



BUILDING A FRAMEWORK FOR HEALTHY HOUSING

Local Housing Code Enforcement and Education

Jane Malone

Alliance for Healthy Homes

September 16, 2008

Background: Codes

- Many state and local jurisdictions enact codes to govern how buildings are designed, built, maintained:
 - Building, Residential, Systems codes prevent future problems during new construction and major rehab
 - Housing (aka Sanitary, Maintenance) codes deal with existing buildings



Housing Code = Important Policy

- Minimum standard of care for properties
 - Compliance should determine if it's rentable
 - Needs periodic updating, diligent advocacy
- Most basic / common HH gaps:
 - Deteriorated paint is already prohibited; need to require safe repair to control lead hazards
 - Relative inattention to moisture and mold
 - Extermination ≠ safe response to infestation
 - Ventilation, safety issues rarely cited



Enforcement is Key

- Good intentions but with hollow ends?
- Don't give up!
 - Good government officials may help
 - Media controversy
 - Government liability for non-enforcement



Issue: Model Codes

- Advantages of using a model code:
 - Policies researched, screened by “experts”
 - Protective as *but not more strict than* others’
 - Therefore palatable for elected officials
- In most cases, local and state policies will only be as protective as model codes
- Mainstream policy for entire housing stock
 - Fulfill public health: population \geq one patient



Reach of model codes

- Property maintenance code
 - 720 localities, AZ, DC, OK, NY, VA
 - Others' housing codes are similar
 - Standard reference
 - Lowest common denominator
- Existing building code
 - Future developments



AFHH-NCHH Proposals for 2008

- Repair paint safely in pre-78 buildings
 - Deal with underlying cause
- Update pest elimination: stop fogging/spraying, address water source
- CO alarm w/combustion appliance, garage
- Maximum water temperature
- Non-absorbent bathroom floor surface



Advocacy for Model Codes

- International Code Council
 - Membership = code officials (and others)
 - Publishes, updates model codes
 - Resulted from merger of BOCA, the Southern Building Council, et al.
- Key Dates:
 - Sept 20-21 Final Action Hearing, Minn.
 - Mar 24, 2009 New change proposals due



Connecting less-apparent issues

- American Housing Survey: exterior code violations reveal indoor hazards
 - Sloping outside walls can mean rats, holes in the floor, water damage
 - Holes in the floor may also be surrounded by exterior roof, window, siding problems.
 - Check out www.healthyhomestraining.org/ahs.



Exterior evidence: indoor hazards

EXTERIOR PROBLEM	Homes (000s)	ASSOCIATED INTERIOR PROBLEM						
		LEAKS		RODENTS		STRUCTURAL		
		From Interior	From Exterior	Rats	Mice	Cracks in Walls	Holes in Floors	Paint/ plaster
Sagging roof	2,234.8	2.2	3.3	6.7	3.2	5.6	11.7	6.5
Missing roofing material	3,995.6	1.8	2.8	3.9	2.1	3.5	5.9	4.4
Hole in roof	1,973.6	2.4	5.6	5.6	3.2	6.2	10.3	8.5
Sloping outside walls	1,415.8	2.5	2.9	7.4	3.4	6.3	14.0	9.0
Missing bricks, siding, other outside wall material	2,925.1	2.5	2.6	7.1	3.2	5.4	9.7	7.7
Broken windows	3,775.2	2.7	2.3	5.1	3.1	5.0	7.9	6.2
Boarded up windows	1,017.9	2.1	2.0	7.1	3.3	5.2	12.0	6.8
Foundation crumbling or has open crack or hole	2,510.6	2.4	3.3	5.3	3.2	6.3	10.0	6.6



Thanks!

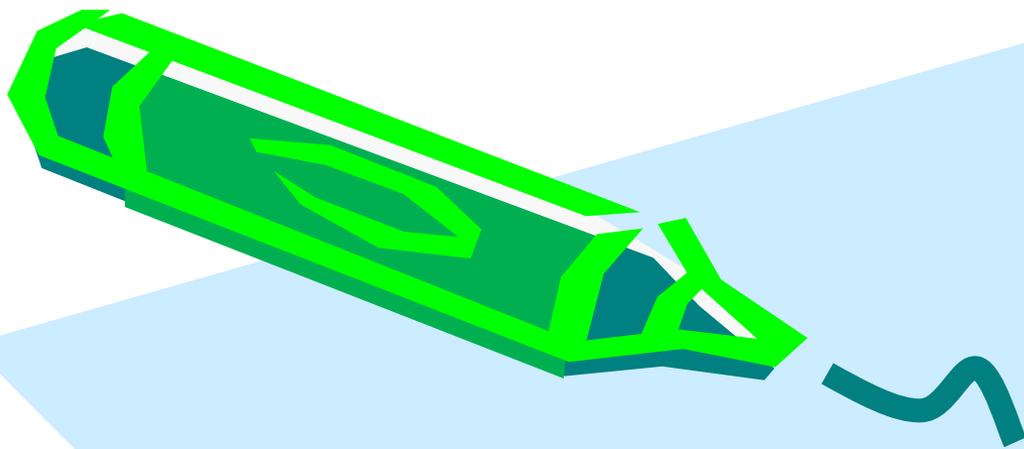
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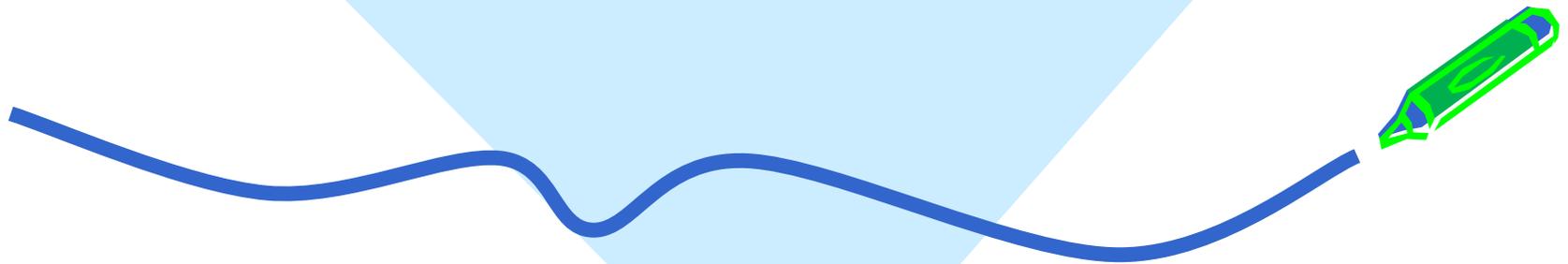
jmalone@afhh.org

202.374.7610 ext 12

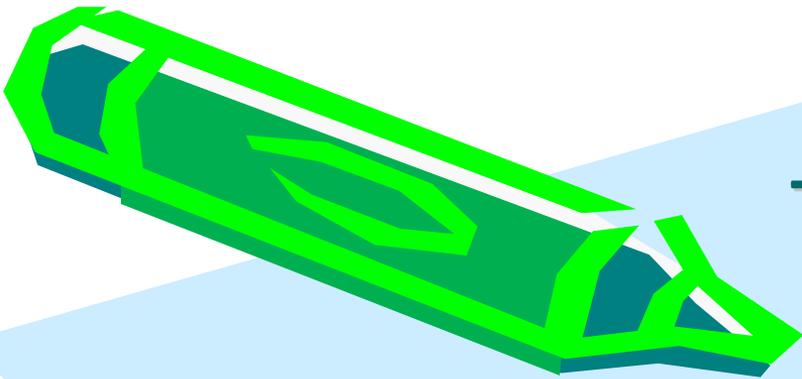




A Collaborative Approach
to
Primary Prevention
of
Lead-Based Paint Hazards

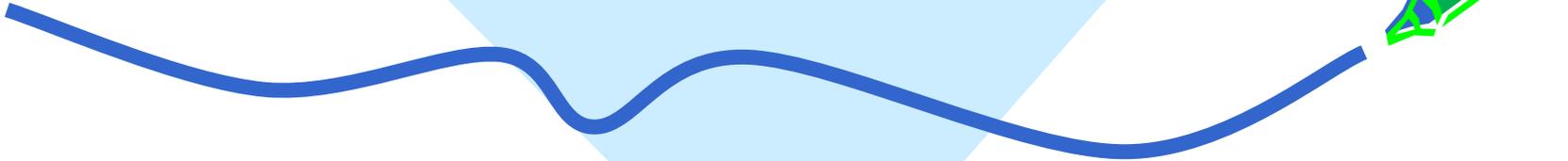


Created by Lee Clifton
Revised in 2008 by
Linda Kite and Jorge de la Torre



**The LSWP Collaborative
was organized by:**

**The LAHD-Code Enforcement Division
with the
Healthy Homes Collaborative
and
L.A. County Department of Public Health
CLPPP Environmental Health Services
(LAC- DPH - CLPPP / EHS)**



Los Angeles is HUGE!

HOW BIG IS LOS ANGELES?
(467 SQUARE MILES)

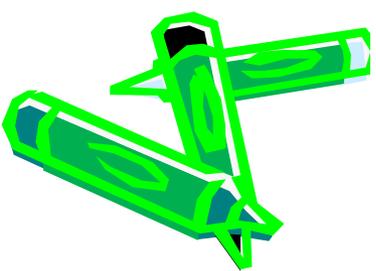
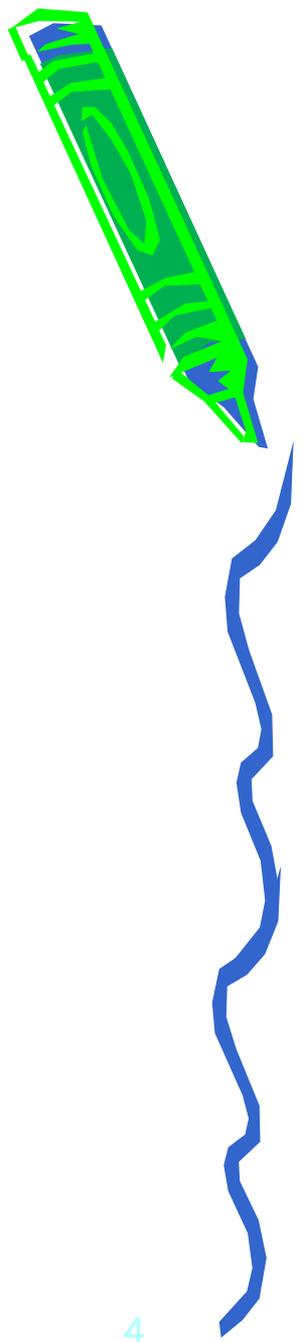
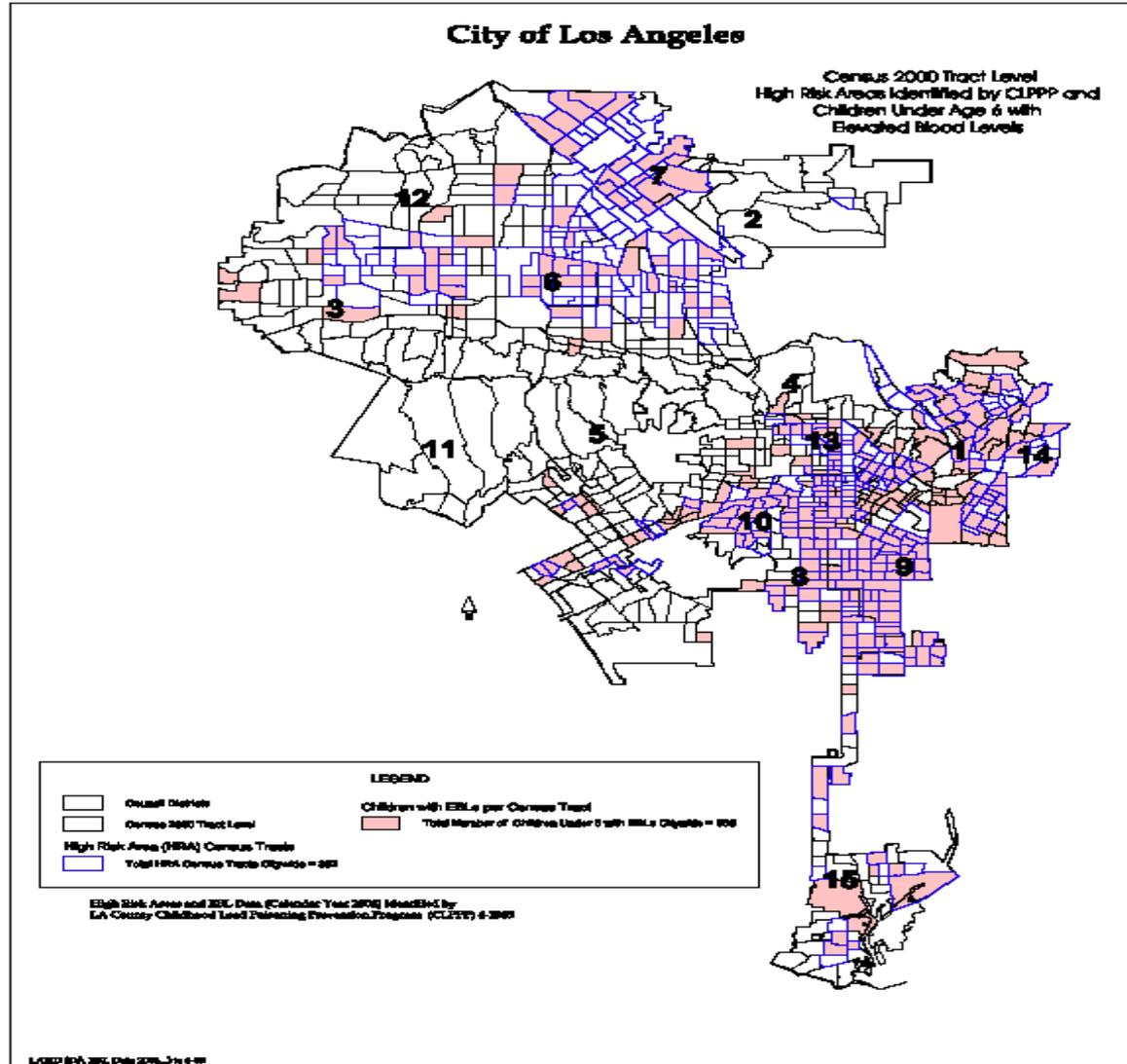


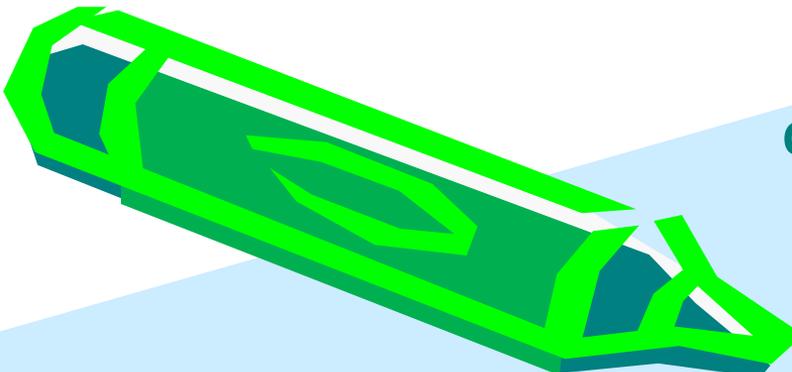
The City of Los Angeles could easily contain the combined areas of: Saint Louis, Cleveland, Boston, Minneapolis, Pittsburgh, Milwaukee, San Francisco, and Manhattan

LA Easily Contains:

- Milwaukee
- San Francisco
- Minneapolis
- Pittsburgh
- Cleveland
- Boston
- Saint Louis
- Manhattan

“Hot Spots”





Community Based Organizations
members of
Healthy Homes Collaborative

Current HUD Lead Outreach Grant

CD1: L.A. Community Legal Center and Educational

CD 4 & 13: Coalition for Economic Survival

CD 6 & 7: Pacoima Beautiful

CD 8 & 9: Esperanza Community Housing Corporation

New HUD Grant (pending,) CDC and Private Foundation
Funding

CD10: Koreatown Immigrant Workers Alliance

CD1: Inquilinos Unidos

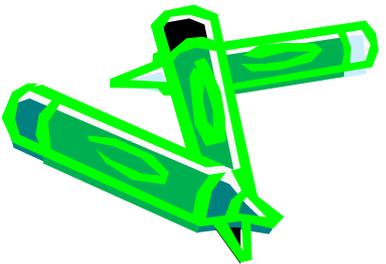
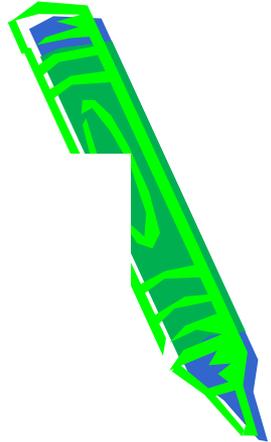
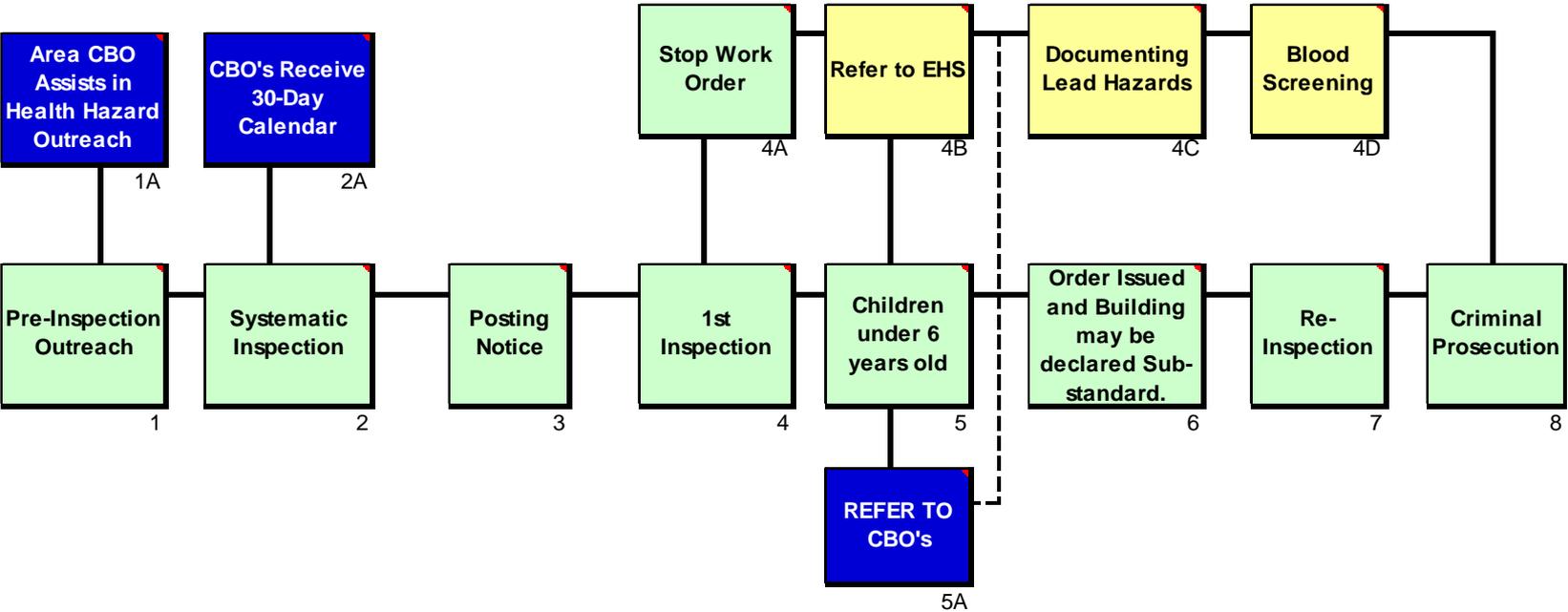
Historic Filipinotown: People's CORE

CD 15 & L. B.: Long Beach Alliance for Children w/ Asthma

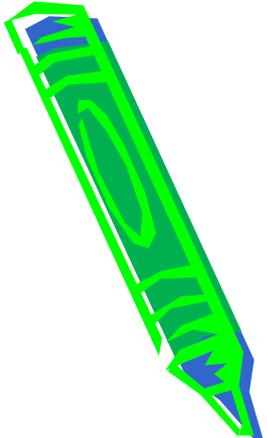
Compton & Inglewood: Healthy African American FamiliesII



Lead Safe Work Practices Collaborative



Role of the CBOs



CBO's Assist with
Owner Outreach

1A

CBO's receive 30- Day
Calendars

2A

CBO's Prioritize
Buildings

2B

30 Days Before
Inspection Visit tenants in
high-priority buildings

2C

Is there an inspection
CBO should be present
for ?

2D

Referral to CBO's from
Housing Dept.

2E

Within 48 hours,
CBO visits tenants in
building

2F

Monitor repairs
for unsafe work
practices

2G

Building-
wide
Meeting

2H

CBO's Refer to Lead
Hazard Control
(LHC)

2I

Stop Work Order
Issued

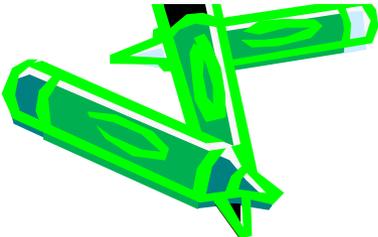
3A

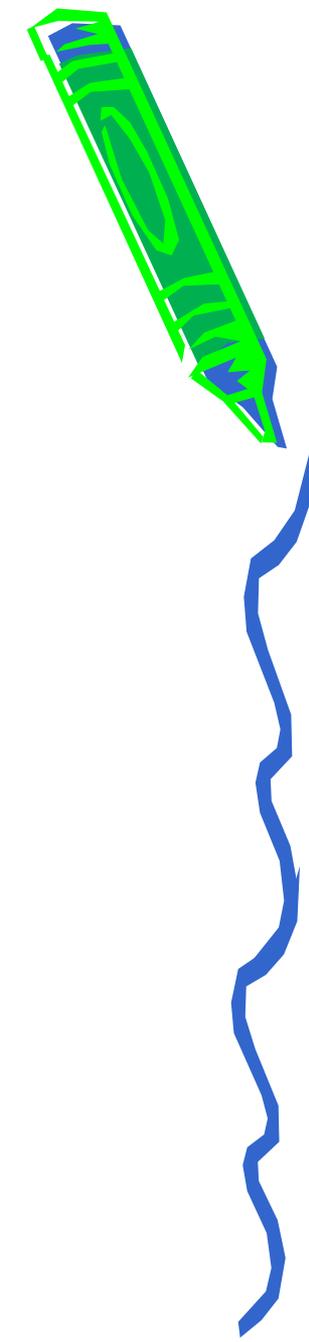
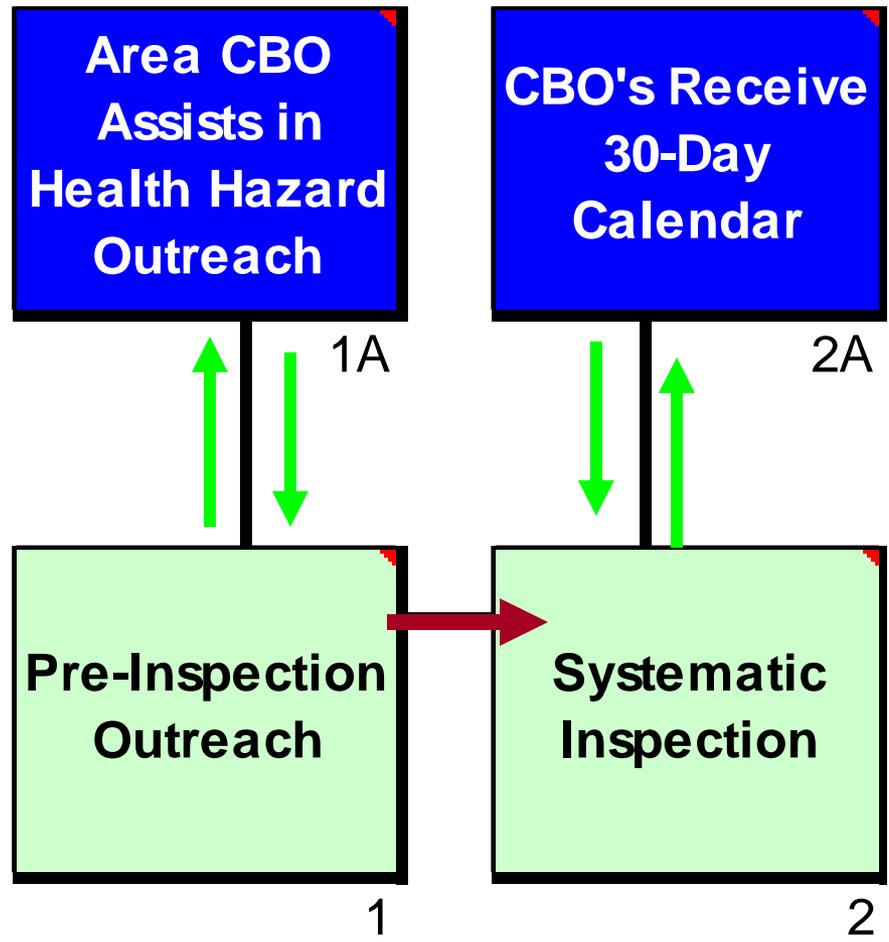
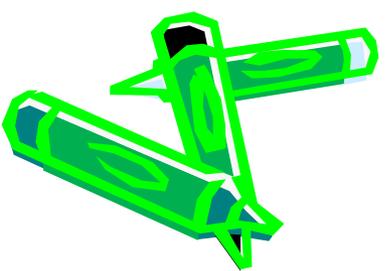
Inspector
mails or faxes
order to CBO

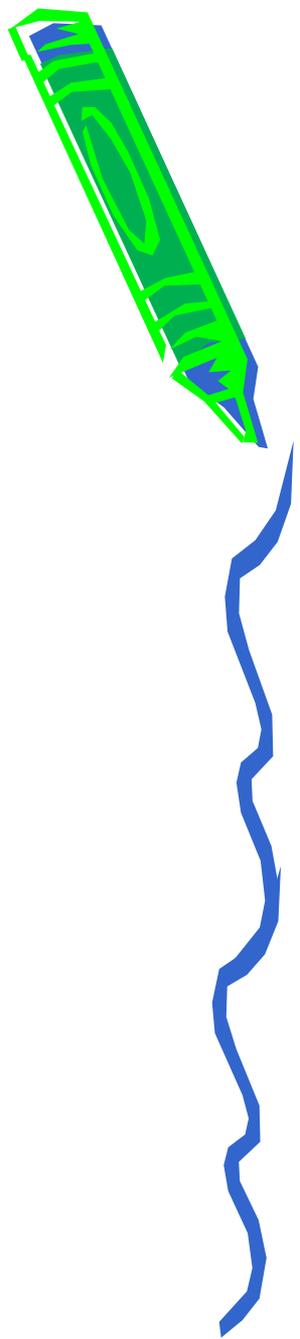
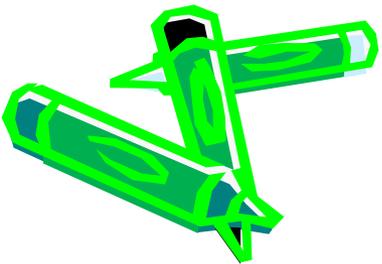
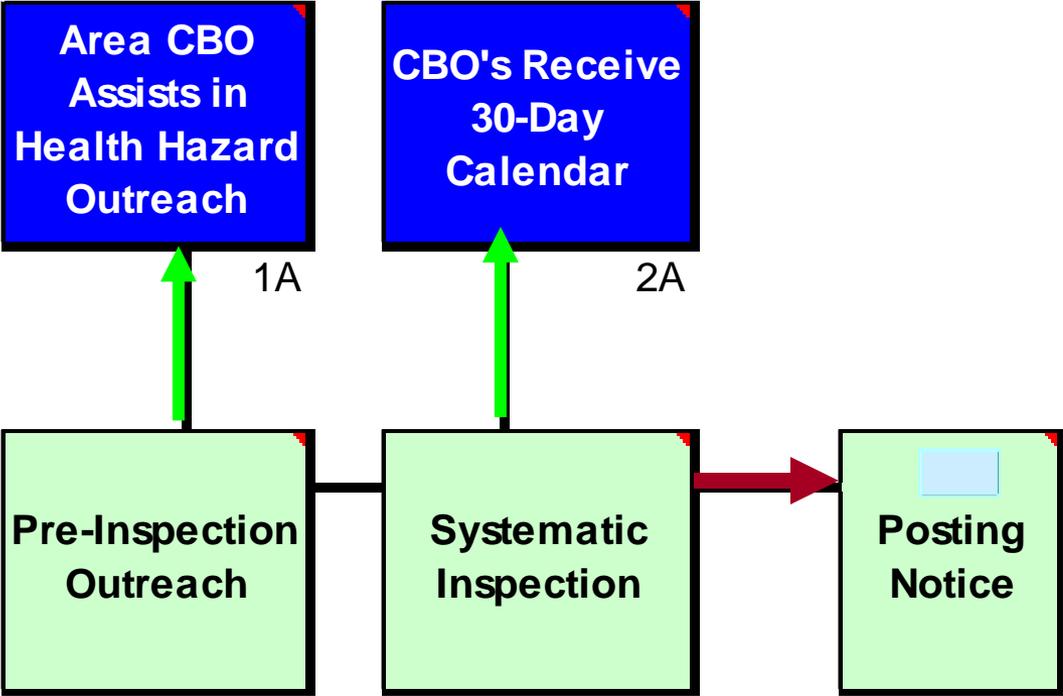
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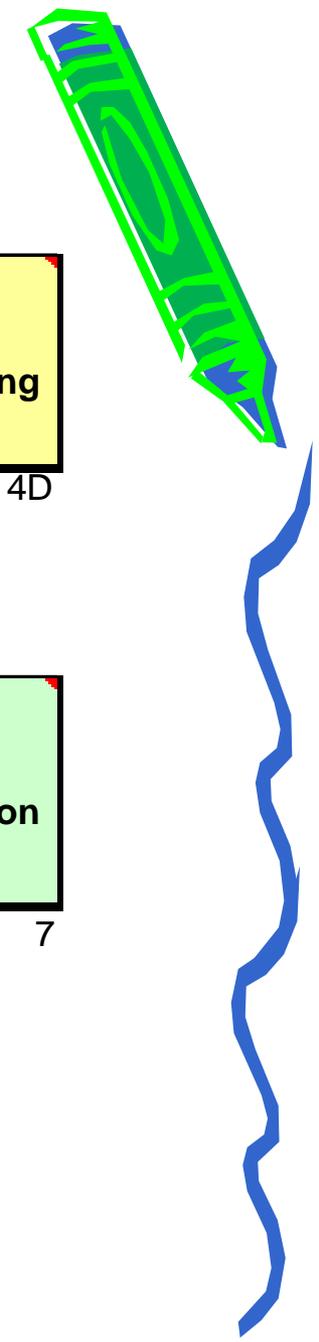
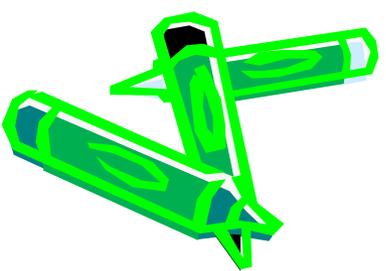
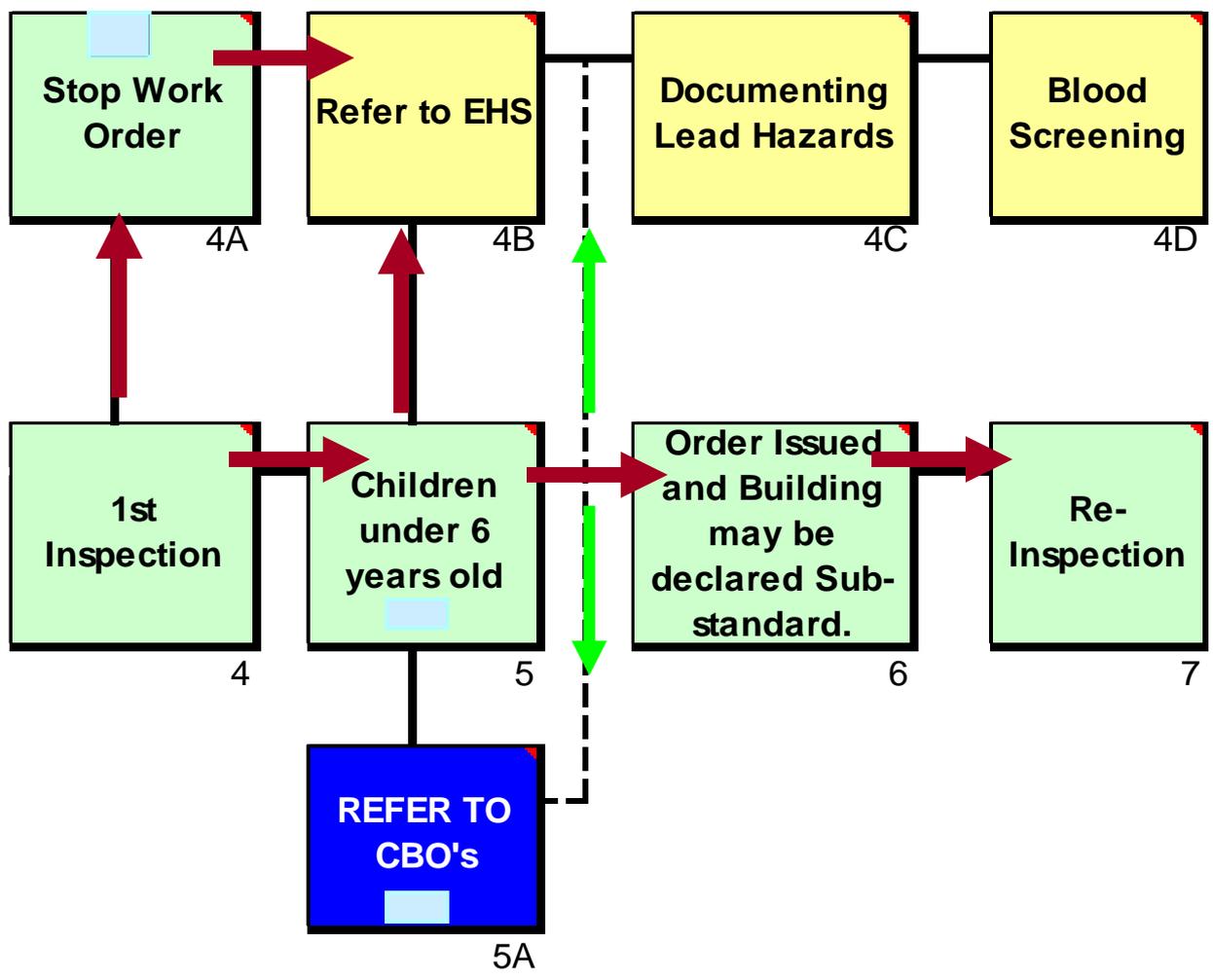
CBO Monitors repairs
for unsafe work
practice

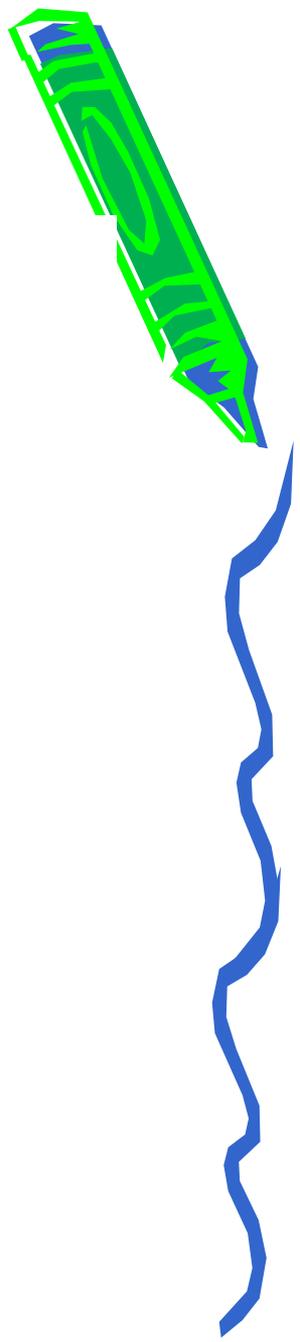
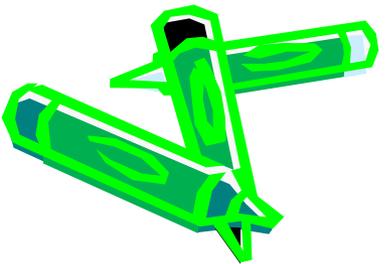
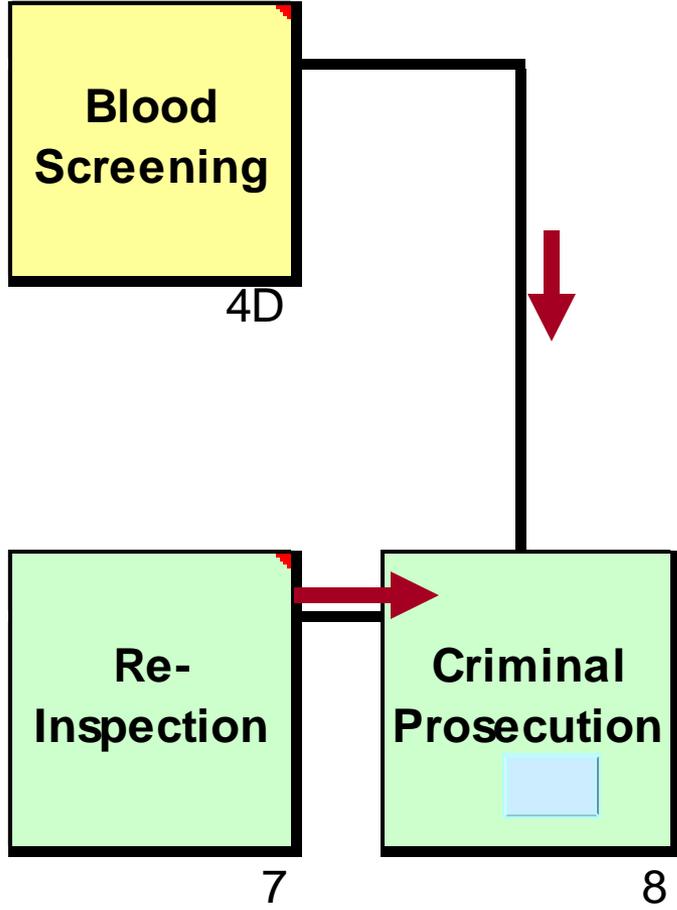
3C











Senate Bill 460 Summary

Pre-Renovation Education Rule

CBO Referral Form

Interagency Policy Directive

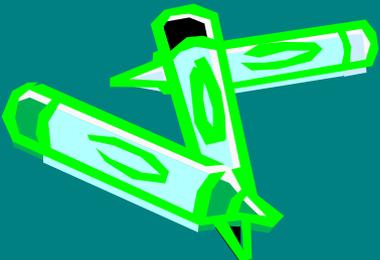
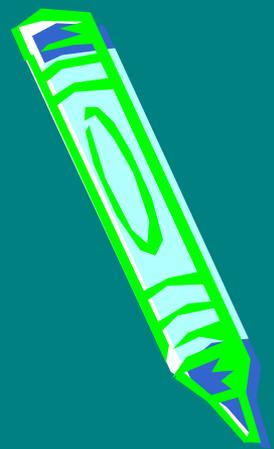
CBO Attention Notice

Order To Stop Work

First Prosecution

Interagency Referral Form

Remodeling or Repainting



LA REMODELACIÓN Y PINTURA PUEDEN CREAR POLVO CON PLOMO PELIGROSO

Las casas y edificios de apartamentos construidos antes de 1978 pueden tener pintura a base de plomo. Al remodelar o volver a pintar, puede producirse un polvo peligroso si la pintura a base de plomo se desprende.

EL POLVO CON PLOMO PUEDE CAUSAR INTOXICACIÓN POR PLOMO

El exponerse al polvo con plomo puede causar intoxicación por plomo, que es especialmente dañina para los niños pequeños. Puede dañarles el cerebro, los nervios y los riñones. Si un niño pequeño sufre una intoxicación por plomo, puede resultarles muy difícil aprender, prestar atención y portarse bien.

LA INTOXICACIÓN POR PLOMO EN LOS NIÑOS SE PRODUCE CUANDO TRAGAN POLVO CON PLOMO

El polvo con plomo que se adhiere a las manos, juguetes, alimentos y bebidas entra al organismo del niño al llevarlos a la boca.

Los adultos pueden aspirar el polvo con plomo al remodelar y pintar y así sufrir una intoxicación por plomo.

USTED PUEDE AYUDAR A PREVENIR LA INTOXICACIÓN POR PLOMO EN LOS NIÑOS

Mantenga a los niños y mujeres embarazadas alejados del área hasta que las tareas y la limpieza hayan terminado. Aprenda a trabajar sin peligro cuando haga remodelaciones o trabajos de pintura en su casa, o contrate a un profesional del Departamento de Servicios de Salud de California que esté capacitado y acreditado para trabajar usando prácticas que lo protegen contra el plomo.

APRENDA MÁS ACERCA DEL PLOMO

- Llame al 1-800-424-5323 (National Lead Hotline) para pedir pautas e instrucciones sobre cómo trabajar sin peligro con la pintura a base de plomo.
- Obtenga una lista de profesionales certificados entrenados para evitar el contacto peligroso de plomo al hacer arreglos en su casa. Visite: www.dhs.ca.gov/childlead o llame al 1-800-597-5323.
- Pregúntele a su doctor sobre un examen de plomo para su hijo.

REMODELING or REPAINTING?

Protect Your Family from the Dangers of Lead Poisoning



¿ESTÁ REMODELANDO O VOLVIENDO A PINTAR?

Proteja a Su Familia Contra el Peligro de la Intoxicación por Plomo

REMODELING AND REPAINTING CAN CREATE DANGEROUS LEAD DUST

Older homes and apartment buildings built before 1978 may contain lead-based paint. Disturbing lead-based paint during remodeling and repainting can create dangerous lead dust.

LEAD DUST CAN CAUSE LEAD POISONING

Exposure to lead dust may cause lead poisoning. Lead poisoning is especially harmful to young children. Lead can harm the brain, nerves, and kidneys of a young child. Lead poisoning can make it very hard for a young child to learn, pay attention, and behave.

SWALLOWING LEAD DUST IS THE MOST COMMON WAY CHILDREN ARE LEAD POISONED

Lead dust can get on hands, toys, food, and drinks, then enter a child's body when these items are placed in his or her mouth.

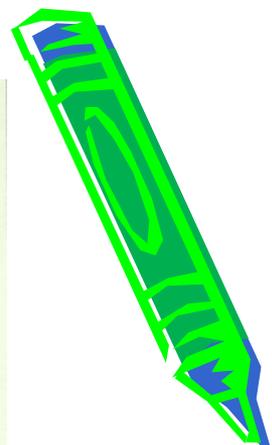
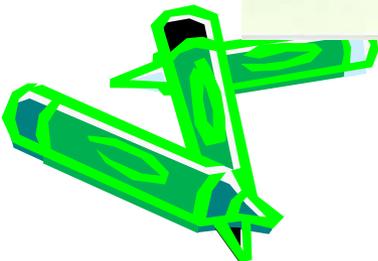
Adults doing remodeling and repainting work can breathe in lead dust and become lead poisoned.

YOU CAN HELP PREVENT CHILDHOOD LEAD POISONING

Keep children and pregnant women away until the job and clean up are finished. Learn how to work safely when remodeling or repainting your home, or hire a California Department of Health Services Certified Lead Professional who is trained to use lead-safe work practices.

LEARN MORE ABOUT LEAD

- Call the National Lead Hotline at 1-800-424-LEAD and request "how to" guidelines on working safely with lead-based paint.
- Get a list of Department of Health Services Certified Lead Professionals who are trained to do lead-safe work in your home by visiting: www.dhs.ca.gov/childlead or call 1-800-597-LEAD.
- Ask your doctor to test your child for lead poisoning.





Remember...
Help prevent
childhood lead poisoning.
Always use lead-safe
work practices!



BEFORE YOU WORK

Always Lay Down Heavy Plastic Sheeting for both Inside and Outside Jobs

- Use heavy plastic sheeting to cover the floor, furniture, play structures, and any outside surfaces, such as grass or concrete.



- Remove toys, drapes, curtains, moveable furniture, and rugs out of the work area.

WHILE YOU WORK

Avoid Tracking Lead Dust Away From the Work Area

- Use a spray bottle to mist all surfaces with water before and during sanding and scraping.
- Do not leave the work area in your work clothes and shoes.
- Do not sit on furniture, play with children, or pick up toys while in your work clothes and work shoes.
- Do not eat, drink, or smoke in the work area.



AFTER YOU WORK

Clean-up Daily

- Use a spray bottle to mist waste and then carefully fold plastic sheeting inward before throwing it away in a tightly sealed bag.
- Use water and an all purpose cleaner to mop-up remaining waste.
- Remove work clothes before you leave the work area. Store and wash work clothes separately from your family's regular laundry.
- Shower and wash your hair before you come in contact with your family or non-work areas.

ANTES DE EMPEZAR

Antes de hacer trabajos ya sea al aire libre o bajo techo, coloque en el suelo una cubierta de plástico gruesa

- Tape el piso, muebles, estructuras de juego, y superficies externas como pasto o concreto con una cubierta de plástico gruesa.



- Quite del área de trabajo los juguetes, cortinas, persianas, muebles que puedan moverse, y alfombras.

DURANTE EL TRABAJO

Procure no arrastrar el polvo de plomo al pisar fuera del área de trabajo

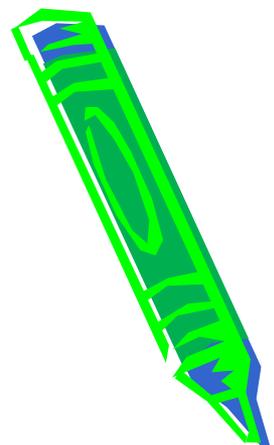
- Use un frasco rociador con agua para humedecer todas las superficies antes y durante el trabajo de raspar y pulir.
- No salga del área de trabajo con su ropa y calzado de trabajo.
- No se sienta sobre los muebles, ni juegue con niños, ni agarre juguetes al estar vestido con su ropa y calzado de trabajo.
- No coma, ni beba, ni fume en la zona de trabajo.

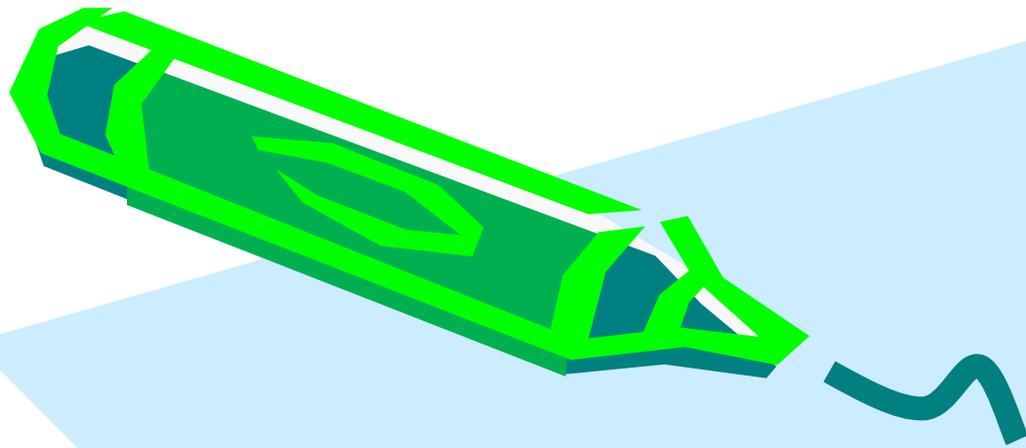


DESPUÉS DEL TRABAJO

Haga limpieza todos los días

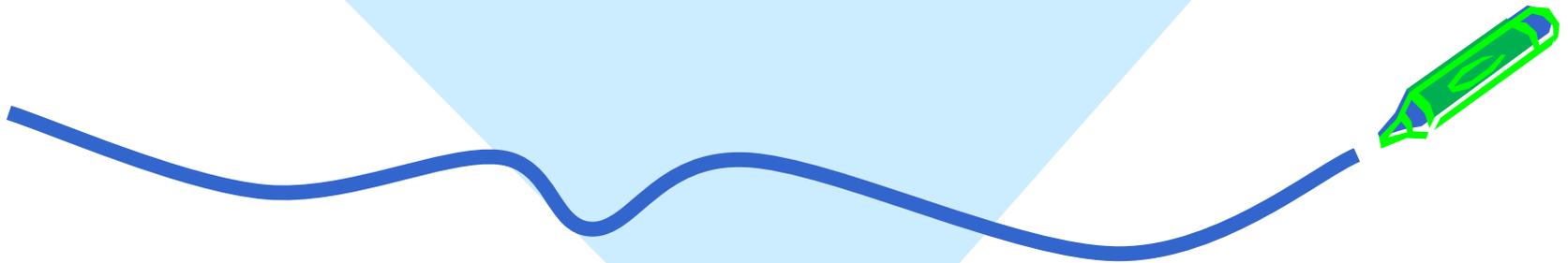
- Use un frasco rociador con agua para humedecer los desechos y luego cuidadosamente doble la cubierta de plástico hacia adentro antes de colocarla en una bolsa herméticamente cerrada y tirarla.
- Use un estropajo mojado con agua y un limpiador de uso general para trapear los desechos que queden.
- Quitase la ropa y los zapatos de trabajo antes de salir del área. Su ropa de trabajo debe lavarse y guardarse en forma separada del resto de la ropa de la familia.
- Dúchese y lávese el cabello antes de entrar en contacto con su familia o con áreas que no sean de trabajo.





WWW.LAHD.ORG

www.HealthyHomesCollaborative.org



HEALTHY HOMES PILOT PROJECT

Los Angeles County
Environmental Health

Maurice L. Pantoja, REHS

Chief, Childhood Lead Poisoning Prevention Program



BACKGROUND

The County of Los Angeles, Dept. of Public Health's Environmental Health Division routinely inspects more than 60,000 multiple family dwellings.

Environmental Health Housing Bureau recognized the benefits of building and developing a new approach to their inspections and conducted a 14-month Healthy Homes pilot.

BACKGROUND

The success of the initial pilot planted the seed for our expansion to Phase II and incorporating Healthy Homes Inspections into our routine inspections.

HH PILOTS

GOALS

- Expand the department's existing inspection program and address preventable housing related health and safety hazards.
- Encourage owners to reduce or eliminate hazards that are not currently enforceable by law.
- Encourage tenants to discontinue behaviors that are hazardous to their health and safety.

HH PILOTS

GOALS

- Provide information to owners and tenants that may increase their awareness of potential health and safety hazards.
- Conduct inspection along with the annual housing inspection.
- Provide written recommendations for the tenant and owner.

HH PILOTS

OUTCOME

- Improve health and reduce healthcare expenses.

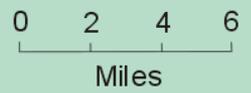
PROPERTY OWNER

- A list of recommendations is issued to notify the owner of potentially hazardous conditions.
- Corrections are recommended to minimize the risk of illness and injury to tenants and visitors to the site.



TENANT UNITS

- Identify potential health hazards observed within each unit that are under the control of the tenants.
- Educate the tenant on the observed conditions and make recommendations to correct them.



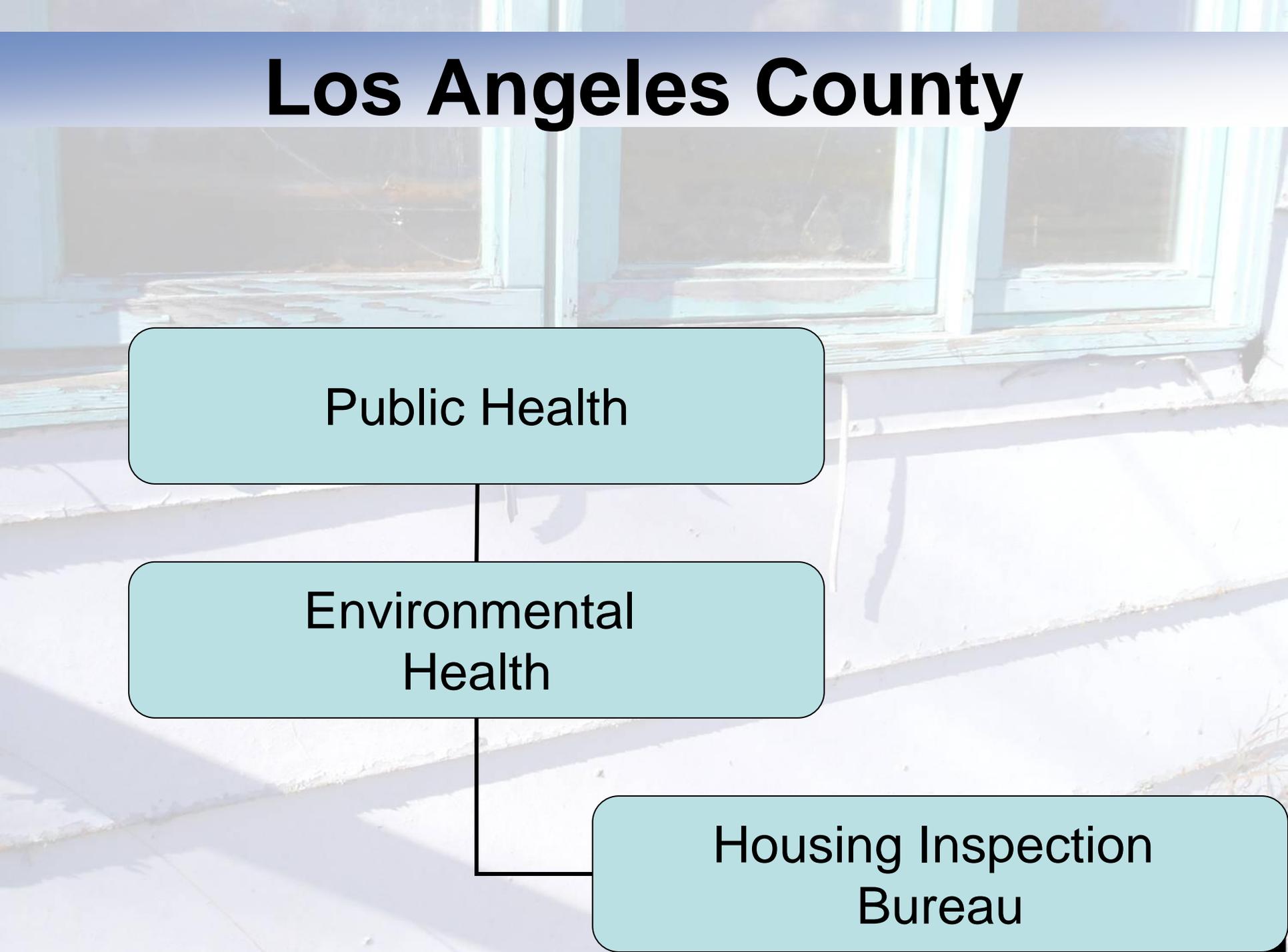
-  Unincorporated Area
-  City of Los Angeles

Los Angeles County

Public Health

Environmental
Health

Housing Inspection
Bureau



ENVIRONMENTAL HEALTH

Housing Inspection Bureau

- 7 District offices (100 field inspectors)
- 60,000 licensed sites (5 or more units)
- 85 of 88 incorporated cities
- Routine/Annual inspections (Unannounced)
- Enforce local Health & Safety Code

HEALTHY HOMES PILOT

Hazards already addressed by EH:

- Lead 😊
- Asthma/allergens
- Mold 😊
- Insect pests 😊
- Rodents 😊
- Pesticides
- Other toxic chemicals
- Environmental tobacco smoke
- Combustion byproducts
- Radon
- Asbestos 😊
- Take-home hazards (from work)
- Unintentional injuries (including fires)
- Uncontrolled moisture 😊
- Inadequate ventilation 😊
- Soil gases (other than radon)
- Hazardous building materials
- Drinking water contamination 😊
- Sewage backup 😊
- Swimming pools 😊
- Noise and Vibration
- Crowding
- Firearms
- Faulty Construction
- Pets
- Appliances 😊
- Food handling sanitation

HEALTHY HOMES PILOT

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- Sewage backup 😊
- Swimming pools 😊
- Noise and Vibration
- Crowding 😊
- Firearms 😊
- Faulty Construction
- Pets 😊
- Appliances (ozone generators, humidifiers, unvented dryers) 😊
- Food handling sanitation 😊

HEALTHY HOMES PILOT

Making Healthy Homes work in Los Angeles County

- Utilize existing housing inspection program
- Make an impact on a larger scale
- No outside funding \$\$\$
- Limited partner involvement

HEALTHY HOMES PILOT

LA County Pilot (Oct 2005 – Dec 2006)

- Target 1 district office with poorest housing
- 6 Inspectors selected based on ability, enthusiasm and communication skills
- Two Inspectors working together as a team
- 3 Teams working 2 days a week
- Attempted to inspect all units

PHASE II

June 19, 2008

- 5 District offices
- 2 inspectors per office
- Every routine inspection will be HH
- 14 Owner Hazards (vs. 20 in Phase I)
- 16 General Tenant Hazards (vs. 51)
- 7 Child Safety Hazards & 4 Asthma Hazards
- Revisit sites from Phase I

OWNER RECOMMENDATIONS

- Water Intrusion
- Trip/Fall/Drowning
- Poisoning
- Vermin/Pests
- Scald/Burn
- Miscellaneous
- Referrals

HEALTHY HOMES PROPERTY OWNER RECOMMENDATION REPORT
 COUNTY OF LOS ANGELES PUBLIC HEALTH
 ENVIRONMENTAL HEALTH

Site Address	Site Number	Inspection Date
Owner Name	Owner Address	Year Built

The potentially hazardous conditions marked below were observed on your property. These conditions could cause harm/injury to persons on the property or lead to costly repairs. The following corrections are recommended:

WATER INTRUSION – Can lead to mold growth and costly structural damage.

- 171. Building lacking rain gutter system—can lead to pooling of water on the roof and/or water intrusion into the building.
- 172. Sprinklers hitting building—can cause water damage on interior/exterior wall surfaces.
- 173. Drainage issues—improper water drainage can lead to water intrusion into the units.

TRIP/FALL/DROWNING – Unsafe conditions can cause accidents and injuries.

- 174. Floor traction—on common areas walkways & stairs can result in slips & falls, especially when wet.
- 175. Inadequate lighting—can result in poor visibility, safety hazards such as trips & falls, and other public safety issues.
- 176. Gaps between floor joists—can result in serious injury to a child if gaps are greater than 4 inches.
- 177. Container full of standing water—can become a drowning hazard to children and can allow mosquitoes to breed.
- 178. Child Attractive Nuisance—such as open trenches, wheelbarrow, unattended ladder, and exposed nails can attract a child to the hazards and become injured.

POISONING – Hazardous materials, lead hazards, and carbon monoxide exposure can cause accidental poisoning.

- 179. Hazardous materials—paint containing pesticides can cause injury if not properly stored away from children.
- 180. Lead hazards—bare soil around buildings built before 1978 may contain lead dust that can poison children. Cover bare areas with grass or other ground cover. Do not allow children to play in areas with bare soil.
- 181. No carbon monoxide detectors in units—carbon monoxide can lead to death, even at low levels.

VERMIN/PESTS – Can cause injury or illness, and possible fatal allergic reactions from bites, stings, etc.

- 182. Termites—can damage the building's structural integrity and compromise building safety.
- 183. Bees, wasps, spiders, ants or other venomous pests—can cause injury or illness through bites, stings, etc.

SCALD/BURN – Water temperature above 120°F can cause scald/burn injuries.

- 184. Water too hot: over 120°F—can lead to scalding or burns, especially to young children and the elderly. Water temperatures at the fixtures should be no more than 120°F to prevent burns. Minimum requirements of hot water is at 110°F per Los Angeles County Code, Title 11.

MISCELLANEOUS

- 185. Other: _____

Referrals to Other Agencies/Programs – Marked boxes indicate referrals that have been made to appropriate agencies.

<input type="checkbox"/> 191. Building & Safety	<input type="checkbox"/> 195. Hazardous Materials Unit
<input type="checkbox"/> 192. Code Enforcement	<input type="checkbox"/> 196. Vector Control District (Mosquito Abatement District)
<input type="checkbox"/> 193. County Agricultural Commissioner	<input type="checkbox"/> 197. Vector Management (Environmental Health)
<input type="checkbox"/> 194. Fire Department	<input type="checkbox"/> 198. Other (Specify):

Questions regarding this notice can be directed to the Housing Office listed below

INSPECTOR(S): _____

OFFICE ADDRESS AND PHONE NUMBER



Los Angeles County Environmental Health's Housing Program aims to reduce potential hazards that may exist within your home. Listed below are some of the common hazards along with preventive measures you can take to make your home a healthier and safer place to live.

AIR QUALITY

For most homes, the air inside can be more harmful than the air outdoors. Chemicals, pesticides, tobacco smoke, and particles from gas burning appliances can remain in your home's air.

Try to reduce the amount of chemicals you store in the home. Properly dispose of chemicals you do not need and store solvents, such as paint thinner, outside the home. Open windows or use fans to ventilate whenever someone cleans or uses chemicals in the home.

- Smoking cigarettes and cigars inside your home is very harmful to you and your family. Tobacco smoke can trigger asthma attacks and cause major health problems including cancer. Second-hand smoke also raises a child's risk of ear infections and breathing problems. Call the American Lung Association at 1-800-LUNG-USA for more information. [A]
- Poor ventilation inside your home can lead to high humidity/moisture levels that can allow mold to grow. Open windows and/or turn on exhaust fans while cooking and after taking showers or baths. [A]

ACCIDENT/INJURY

Accidental falls, poisonings, fires/burns, drowning and choking/suffocations are the leading causes of home injuries. Many of these injuries can be prevented with low cost improvements and awareness.

- Slippery rugs or power cords lying across the floor are trip/fall hazards. Securing rugs/carpets or using non-skid mats can reduce this risk. Keep cords along walls and out of walkways. Toys and clothes on the floor can also be tripping hazards.
- Hot water temperatures higher than 120° F can cause serious burns. Always check water temperature before washing and never leave children unattended at any time while bathing.

- Other safety tips:
- Keep firearms and ammunition out of the house, in locked cabinets or drawers and use trigger locks.
 - Always store knives, scissors and pliers out of children's reach.
 - Supervise children at all times when using the pool and/or hot tub.
 - Install window guards or locks for windows above the second floor.
 - Keep hallways, bedrooms and bedrooms well lit to prevent falls.

CLEANLINESS/HOUSEKEEPING

Maintaining a clean home will prevent insect and rodent infestations and will reduce dust mites or other asthma triggers. Do not use harsh chemicals such as ammonia to clean. Household items like baking soda (for scrubbing) and vinegar (for cutting grease) are very good cleaners and are much safer to use. Always follow label directions when using cleaners or pesticides.

- Excess food debris and water attract pests. Keeping kitchens and other living areas clean will reduce pest problems inside your home. Trash and recycling areas also need to be kept very clean.
- A clutter-free and organized home is easier to keep clean. It also gives rats, cockroaches and other pests fewer places to hide.
- Dead cockroaches and dry rodent droppings are major triggers for asthma and allergies and should be removed frequently. [A]

ELECTRICAL

Overloaded electrical extension cords can cause shocks and fires. Avoid plugging in too many appliances into one outlet; instead, use UL-approved power strips. Do not use old and frayed electrical cords.

FIRE SAFETY

Test smoke detectors monthly and request a carbon monoxide alert from your landlord. Maintain a fire extinguisher inside your home. Create an emergency escape plan for you and your family.

- Blocked emergency exits inside your home present quick escape in case of a fire. Candles, large TVs, potted plants and other stored belongings should never block exit doors and hallways.
- Candles left burning alone may start a fire inside your home. Stick from a candle is a known asthma trigger. Never allow children to play with candles, matches or lighters. [A]
- Flammable items, such as gasoline or aerosol cans, should never be stored next to heaters or stoves. They may ignite and catch fire.

ASTHMA

Children spend most of their time indoors and breathe up to twice as much air as adults. This means that they are at greater risk for health problems that come from indoor air pollution.

Asthma attacks can be triggered by allergens like dust-mites, mold, animal dander and cockroaches that get here collected on carpet and rugs. Frequent cleaning with a HEPA (High Efficiency Particulate Air) type vacuum will effectively reduce these allergens. [A]

- Minimize exposure to cat and dog fur. Use a HEPA-type vacuum frequently to clean pet areas. [A]
- Excessive dust in the air is an allergen and asthma trigger. Use wet mops and mops to clean without stirring up dust into the air. [A]
- Mold can trigger flares and asthma attacks. Cleaning any active mold/mildew development inside the home using safe methods (see handout) will reduce these problems. [A]

CHILD SAFETY

Homes contain many potentially hazardous conditions for children. Falls, falls, poisoning, electrocution, and other injuries can occur in the home.

Many children are poisoned by exposure to deteriorated lead-based paint and by lead-contaminated dust and soil. Radon, lead risks by teaching children to wash their hands often and discourage them from chewing on painted surfaces. For homes built before 1978, keep children, pregnant or breast feeding women away from renovation or remodeling work areas to prevent exposure to high levels of lead dust. Remodeling work that creates excessive dust should be reported to 1-800-LA-4-LEAD.

Prevent dust from spreading. Clean hard floor surfaces and counters in your home with a wet mop or rag. Use a HEPA-type vacuum when cleaning carpets. Non-HEPA vacuums may spread the lead-contaminated dust throughout your home.

- Brightly colored, impaled, glazed ceramic vases like bowls may contain high levels of lead. Check painted toys for chipped surfaces.
- Eating items with lead can cause serious harm. Avoid impaled home remedies (e.g., Amaran, Guba, Sema and Pylonsol) as many contain high levels of lead and can be fatal. Some impaled candies contain low levels of lead that can build up in a child's body. Limit candy consumption to prevent obesity, tooth decay and other health effects.
- Placing toothbrushes, baby bottles and food items on or next to deteriorated window sills increases the chances for lead exposure.
- Long and unsecured window blind cords can accidentally choke a young child. Short cords and hangups out of their reach reduce this risk.
- Unpotated electrical outlets can be a potential risk for an electrical shock. Use child-resistant, outlet plug covers to reduce this hazard.
- Medicines, cleaners, pesticides and other chemicals should be stored away from children and where they play. Install safety latches/locks on all cabinets and drawers that contain harmful products.

MISCELLANEOUS

- Overcrowding inside your home may cause unhealthy conditions, like poor air quality and high humidity. There is also a greater chance to pass on germs.
- Safe food handling techniques will help prevent foodborne illnesses. Thawing meat at room temperature can allow harmful bacteria to grow. Instead, place frozen food in the refrigerator overnight or use the microwave for rapid thawing.
- Using kerosene heaters, gas stoves/ovens, or barbecue grills to heat the home can release deadly carbon monoxide gas. Use only approved devices for heating. Call the Southern California Gas Company at 1-800-427-2200 for a free check-up of your gas burning appliances.
- Other: _____

COMMENTS:

Inspector: _____ Phone: _____
 [A] = Asthma trigger ADDITIONAL COMMENTS

AIR QUALITY

For most homes, the air inside can be more harmful than the air outdoors.



Chemicals, pesticides, tobacco smoke, and particles from gas burning appliances can remain in your home's air.

Try to reduce the amount of chemicals you store in the home. Properly dispose of chemicals you do not need and store solvents, such as paint thinner, outside the home. Open windows or use fans to ventilate whenever

someone cleans or uses chemicals in the home.

Smoking cigarettes and cigars inside your home is very harmful to you and your family. Tobacco smoke can trigger asthma attacks and cause major health problems including cancer. Second-hand smoke also raises a child's risk of ear infections and breathing problems. Call the American Lung Association at 1-800-LUNG-USA for more information. [A]

Poor ventilation inside your home can lead to high humidity/moisture levels that can allow mold to grow. Open windows and/or turn on exhaust fans while cooking and after taking showers or baths. [A]

ACCIDENT/INJURY



Accidental falls, poisonings, fires/burns, drowning and choking/suffocations are the leading causes of home injuries. Many of these injuries can be prevented with low cost improvements and awareness.

Slippery rugs or power cords lying across the floor are trip/fall hazards. Securing rugs/carpets or using non-skid mats can reduce this risk. Keep cords along walls and out of walkways. Toys and clothes on the floor can also be tripping hazards.

Hot water temperatures higher than 120° F can cause serious burns. Always check water temperature before washing and never leave children unattended at any time while bathing.

TENANT CHECKLIST

- Air Quality (smoking, ventilation system)
- Accident/Injury (rugs, scalding water)
- Cleanliness/Housekeeping
- Electrical
- Fire Safety
- Miscellaneous
- Child Safety
- Asthma

Address: _____

Site # _____ Page _____

	KEY 1= Exists 0= Corrected	UNIT #	Service					In Unit	Flammable	VAPOR
			I	P	S	I	P			
		UNIT #								
DEMOGRAPHICS	800	TOTAL # OF TENANTS IN UNIT								
	801	Any children ages 0-5 in unit	YES	YES	YES	YES	YES			
	810	Any pregnant women in unit	YES	YES	YES	YES	YES			
	820	Any smokers in unit	YES	YES	YES	YES	YES			
	830	Any Lead related occupation/hobby	YES	YES	YES	YES	YES			
	840	Any with Asthma (check all (A) conditions below)	YES	YES	YES	YES	YES			
	850	Other	YES	YES	YES	YES	YES			
860	Denied health history interview	YES	YES	YES	YES	YES				
GENERAL CONDITIONS	AIR QUALITY									
	701	Tobacco smoking/smoking in unit (A)								
	711	Not ventilating behavior indoor humidity (A)								
	ACCIDENT/INJURY									
	721	Rugs slipping - trip/fall hazards								
	731	Water too hot (over 120°F)								
	CLEANLINESS/STORAGE/STABBING									
	741	Dirty floors/countertops/counters/sinks								
	751	Unit cluttered/worm infestation risk (A)								
	761	Dead roach/rodent droppings (A)								
	ELECTRICAL									
	771	Electrical cords damaged/unsafe use								
	FIRE SAFETY									
	781	Blocked emergency escape routes								
	791	Candle burning in unit (A)								
801	Flammables stored by heater/stove									
MISCELLANEOUS										
811	Occupancy/Overcrowding									
821	Poor food safety									
831	Unapproved heating practice									
841	Other									
851	Other									
CHILD SAFETY	861	Lead dishware or toys (non-edible)								
	871	Lead candy, home remedies (edible)								
	881	Lead paint chips, dust, etc. (Pre-1978)								
	891	Tenant's behavior increases lead risk								
	901	Window blind cords accessible to child								
	911	Outlets not covered/protected								
	921	Poisons/Chemicals accessible to child								
ASTHMA	931	Carpet/rugs inside unit (A)								
	941	Animals in unit (fur, dander, waste) (A)								
	951	Excessive dust (A)								
	961	Active mold growth in unit (A)								
	971									
	981									
991	NO HH HAZARDS FOUND									

(A) = ASTHMA. If any occupant has asthma, then check for these conditions.

Revised 8/18/04



HEALTHY HOMES PILOT

Recommendations

- Check to see if owner or tenants made any of the recommended corrections.
- If not, then stress the importance of these issues and encourage them to comply.
- Follow-up on recommendations only until official housing notice is abated.

HEALTHY HOMES PILOT

Results

- Most tenants receptive of information
- Inspections time consuming but beneficial (40% compliance)
- Hard to turn “off” HH inspection and do normal routine

HEALTHY HOMES PILOT

CHALLENGES

- Incentives for Tenant/Owner Participation
- Time & Cost
- Poor data tracking mechanism
- Staffing consistency
- Language barriers
- Finding and integrating Partners
- No mechanism to follow long term results

HEALTHY HOMES PILOT

THANK YOU

For more information:

mpantoja@ph.lacounty.gov

liramirez@ph.lacounty.gov

HEALTHY HOMES PILOT PROJECT

Los Angeles County
Environmental Health

Linda Ramirez, REHS, Manager

Maurice L. Pantoja, REHS, Chief

Childhood Lead Poisoning Prevention Program





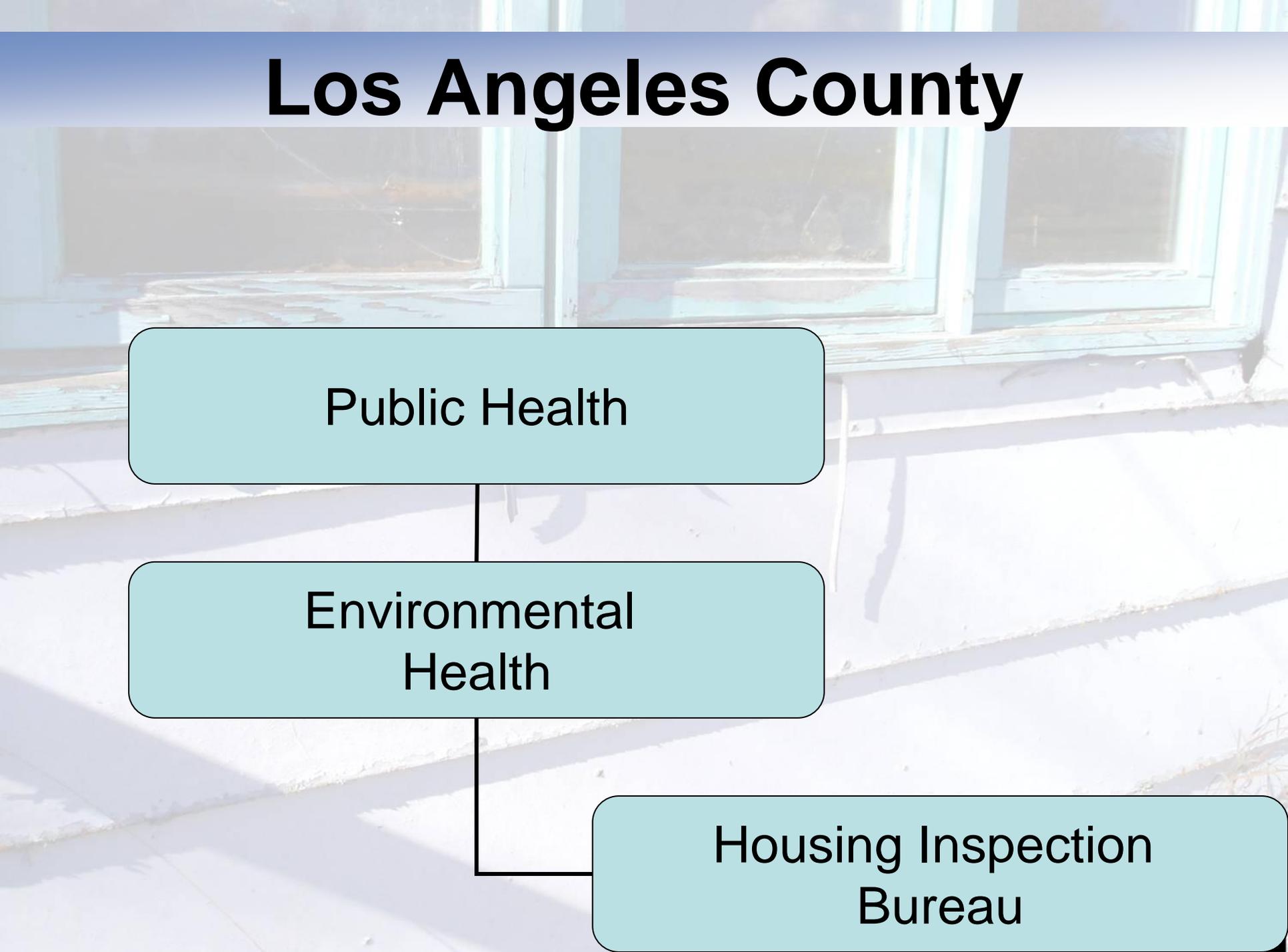
-  Unincorporated Area
-  City of Los Angeles

Los Angeles County

Public Health

Environmental
Health

Housing Inspection
Bureau



Environmental Health

Housing Inspection Bureau

- 7 District offices (100 field inspectors)
- 60,000 licensed sites (5 or more units)
- 85 of 88 incorporated cities
- Routine/Annual inspections (Unannounced)
- Enforce local Health & Safety Code

HEALTHY HOMES PILOT

Hazards already addressed by EH:

- Lead 😊
- Asthma/allergens
- Mold 😊
- Insect pests 😊
- Rodents 😊
- Pesticides
- Other toxic chemicals
- Environmental tobacco smoke
- Combustion byproducts
- Radon
- Asbestos 😊
- Take-home hazards (from work)
- Unintentional injuries (including fires)
- Uncontrolled moisture 😊
- Inadequate ventilation 😊
- Soil gases (other than radon)
- Hazardous building materials
- Drinking water contamination 😊
- Sewage backup 😊
- Swimming pools 😊
- Noise and Vibration
- Crowding
- Firearms
- Faulty Construction
- Pets
- Appliances 😊
- Food handling sanitation

HEALTHY HOMES PILOT

Making Healthy Homes work in Los Angeles County

- Utilize existing housing inspection program
- Make an impact on a larger scale
- No outside funding \$\$\$
- Limited partner involvement

HEALTHY HOMES PILOT

LA County Pilot (Oct 2005 – Dec 2006)

- Target 1 district office with poorest housing
- 6 Inspectors selected based on ability, enthusiasm and communication skills
- Two Inspectors working together as a team
- 3 Teams working 2 days a week
- Attempted to inspect all units

HEALTHY HOMES PILOT

GOALS for HH Inspections:

- Ensure compliance with H&S codes;
- Encourage owners to reduce/eliminate non-enforceable hazards;
- Increase owner/tenant awareness of potential health and safety hazards; and
- Encourage tenants to discontinue hazardous behaviors.

HEALTHY HOMES PILOT

Hazards addressed by EH:

- Lead 😊
- Asthma/allergens 😊
- Mold 😊
- Insect pests 😊
- Rodents 😊
- Pesticides 😊
- Other toxic chemicals 😊
- Environmental tobacco smoke 😊
- Combustion byproducts 😊
- Radon
- Asbestos 😊
- Take-home hazards (from work) 😊
- Unintentional injuries (including fire) 😊
- Uncontrolled moisture 😊
- Inadequate ventilation 😊
- Soil gases (other than radon)
- Hazardous building materials 😊
- Drinking water contamination
- Sewage backup 😊
- Swimming pools 😊
- Noise and Vibration
- Crowding 😊
- Firearms 😊
- Faulty Construction
- Pets 😊
- Appliances (ozone generators, humidifiers, unvented dryers) 😊
- Food handling sanitation 😊

HEALTHY HOMES PILOT

OWNERS:

- 20 possible HH recommendations
- Report in addition to Housing Official Inspection Report issued for H&S violations

HEALTHY HOMES RECOMMENDATION REPORT COUNTY OF LOS ANGELES • DEPARTMENT OF HEALTH SERVICES ENVIRONMENTAL HEALTH

Site Address		Site Number	Inspection Date
Owner Name	Owner Address		Year Built

The potentially hazardous conditions marked below were observed on your property. These conditions could cause harm or injury to persons on the property. The following corrections are recommended:

EXTERIOR WALL/ROOF/FOUNDATION

101. Missing rain gutter/downspouts—can lead to pooling of water on the roof and/or water intrusion into the building.

POOL/RECREATION/EXERCISE AREAS

102. Personal belongings left in pool—(blow-up rafts, toys) can damage pool maintenance equipment, pump, filter, etc.
 103. Gate to pool enclosure propped open—can provide children easy access to pool, which may lead to accidents.
 104. Pool water cloudy/turbid—can lead to mosquito breeding or potentially be a drowning hazard.
 105. Playground equipment damaged/unusable—can cause injury while in use.
 106. Damaged exercise equipment—can cause injury while in use.

REFUSE AREA/GARAGE/CONTAINERS

107. Hazardous materials—chemical, biological, or radiological hazardous materials can cause injury or disease.

FIRE SAFETY EQUIPMENT

108. Missing, damaged, or poorly maintained fire safety equipment—can result in serious injury.

COMMON AREA WALKWAYS & STAIRS

109. Poor traction on common area walkways & stairs—can result in slips & falls, especially when wet.

VERMIN/PESTS

110. Termites—can damage the building's structural integrity and compromise building safety.
 111. Bees, wasps, spiders, or other venomous pests—can cause injury or illness through bites, stings, etc.

EXTERIOR & COMMON AREA LIGHTING

112. Burned out light bulbs or inadequate lighting—can result in poor visibility and/or safety hazards.

FENCES/GATES/SECURITY DOORS/ETC

113. Leaning, sagging, or otherwise damaged fences—can pose a safety hazard.
 114. Exit padlocked or blocked—can prevent evacuation during an emergency.
 115. Fire doors propped open—can compromise safety and worsen damage during a fire emergency.

DROWNING/MOSQUITO HAZARDS

116. Container full of standing water—can become a drowning hazard to children and can allow mosquitoes to breed.

SOIL/AGGREGATION

117. Overgrown tillage/vegetation—can contribute to rodent/vermin harborage, tripping hazards, and fire hazards.

INTERIOR POISONING/INJURY HAZARDS

118. No carbon monoxide detectors in units—carbon monoxide can be harmful even at low levels.
 119. Property in an area of elevated radon levels—can significantly increase risk of lung cancer, especially in smokers.
 120. Water heater set too high (140° F)—can lead to scalding or burns, especially in young children.

MISCELLANEOUS

121. Other—

Referrals to Other Agencies/Programs - Marked boxes indicate referrals that have been made to appropriate agencies.

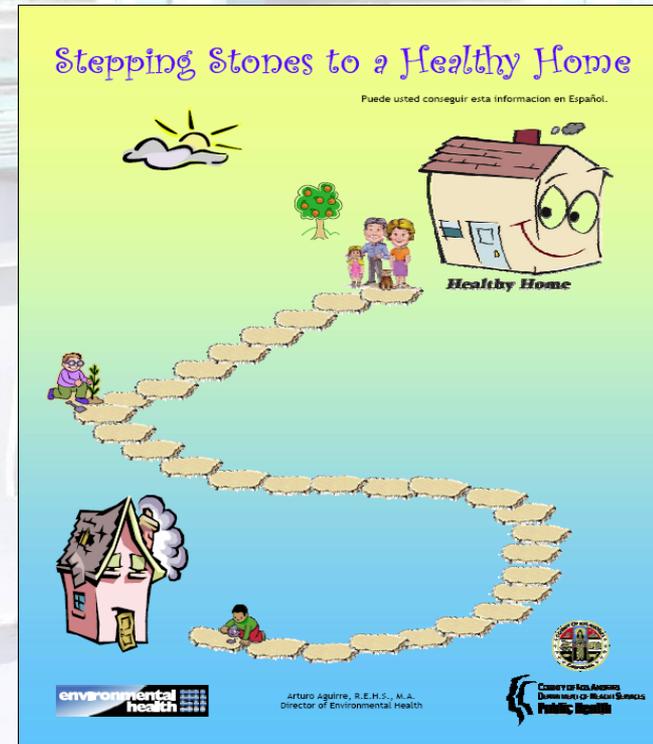
<input checked="" type="checkbox"/> 121. Building & Safety	<input checked="" type="checkbox"/> 125. Hazardous Materials Unit
<input checked="" type="checkbox"/> 122. Code Enforcement	<input checked="" type="checkbox"/> 126. Vector Control District/Mosquito Abatement District
<input checked="" type="checkbox"/> 123. County Agricultural Commissioner	<input checked="" type="checkbox"/> 127. Vector Management (Intra-agency: Environmental Health)
<input checked="" type="checkbox"/> 124. Fire Department	<input checked="" type="checkbox"/> 128. Other (Specify):

Questions regarding this notice can be directed to the Metro North Housing Office (213) 351-7856	INSPECTOR'S:
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HEALTHY HOMES PILOT

TENANTS

- Interview with Tenant
- Review **Stepping Stones to a Healthy Home** book
- Identify possible hazards that the tenant is recommended to correct.



HEALTHY HOMES PILOT

Recommendations

- Check to see if owner or tenants made any of the recommended corrections.
- If not, then stress the importance of these issues and encourage them to comply.
- Follow-up on recommendations only until official housing notice is abated.

HEALTHY HOMES PILOT

Results

- 74 Sites (561 units) received HHI
- Average 4.7 hours per inspection vs 1.6 hours for highest risk inspection
- Average 3.4 revisits to gain compliance
- Recommendations
 - 38% corrected by Owner
 - 39% corrected by Tenant

HEALTHY HOMES PILOT

Tenant Conditions

Air Quality/Asthma	422
Accident	142
Cleanliness	562
Electrical	155
Emergency Prep.	349
Fire Safety	511

Lead	141
Moisture	112
Pets	77
Poisoning	630
Misc.	107

HEALTHY HOMES PILOT

Results

- Most tenants receptive of information
- Inspections time consuming but beneficial
- Hard to turn “off” HH inspection and do normal routine

HEALTHY HOMES PILOT

CHALLENGES

- Incentives for Tenant/Owner Participation
- Time & Cost
- Poor data tracking mechanism
- Staffing consistency
- Language barriers
- Finding and integrating Partners
- No mechanism to follow long term results

PHASE II

June 19, 2008

- 5 District offices
- 2 inspectors per office
- Every routine inspection will be HH
- 14 Owner Hazards (vs. 20 in Phase I)
- 16 General Tenant Hazards (vs. 51)
- 7 Child Safety Hazards & 4 Asthma Hazards
- Revisit sites from Phase I

HEALTHY HOMES PILOT

THANK YOU

For more information:

mpantoja@ph.lacounty.gov

(323) 869-7015

**environmental
health**

