

CRITERIA FOR THE DECLARATION AND
RE-OCCUPANCY OF CLANDESTINE
DRUG LABORATORIES



City of Cuyahoga Falls, Ohio

Mayor Don Walters

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Exhibit A

CLANDESTINE DRUG LABORATORY REMEDIATION

I. Scope.

The criteria contained herein applies to all law enforcement agencies who discover a clandestine drug laboratory, all persons who own a clandestine drug laboratory property, and all persons engaging in remediation of a clandestine drug laboratory.

II. Objective.

Contamination from the operation of clandestine drug laboratories is a serious health and environmental threat. Remediation of the residually contaminated portions of clandestine drug laboratory properties is essential to assure the health, safety and welfare of people and the environment. The objective of these criteria is to provide for the notice of such contamination to potential occupants of the residually contaminated portion of these properties and standards for the assessment and remediation of such properties.

III. Definitions.

The words and phrases used herein are defined as follows:

A. "Certified industrial hygienist" means a person certified in the comprehensive practice of industrial hygiene by the American Board of Industrial Hygiene.

B. "Chemicals and equipment" means the bulk or containerized chemicals, illegal drugs and their precursors drugs, equipment and other items that are found in a clandestine drug laboratory that were used in the manufacture of any controlled substance.

C. "Clandestine drug laboratory" means the unlawful manufacture or attempt to manufacture controlled substances.

D. "Clandestine drug lab site" means any place or area where law enforcement has determined that conditions associated with the operation of a clandestine drug lab exist. A clandestine drug lab site may include dwellings, accessory buildings, accessory structures, a chemical dumpsite or any land.

E. "Chemical dumpsite" means any place or area where chemicals or other waste materials used or produced in a clandestine drug lab have been located.

F. "Controlled substance" means a drug, substance or immediate precursor in Schedules I through V of the Ohio Revised Code Section 3719.41. The term does not include distilled spirits, wine, malt beverages, intoxicating liquors or tobacco.

G. "Law enforcement officer" means any employee of a police or public safety department administered by the state or any political subdivision of the state where the employee is responsible for the prevention and detection of crime and the enforcement of the penal, traffic or highway laws of this state.

H. "Owner" means any person, firm or corporation who owns, in whole or in part, the land, buildings or structures associated with a clandestine drug lab site or chemical dumpsite.

I. "Owner's agent" means person designated by the owner to act on behalf of the owner.

J. "Property" means real or personal property, which includes the following:
(1) the area within a structure and the area that surrounds a structure and that is within the land boundary or property lines of any property that can be used for commercial or residential purposes or is occupied by people for any length of time for any purpose, and

(2) a vehicle as defined in Revised Code Section 4501.01.

K. "Remediation" means the cleanup, removal, or destruction of chemicals and equipment or residual contamination at a clandestine drug laboratory site to conform with the remediation standards required by these regulations and any action, including the destruction of property, necessary to investigate, prevent, minimize or mitigate potential damages or injury to human health, the environment, or property that may result from the chemicals or residual contamination.

L. "Remediation firm" means a person or firm that:

(1) performs remediation of residual contamination from the manufacture of any controlled substance or the storage of chemicals or equipment used in manufacturing any controlled substance, or

(2) conducts preliminary assessments or post-remediation assessments, including testing, for the presence of residual contamination from the manufacture of any controlled substance or the storage of chemicals or equipment used in manufacturing any controlled substance.

M. "Residual contamination" means any contaminants associated with manufacturing any controlled substance that are left at a property after the initial removal of chemicals and equipment.

N. "Residually contaminated portion of the property" means the structure or unit where chemicals and equipment were removed and the area of any adjacent structure, unit or land where evidence of residual contamination is observed by a law enforcement agency.

(1) Where chemicals and equipment are removed from a house, mobile home or vehicle, then the entire property, not just the room or rooms in which the chemicals and equipment are found, shall be deemed the residually contaminated portion of the property.

(2) Where chemicals and equipment are removed from a detached shed, garage or other structure and other property on the land are not affected, then the detached structure shall be deemed the residually contaminated portion of the property.

(3) Where chemicals and equipment are removed from a hotel or motel room, apartment unit, storage locker or other similar property with controlled-access units and the adjacent rooms or units are not affected, then the contaminated room or unit shall be deemed the residually contaminated portion of the property.

IV. Declaration of Property as a Public Health Nuisance.

Any clandestine drug lab site or chemical dumpsite identified by law enforcement authorities is hereby declared to be a public health nuisance. Upon identification of such a nuisance, the law enforcement authorities shall notify the Chief Building Official.

V. Declaration of Public Health Nuisance.

A. Upon identification of a clandestine drug laboratory by a law enforcement agency where chemicals and equipment were removed or residual contamination was observed, the Chief Building Official shall take the following actions.

(1) Post a Declaration of Public Health Nuisance in a conspicuous place at the clandestine drug lab site.

(2) Deliver a copy of the Declaration of Public Health Nuisance to the owner of the property if the owner is on the site at the time of delivery, the on-site manager if the manager is on the site at the time of delivery or the on-site drop box if available. In the case of a tenant-owned unit in a space rented in a mobile home or recreational vehicle park, the Chief Building Official shall deliver a copy of the Declaration of Public Health Nuisance to the occupant of the unit if the occupant is on site at the time of delivery and to the on-site park landlord if the park landlord is on site at the time of delivery.

(3) Document proof of posting the Declaration of Public Health Nuisance, which proof of posting shall be considered notice to the owner if the owner of the property cannot be identified.

(4) Deliver a copy of the Declaration of Public Health Nuisance to the Cuyahoga Falls Police Department.

B. The Chief Building Official shall send a copy of the Declaration of Public Health Nuisance by certified mail, return receipt requested, to the owner at the owner's last known address contained in records of the county fiscal officer where the clandestine drug lab site is located if the owner of the property is not personally provided a copy of the Declaration of Public Health Nuisance pursuant to subsection A of this section.

VI. Contents of Declaration of Public Health Nuisance.

The Declaration of Public Health Nuisance required by Ord. No. _____ shall contain the following.

A. The word "warning" in large bold type at the top and bottom of the notice.
B. A statement that a clandestine drug laboratory was identified at the property.
C. The date of the identification.
D. The address or location of the property where the clandestine drug laboratory was identified. A description of the residually contaminated portion of the property, including a structure, room, apartment or unit number if not the entire structure or property.

E. The name of the law enforcement agency that identified the clandestine drug laboratory and that agency's telephone number.

F. A statement that hazardous substances, toxic chemicals, or other residual public health nuisance from the operation of the clandestine drug laboratory may still be present.

G. A statement that no person other than the owner or the owner's agent may enter, occupy, or use the clandestine drug lab site property or otherwise knowingly and intentionally violate the provisions of the Declaration of Public Health Nuisance until remediation of the residually contaminated portion of the property has taken place in

accordance with Ord. No. _____ and such remediation has been approved by the Chief Building Official.

H. A statement that no person shall knowingly and intentionally disturb the Declaration of Public Health Nuisance posted at the clandestine drug lab site property.

I. A statement that the owner of the property shall remediate the residually contaminated portion of the property in compliance with Ordinance No. _____ and all regulations promulgated thereto.

J. A statement that until remediation is complete, the owner or the owner's agent shall not sell, lease, rent, loan, assign, exchange, or otherwise transfer the property without providing notice of the existence of a clandestine drug laboratory as required by Ordinance No. _____.

K. A statement that failure of the owner to comply with the requirements of this part may result in a fine of up to \$1,000.00 and/or six months in jail.

L. Contact information for the Chief Building Official.

VII. Vacating Declaration Of Public Health Nuisance.

A. The owner of a clandestine drug lab site property is responsible for providing proof to the Chief Building Official that the property has been remediated in compliance with Ordinance No. _____ and these regulations.

B. Within seven days of the Chief Building Official determining that a clandestine drug lab site property has been remediated in accordance with these criteria, or that no remediation is required, the Chief Building Official shall notify the owner of the property that the Declaration of Public Health Nuisance has been removed from the property.

VIII. Use And Transfer Of Property.

A. An owner shall not sell, lease, rent, loan, assign, exchange or otherwise transfer the clandestine drug lab site property unless the owner does the following:

(1) provides written notice to the purchaser, lessee, renter, borrower, assignee, exchange partner or other transferee, with a copy to the Chief Building Official, of the existence of the clandestine drug laboratory; and

(2) receives a written acknowledgment, and provides a copy to the Chief Building Official, that the notice was received by the purchaser, lessee, renter, borrower, assignee, exchange partner or other transferee.

B. A person other than the owner or the owner's agent may not enter, occupy, or use the clandestine drug lab site property or otherwise knowingly and intentionally violate the provisions of the Declaration of Public Health Nuisance until remediation of the residually contaminated portion of the property has taken place. Persons performing work for a law enforcement agency, the City, or a remediation firm are excepted from this prohibition.

C. After the Chief Building Official has approved the remediation and vacated the Declaration of Public Health Nuisance, the owner or owner's agent may remove the

Declaration of Public Health Nuisance and allow any person to enter, use, occupy, rent, or sell the property.

IX. Clandestine Drug Laboratory Property List.

A. The Chief Building Official shall maintain a list of clandestine drug lab sites on the department's web site based on information received from law enforcement agencies.

B. Within ten days of the City notifying the owner that the property has been cleared for re-occupancy, the Chief Building Official shall indicate on its website that the property has been remediated in accordance with Ord. No. _____.

C. The Chief Building Official will also notify the Summit County Sheriff and the Summit County Department of Health that the property has been cleared for re-occupancy.

X. Owner Responsibilities For Remediation.

A. The owner of the clandestine drug lab site property shall retain a remediation firm to perform a preliminary assessment of the residually contaminated portion of the property to determine the extent of the contamination and the nature of the required remediation within 14 days from the date of the Declaration of Public Health Notice to the owner. The preliminary assessment shall be completed within 21 days after delivery of the Declaration of Public Health Nuisance to the owner.

(1) If the preliminary assessment determines that remediation is not required, the owner shall send a copy of the assessment to the Chief Building Official within seven days of receipt of the results of the preliminary assessment, which shall be reviewed by the Chief Building Official.

(2) The owner may choose to forego a preliminary assessment and conduct the remediation in accordance with these regulations.

B. The owner shall retain a remediation firm to conduct the remediation within 14 days of receipt of the results of the preliminary assessment when this preliminary assessment determines that remediation is required or, in the event where a preliminary assessment was not performed within 28 days from the date of the Declaration of Public Health Notice to the owner.

C. The owner shall complete remediation and the post remediation assessment in accordance with the requirements of Ord. No. _____ within 90 days from the date of the Declaration of Public Health Notice to the owner or for such other period of time that is approved in writing by the Chief Building Official.

D. The owner shall retain a remediation firm to perform a post-remediation assessment of the residually contaminated portion of the property to determine that the requirements for remediation of residual contamination in these criteria have been met within seven days of receiving notice from the remediation firm that the residually contaminated portion of the property has been remediated.

XI. Requirements for Remediation of Residual Contamination.

The evaluation and cleanup of residual contamination found at clandestine drug lab site properties after chemicals and equipment have been removed shall meet the following standards.

A. Remediation Firms.

(1) Any preliminary assessment, remediation, and post-remediation assessment of a clandestine drug laboratory for the purpose of complying with this part shall be performed by a remediation firm that meets the requirements of this subsection. The Chief Building Official must require that the remediation firm performing the preliminary and post-remediation assessments be a different firm than the one that performs the remediation, to ensure independent evaluation of work required and thoroughness of the remediation.

(2) The remediation firm shall be under the direction of a certified industrial hygienist or be approved and currently registered to perform such work with a state, county, or municipal agency during the time the firm participates in the assessment or remediation of residual contamination. A firm's approval, certification, or registration with another state to perform assessments of residually contaminated properties will be accepted as meeting this requirement.

(3) The Chief Building Official may reject or require replacement of a remediation firm if one of the following findings is made:

- (a) criminal activity,
- (b) disregard for public health or the environment,
- (c) failure to comply with this section or local ordinances, or
- (d) noncompliance with health and safety, or environmental rules or

standards.

B. Preliminary Assessment of the Property.

(1) The preliminary assessment shall include, but not be limited to, the following elements.

(a) A review of available information such as law enforcement reports and hazardous materials team reports that provide information regarding the manufacturing method, chemicals present, cooking areas, chemical storage areas, and observed areas of contamination or waste disposal.

(b) A physical inspection of the property, including but not limited to living areas, storage areas, plumbing, ventilation systems, septic systems, and outdoor areas, as necessary based on knowledge of the clandestine drug laboratory operation.

(c) Sampling and testing to determine the residual levels of contamination if the preliminary assessment results in a recommendation that no further remediation is required.

(2) A proposed work plan for remediating the residually contaminated portion of the property shall be prepared by the remediation firm that includes a description of the areas to be remediated and a description of the recommended cleanup methods.

(3) The remediation firm shall provide the owner with a written preliminary assessment report that includes the following elements.

(a) Identification of manufacturing methods, chemicals used, and actual and suspected areas of residual contamination or waste disposal based on law enforcement reports, visual observations, and knowledge of manufacturing method(s).

(b) The results of testing for residual contamination.

(c) A copy of the proposed work plan.

(4) In the event the remediation firm determines that remediation is not required, the firm shall provide the owner and the Chief Building Official with a written basis for the determination that includes the following statement signed by a certified industrial hygienist or principal in the remediation firm certifying the property meets the requirements in this section and that no remediation is required. ***Remediation firm's certification:*** "I hereby declare that I am a certified industrial hygienist or a principle in an approved remediation firm and that this report fully and accurately describes the preliminary assessment of the clandestine drug lab site property named in the report. I certify that I have reviewed the results of the assessment, including the sampling and testing results, and find that the property meets the clearance levels required by the City of Cuyahoga Falls for remediation of residual contamination and does not require further remediation."

C. Remediation of the Residually Contaminated Portion of the Property. Once chemicals and equipment removal is completed by the law enforcement agency or hazardous materials team, the owner shall have a remediation firm remove and dispose of, or clean, the portions of the property with residual contamination. Both the interior and exterior residually contaminated portions of the property shall be decontaminated in accordance with these criteria. Cleanup activities must be repeated until testing indicates that contamination levels are below the clearance levels herein.

(1) Interior Declaration. The Declaration of the Interior for a residually contaminated portion of a property that will be occupied by people for any length of time for any purpose shall meet the clearance levels listed below. At a minimum, the following steps shall be taken to decontaminate the interior of a clandestine drug laboratory property.

(a) Ventilate the property to remove or lower levels of residual volatile organic compounds in indoor air.

(b) Decontaminate or discard interior furnishings and household contents including, but not limited to, carpets, drapes, and furniture.

(c) Decontaminate structural features and surfaces paying particular attention to heavily contaminated areas such as those locations where the manufacturing occurred, or where chemicals were stored, mixed or disposed.

(d) Decontaminate interior surfaces of heating, ventilation and air conditioning systems and plumbing drain lines and traps that are impacted by residual contamination.

(e) Remove or seal interior surfaces where residual contamination can not be effectively removed by cleaning.

(2) Exterior Declaration. Waste from clandestine drug laboratories are typically disposed of by dumping into indoor plumbing drains that empty either into a city sewer system or an onsite septic system or dumping on the ground into burn or burial pits. If evidence of exterior contamination is found at a clandestine drug laboratory property, the remediation firm shall respond as follows.

(a) Collect and analyze soil samples from areas where there is evidence that clandestine drug laboratory wastes have been directly disposed on the ground.

(b) Collect and analyze samples from septic tanks and drain fields if present.

(c) Collect and analyze samples from all wells within 100 feet of impacted septic systems, drain fields, and disposal areas for contaminants of concern.

(d) Contact the Chief Building Official for information on media-specific cleanup requirements.

(3) Vehicle Declaration. For vehicles, including recreational vehicles, campers and trailers, the remediation firm shall follow the requirements listed in Paragraph (C)(1) above, for interior declaration. The cost of remediation may not be cost effective for many vehicles, in which case the entire vehicle shall be demolished.

(4) After the remediation is complete, the remediation firm shall notify the owner that the property is ready for post-remediation inspection.

D. Post-Remediation Assessment of the Property.

(1) The post-remediation assessment shall include, but not be limited to, a visual inspection, review of the scope of remediation work performed, and testing necessary to certify compliance with the requirements for remediation of residual contamination in this section.

(2) Samples must be collected from the property interior and submitted to a laboratory for analysis. If the results show that the clearance levels listed in below have not been achieved, further remediation shall be performed as necessary to achieve the clearance levels.

(3) When the remediation firm determines that the remediation of the residually contaminated portion of the property was completed pursuant to the requirements for remediation of residual contamination in these criteria, a final remediation report with a statement signed by a certified industrial hygienist or principal in the remediation firm certifying the remediation of the residually contaminated portion of the property was completed pursuant to the requirements for remediation of residual contamination shall be prepared. The remediation firm shall deliver the remediation report or send the report by certified mail to the owner and the Chief Building Official within 21 days of completion of the remediation. The remediation report certifying that remediation of the residually contaminated portion of the property shall not be in lieu of any certificate of occupancy or any building inspection, if required.

(4) The remediation firm preparing the remediation report shall maintain that document and all supporting materials for three years.

E. Remediation Report. The remediation report shall include the following information and documentation.

(1) Information demonstrating the remediation firm's qualifications, the name and qualifications of the certified industrial hygienist or other principal of the remediation firm, and the names and training records of the onsite supervisor and workers that performed the remediation services on the residually contaminated portion of the real property.

(2) Complete identifying information of the real property such as street address, mailing address, owner of record, legal description, county tax or parcel identification number, or vehicle identification number if appropriate.

- (3) A copy of the final remediation work plan.
- (4) A summary of the remediation services completed on the residually contaminated portion of the real property, and any deviations from the approved work plan.
- (5) Photographs documenting the remediation services and showing each of the sample locations, and a drawing or sketch of the residually contaminated areas that depict the sample locations.
- (6) Diagram showing locations of all wells on the property and all wells on properties within 250 feet of any septic system, drain field, waste disposal areas on the subject property.
- (7) A copy of the sampling and testing results and a copy of the chain-of-custody documents for all samples from the residually contaminated portion of the real property.
- (8) A summary of the waste characterization work, any waste sampling and testing results, and transportation and disposal documents, including bills of lading or manifest, weight tickets and waste receipts for all materials removed from the property.
- (9) The following statement signed by a certified industrial hygienist or principal in the remediation firm certifying that the residually contaminated portion of the property has been remediated in accordance with these criteria. **Remediation firm's certification:** "I hereby declare that I am a certified industrial hygienist or a principle in an approved remediation firm and that this report fully and accurately describes the remediation of the clandestine drug lab site property named in the report. I certify that I have reviewed the results of the remediation, including the post-remediation assessment results, and find that the remediation was completed pursuant to the requirements for remediation of residual contamination of the City of Cuyahoga Falls."

XII. Clearance Levels for Residual Contamination.

At a minimum, the remediation firm shall conduct sampling and testing for all of the constituents listed below unless evidence indicates that such constituents were not used in the operation of the clandestine drug laboratory. All interior areas of the residually contaminated portion of a property that will be occupied by people for any length of time for any purpose and all furnishings and materials intended for reuse shall meet the following post-remediation clearance levels.

Constituent	Clearance Level
Unlawfully manufactured controlled substance or its precursor drugs	Surface area wipe <1.0 µg/ft ²
Volatile organic compounds (total)	Indoor air ≤ 1 part per million
Lead (total)	Surface area wipe ≤ 40 µg/ft ²
Mercury (vapor)	Indoor air < 0.3 µg/m ³
Corrosives	Surface pH of 6.0 to 8.0

XIII. Approval Of Remediation.

A. Upon receipt of the remediation report, the Chief Building Official shall review the report to determine if the remediation of the residually contaminated portion of the property was completed pursuant to the requirements in this part within 30 days.

B. The Chief Building Official shall notify the owner or the owner's agent whether or not he/she approves the remediation report and agrees that the remediation is complete within seven days of completion of the Chief Building Official's review.

C. If the Chief Building Official does not approve the remediation report, it shall inform the owner or the owner's agent and state the reasons for disapproval. The owner shall take the appropriate corrective action within a time period allowed by the Chief Building Official.