connorinstitute.com/resources/ to find more information on drones.*

Coming next: Training - Utilizing and Continuing Education

APRIL

Moisture Infiltration
Ways of Entry: Liquid and Gas

- **Liquid**
  - **Water Supply/Drain Lines**
  - **Roofs**
  - **Unit Level**
  - **Building Envelope**
- **Gas – Steam and High Humidity**
  - **Unit Level**
  - **Building and property**
- **The Basics**
- **Why fungal growth in these areas?**
- **Types of testing and inspections**

*Visit **Moisture Infiltration** at https://www.connorinstitute.com/resources/ to find more information on moisture infiltration.*

MAY

Mold "aka" Suspicious Fungal Growth

- **Molds in the Environment**
- **Molds can be found almost anywhere**
- **Many types of molds exist**
- **Mold requires water to grow**
- **Mold prevention tips**
- **Safety tips while investigating and evaluating mold and moisture problems**
- **Sampling**
- **Other Resources**

*Visit **MOLD - aka Suspicious Fungal Growth** at https://www.connorinstitute.com/resources/ to find more information on mold.*

JUNE

Are You In Compliance?

- **Owner**
- **Property management (aka – Agent)**
- **Contractor (Firm)**

- **Lead**
  - **Who regulates?**
  - **Who & what is regulated?**
  - **When do regulations take effect?**
  - **Why is this regulated?**
  - **Where can one obtain the different regulations and information?**
  - **How does one ensure compliance?**
- **Asbestos**
  - **Who regulates?**
  - **Who & what is regulated?**
  - **When do regulations take effect?**
  - **Why is this regulated?**
  - **Where can one obtain the different regulations and information?**
  - **How does one ensure compliance?**
- **Mold**
  - **Who regulates?**
  - **Who & what is regulated?**
  - **Where can one obtain the different regulations and information?**
  - **How does one ensure compliance?**

*Visit **Are You In Compliance?** at https://www.connorinstitute.com/resources/ to find more information on Compliance.*

JULY

The Results of Non-Compliance

- **MDE - Lead poisoning prevention**
- **OSHA - Lead**
- **EPA - Lead**
- **MDE Lead Poisoning Prevention 2017**

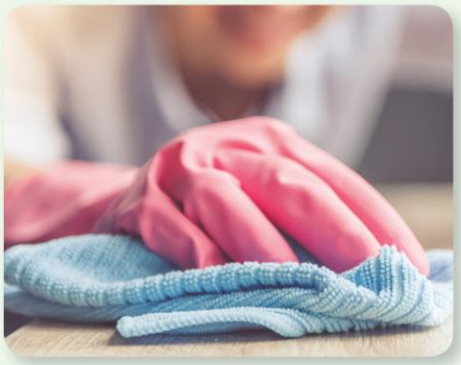
*Visit **The Results of Non-Compliance** at https://www.connorinstitute.com/resources/ to find more information on Non-Compliance.*

AUGUST

"HOW TO GUIDE" TO COMPLIANCE - PART 1

- **Work Area Setup**
- **Work Methods**
- **Work Area Cleanup**
- **Dust**
- **Soil**

*Visit **How to Guide to Compliance - Part 1** at https://www.connorinstitute.com/resources/ to find more information on Compliance.*



SEPTEMBER

"HOW TO GUIDE" TO COMPLIANCE - PART 2
How is lead exposure determined?

It is important to remember that if your community has never been inspected for lead-containing paint, and if it was built prior to 1978, you must assume that all painted surfaces are lead-based.

*Visit **How to Guide to Compliance - Part 2** at https://www.connorinstitute.com/resources/ to find more information on Compliance.*

OCTOBER

"HOW TO GUIDE" TO COMPLIANCE - PART 3

- **Investigate and evaluate moisture and mold problems**
- **Communicate with building occupants at all stages of process, as appropriate**
- **Plan remediation**
- **Remediate moisture and mold problems**

*Visit **How to Guide to Compliance - Part 3** at https://www.connorinstitute.com/resources/ to find more information on Compliance.*

CONNOR

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CONNOR INSTITUTE CALENDAR

BALTIMORE, MD

Course	December	January	February	March
Are You In Compliance? [$90.00]		10		14
Lead Risk Assessor - Refresher [$180.00]		31	21	19
Renovator Refresher (Half Day) [$90.00]	21 (morning)	22(morning)	19 (morning)	19(morning)
Supervisor - Maintenance and Repainting Refresher (Maryland) [$180.00]	27	29	26	26

OWINGS MILLS, MD

Course	December	January	February	March
Asbestos Awareness [$90.00]		22 (afternoon)	7(afternoon)	23 (afternoon)
Mold Awareness [$90.00]		22	7	7
PROPERTY MANAGEMENT MOISTURE INFILTRATION/MOLD PREVENTION & REMEDIATION TRAINING [$180.00]		11	8	8
Renovator Initial (Full Day) [$180.00]		14, 25	5, 22	5, 22
Supervisor - Maintenance and Repainting - Initial (Maryland) [$360.00]		7-8	12-13	13-14

CONNOR INSTITUTE

Register at connorinstitute.com. All CONNOR Compliance editions can be found on the connorinstitute.com resource page.

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