

**WEST VIRGINIA
SECRETARY OF STATE
BETTY IRELAND
ADMINISTRATIVE LAW DIVISION**

Form #3

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2007 JUL 27 PM 5:10

OFFICE OF THE SECRETARY OF STATE
WEST VIRGINIA

**NOTICE OF AGENCY APPROVAL OF A PROPOSED RULE
AND
FILING WITH THE LEGISLATIVE RULE-MAKING REVIEW COMMITTEE**

AGENCY: DHHR - Bureau for Public Health TITLE NUMBER: 64

CITE AUTHORITY: §§16-1-4 and 60A-11-3

AMENDMENT TO AN EXISTING RULE: YES NO

IF YES, SERIES NUMBER OF RULE BEING AMENDED: _____

TITLE OF RULE BEING AMENDED: _____

IF NO, SERIES NUMBER OF RULE BEING PROPOSED: 92

TITLE OF RULE BEING PROPOSED: _____

CLANDESTINE DRUG LABORATORY REMEDIATION

THE ABOVE PROPOSED LEGISLATIVE RULE HAVING GONE TO A PUBLIC HEARING OR A PUBLIC COMMENT PERIOD IS HEREBY APPROVED BY THE PROMULGATING AGENCY FOR FILING WITH THE SECRETARY OF STATE AND THE LEGISLATIVE RULE-MAKING REVIEW COMMITTEE FOR THEIR REVIEW.

Martha Yeager Walker
Authorized Signature

FISCAL NOTE FOR PROPOSED RULES

Rule Title: Clandestine Drug Laboratory Remediation Rule

Type of Rule: X Legislative Interpretive Procedural

Agency: Health and Human Resources

Address: Building 3, Room 206
Capitol Complex
Charleston, West Virginia 25305

Phone Number: (304)558-2971 Email: annspaner@wvdhhr.org

Fiscal Note Summary

Summarize in a clear and concise manner what effect this measure will have on costs and revenues of state government.

S.B. 175, which passed during the 2007 legislative session, requires that the Department for Health and Human Resources, Bureau for Public Health promulgate a rule to address the remediation (clean up) of clandestine drug laboratories, used for the production of methamphetamine and other illicit drugs. This proposed rule establishes criteria for measuring contamination levels, creates a training, certification, and licensing program for the remediation contractors, requires notification to the Department prior to beginning any remediation program, establishes procedures to certify completion of remediation projects, requires disclosure by property owners to potential occupants and establishes fees to fund the entire program.

Fiscal Note Detail

Show over-all effect in Item 1 and 2 and, in Item 3, give an explanation of Breakdown by fiscal year, including long-range effect.

Effect of Proposal	Fiscal Year		
	2008 Increase/Decrease (use "-")	2009 Increase/Decrease (use "-")	Fiscal Year (Upon Full Implementation)
1. Estimated Total Cost	0	41,000	38,500
Personal Services		23,612	23,612
Current Expenses		17,388	14,888
Repairs and Alterations			
Equipment			
Other			
2. Estimated Total Revenues		41,000	38,500

3. Explanation of above estimates (including long-range effect):

Please include any increase or decrease in fees in your estimated total revenues.

The Department believes that since this is a new program, and assuming the rule becomes effective July 1, 2008, there would be no costs or revenues associated with the program until the beginning of State Fiscal Year 2009. Beginning with State Fiscal Year 2010, both revenue and costs are expected to drop by approximately six percent and then remain constant thereafter. Revenues are from licensing and accreditation fees and from plan review fees. Costs include parts of three personnel for a total of 0.5 FTE's and current expense which includes needed equipment.

The Department believes the revenue generated from the fees will be sufficient to operate the program.

Memorandum

Please identify any areas of vagueness, technical defects, reasons the proposed rule would not have a fiscal impact, and/or any special issues not captured elsewhere on this form.

Although S.B. 175 allows for the establishment of fees, the bill failed to establish a special revenue fund in the State Treasury to allow for the collection and expenditure of these fees.

Date

7/27/07

Agency

Department of Health and Human Resources

Authorized Representative

Martha Yeager Walker
Martha Yeager Walker
Secretary

**Department of Health and Human Resources
Bureau for Public Health
Legislative Rule
Title 64, Series 92**

CLANDESTINE DRUG LABORATORY REMEDIATION

BRIEF SUMMARY OF PROPOSED RULE

This rule is being proposed to comply with the statutory mandate contained in SB 175, passed March 10, 2007, effective ninety days from passage. The rule defines the program for licensure of contractors to perform remediation and clean up of clandestine drug laboratories. The rule informs property owners of their rights and responsibilities with respect to having property remediated and obtaining a certificate from the Bureau prior to further use of such property.

STATEMENT OF CIRCUMSTANCES

The proliferation of clandestine drug laboratories in all kinds of residential property within the state has resulted in the need for qualified contractors to be trained and certified in the specialized activities of remediation and clean up of clandestine drug laboratories.

QUESTIONNAIRE

(Please include a copy of this form with each filing of your rule: Notice of Public Hearing or Comment Period; Proposed Rule, and if needed, Emergency and Modified Rule.)

DATE: July 27, 2007

TO: LEGISLATIVE RULE-MAKING REVIEW COMMITTEE

FROM: (Agency Name, Address & Phone No.) Department of Health and Human Resources

Office of Environmental Health Services, 1 Davis Square, Suite 200

Capital and Washington Streets, Charleston, WV 25301-1798 Phone: (304) 558-2981

LEGISLATIVE RULE TITLE: _____

1. Authorizing statute(s) citation 16-1-4 and 60A-11-3

2. a. Date filed in State Register with Notice of Hearing or Public Comment Period:

June 25, 2007

b. What other notice, including advertising, did you give of the hearing?

Program staff made numerous contacts with the Meth laboratory task force members and other interested parties to discuss the rule.

c. Date of Public Hearing(s) *or* Public Comment Period ended:

July 25, 2007, at noon

d. Attach list of persons who appeared at hearing, comments received, amendments, reasons for amendments.

Attached X No comments received _____

- e. Date you filed in State Register the agency approved proposed Legislative Rule following public hearing: (be exact)

NA

- f. **Name, title, address and phone/fax/e-mail numbers** of agency person(s) to receive all written correspondence regarding this rule: (Please type)

Ann Spaner, Attorney, Director

Public Health Regulations, Bureau for Public Health

350 Capitol Street, Room 702, Charleston, West Virginia 25301-3712

(304)558-0035 / (304) 558-1035 fax / annspaner@wvdhhr.org

- g. **IF DIFFERENT FROM ITEM 'f'**, please give **Name, title, address and phone number(s)** of agency person(s) who wrote and/or has responsibility for the contents of this rule: (Please type)

Randy C. Curtis, P.E., Director

Radiation, Toxics & Indoor Air Division, Office of Environmental Health Services

1 Davis Square, Suite 200, Capitol & Washington Streets, Charleston, WV 25301-1798

(304) 558-6721 / (304) 558-1289 fax / rcurtis@wvdhhr.org

3. If the statute under which you promulgated the submitted rules requires certain findings and determinations to be made as a condition precedent to their promulgation:

- a. Give the date upon which you filed in the State Register a notice of the time and place of a hearing for the taking of evidence and a general description of the issues to be decided.

NA

COMMENTS AND RESPONSES

**WVDHHR, Bureau for Public Health
64CSR92, Clandestine Drug Laboratory Remediation**

1.

Following July 24, 2007, comments were received by fax from:

**David B. McMahon, Attorney At Law
1031 Quarrier Street. Suite 200
Charleston, West Virginia 25301
Telephone 304-344-3144
Fax 810-958-6143**

WV Bureau for Public Health
Radiation, Toxics and Indoor Air Division
Charleston, WV 25305
(304) 558-6721
(304) 558-1289 FAX

Re: Proposed Clandestine Drug Laboratory Remediation Rule

Attn: Randy Curtis

Dear Friends,

The purpose of this letter is to comment on the above proposed Rule. Thank you for the opportunity to comment on this rule. I am a lawyer with a public interest law firm. I frequently represent low income tenants regarding variety of issues with rental housing.

Certainly one of the issues is that tenants have little protection from moving into residential units where dangerous drug activity has occurred, where the residues etc., have not been cleaned up and could cause health concerns and the necessity to pick up and move yet again.

So first let me praise the work that has gone into this so far, together with the important intent. Please consider the comment to be primarily in support of the Rule as drafted. However I do have some concerns that I hope will result in beneficial changes.

BPH Response: Thank You.

The first concern is something that is not in the Rule. I have represented tenants whose landlords tore down "property condemned" signs from residential units and rented them. The Rule does not provide for an easily available source of information for the public on residential units that have been dangerous drug labs etc., and whether they have been remediated. Since most tenants are working folks, it should be a source that is available in evenings. I strongly urge the use of a web site that is organized by city (and neighbors of larger cities) and searchable by address and landlord. This would be a little extra set up time in the beginning to get this started, but would then be easy to maintain. It would be a way for a tenant to find out if a place they are planning to rent, or are now renting, turns out to have been a dangerous drug lab etc., and if so, whether it was remediated.

COMMENTS AND RESPONSES

**WVDHHR, Bureau for Public Health
64CSR92, Clandestine Drug Laboratory Remediation**

BPH Response: Although we do not address websites in this rule there are law enforcement websites that list the locations of former clandestine drug laboratories.

Section 2.6 defining “controlled substance” seems much too broad. I leave the details to scientist, but I do not know why a rental unit that has been used in connection only with marijuana should require eviction and remediation. The same may be true if the residential unit was used only for storage in a secured container. One guilty family member’s clandestine activity could needlessly result in the eviction of an entire family without a real need to do so. So far as I know, it is only the manufacture of methamphetamine that can cause contamination problems. There may be more, but the rule would be better to identify specific drugs, or families of drugs, that require remediation than to paint with such a broad brush.

BPH Response: Section 2.6., The definition of “controlled substance” is consistent with the same term defined in the CLANDESTINE DRUG LABORATORY REMEDIATION ACT- 60A-11-2(c) and other sections of the West Virginia Code.

Can Section 2.13 and 2.14 be read so broadly that if one apartment is a drug lab, and entire apartment building would have to be remediated?

BPH Response: Sections 2.13. and 2.14., under certain conditions could require a portion or the entire apartment building be remediated if a laboratory in one apartment contaminated other areas of the complex.

Regarding 3.9, the records of the Contractor’s Licensing Board should be checked to determine if the applicant has had a contractor’s license revoked, or been an officer of a contractor for which this has happened. These people should not be allowed to be contractors or employees of contractors.

BPH Response: Section 3.9., sets forth the criteria required to apply for a license. I do not believe that we can reject or deny an application unless the applicant fails to meet the establish criteria or has violated the Clandestine Drug Laboratory Remediation law and/or rule. However, a remediation contractor must have a general contractor license from the West Virginia Division of Labor. This and other requirements will be indicated on the license application.

Regarding Section 6.1, I am concerned about the lack of protections from false or erroneous allegation of drug activity. This along with my first concern on availability to the public, are my strongest concerns.

I have represented tenants who called police to report a crack house next to them only to have owner/renter of the crack house find out, or guess, who gave the tip, and give a false tip to law enforcement on my innocent tenant. This starts a series of events that can be anywhere from annoyance to gross injustice.

COMMENTS AND RESPONSES

WVDHHR, Bureau for Public Health 64CSR92, Clandestine Drug Laboratory Remediation

And while I have the utmost respect for most law enforcement officers there are bad and overzealous apples.

BPH Response: Section 6.1., Explains a property owner's responsibilities when they are notified by a law enforcement agency of a clandestine drug laboratory on their property. Your comments regarding "overzealous police officer" infringing on a persons' legal rights should be addressed by law enforcement and/or the courts.

Does Sections 6.1 provide that merely on the word/opinion of one law enforcement officer a landlord would have to evict a potentially innocent tenant and have the landlord remediate the residential unit? The process for the determination of dangerous drug activity on property needs set out, and it needs to set out the level of law enforcement officer that can make such a call, and that the call is made on science not opinion. Should an officer of the smallest size municipality in West Virginia be able to do this at all?

Most importantly, some kind of notice and right to a hearing on the determination that the residential unit has had dangerous drug activity in it needs to be a right available to the tenant (and the landlord). Some form of due process is wise and probably required by the state and/or federal constitutions.

BPH Response: Section 6.1., Explains a property owner's responsibilities when they are notified by a law enforcement of a clandestine drug laboratory on their property. The criteria used by law enforcement agencies to determine what is considered a "clandestine laboratory" are not addressed in this rule. The definition of "clandestine drug laboratory" for remediation purposes is defined in Section 2.2 of 64 CSR 92.

FILED

TITLE 64
DEPARTMENT OF HEALTH AND HUMAN RESOURCES
BUREAU FOR PUBLIC HEALTH
LEGISLATIVE RULE

2007 JUL 27 PM 5:10

OFFICE OF THE SECRETARY OF STATE

SERIES 92

CLANDESTINE DRUG LABORATORY REMEDIATION

§ 64-92-1. General.

1.1. Scope. – This legislative rule establishes procedures and standards for the licensure and training of persons who engage in activities related to the remediation of clandestine drug laboratories; it also identifies the responsibilities of residential property owners and law enforcement with regard to the identification and remediation of clandestine drug laboratories.

1.2. Authority. – WV Code §§16-1-4 and 60A-11-3.

1.3. Filing Date –

1.4. Effective Date –

1.5. Application – This rule applies to all owners of residential properties which have been used as clandestine drug laboratories; all persons who perform the work of clandestine drug laboratory remediation; including technicians, contractors and training providers.

1.6. Enforcement – This rule is enforced by the commissioner.

§ 64-92-2. Definitions.

2.1. “AIHA” means American Industrial Hygiene Association.

2.2. “Clandestine drug laboratory” means the area or areas where controlled substances, or their immediate precursors, have been, or were attempted to be, manufactured, processed, cooked, disposed of or stored and all proximate areas that are likely to be contaminated as a result of such manufacturing, processing, cooking, disposing or storing.

2.3. “Clandestine drug laboratory remediation contractor” means a person who enters into a contract for a clandestine drug laboratory remediation project.

2.4. “Clandestine drug laboratory remediation technician” means a person who works on clandestine drug laboratory remediation projects, specifies work practices to be used, conducts sampling and is certified and licensed.

2.5. “Commissioner” means the commissioner of the West Virginia Bureau for Public Health or his or her designee.

2.6. “Controlled substance” means the same as the term defined in WV Code §60A-1-101, as a drug, substance or immediate precursor in Schedules I through V of WV Code §60A-2-201, et seq.

2.7. “Department” means the West Virginia Department of Health and Human Resources.

2.8. “EPA” means the United States Environmental Protection Agency.

2.9. “Immediate precursor” means a substance which the “West Virginia Board of Pharmacy” has found to be, and by rule designates as being, the principal compound commonly used or produced primarily for use and which is an immediate chemical intermediary used or likely to be used in manufacture of a controlled substance, the control of which is necessary to prevent, curtail or limit manufacture.

2.10. "Law-enforcement agency" means the West Virginia State Police or any other policing agency of the state or of any political subdivision of the state.

2.11. "OSHA" means the United States Department of Labor Occupational Safety and Health Administration.

2.12. "Person" means a corporation, partnership, sole proprietorship, firm, enterprise, franchise, association or any individual or entity.

2.13. "Remediation" means the act of rendering safe and usable, for the purposes for which it is intended, "residential property", as defined in subsection 2.14 of this section, or any structure appurtenant to the residential property, or other structure on the residential property that has been used for the manufacture or consumption of methamphetamines or other illicit drug products.

2.14. "Residential property" means any building or structure to be primarily occupied by people, either as a dwelling or as a business, including, but not limited to, a storage facility, a mobile home, manufactured home or recreational vehicle, hotel or motel that may be sold, leased or rented for any length of time.

2.15. "Residential property owner" means the person holding record title to residential property as the term is defined in subsection 2.14 of this section.

2.16. "Wipe sample" means a sample collected by wiping a one hundred square centimeter area in accordance with accredited laboratory standard operating procedures.

§64-92-3. License Required, Procedures, Application, Qualifications.

3.1. No person shall perform the work of a clandestine drug laboratory remediation technician or contractor without possessing a valid license issued under this rule.

3.2. Individual persons shall be at least eighteen years of age to be licensed under this rule.

3.3. A license expires one year from the last day of the month in which it is issued.

3.4. The commissioner may refuse to issue a license and retain the license fee if the applicant fails to satisfy the requirements of this rule.

3.5. The commissioner may refuse to issue a contractor's license if he or she finds that the applicant has knowingly falsified or attempted to falsify documents related to any project or license within the purview of the department.

3.6. The commissioner shall provide a written notice of denial and an opportunity for reapplication to all applicants.

3.7. All applicable licensure fees set forth in Table 64-92A found at the end of this rule shall be enclosed with a license application.

3.8. The applicant, contractor, or an authorized agent or officer of the applicant or contractor shall sign the application.

3.9. License applications shall include the following:

3.9.a. For an individual person, the applicant's date of birth;

3.9.b. For licensure as a contractor, the license number of a current certified clandestine drug laboratory remediation technician employed by the contractor;

3.9.c. For licensure of an individual person as a clandestine drug laboratory remediation technician, a current certificate of training from a West Virginia licensed clandestine drug laboratory remediation training provider and proof of current OSHA 40 hour hazardous material training; and

3.9.d. Any other information relevant to clandestine drug laboratory

remediation licensure requested by the commissioner.

§ 64-92-4. Licensed Contractor Duties.

4.1. Licensed clandestine drug laboratory remediation contractors shall:

4.1.a. Ensure that each of the contractor's employees or agents who will be involved with a clandestine drug laboratory remediation project is properly licensed;

4.1.b. Not begin a clandestine drug laboratory remediation project until a preliminary remediation plan is submitted to and a notice to proceed is issued by the department;

4.1.c. Ensure that all work practices are in compliance with this rule, applicable OSHA requirements and all other applicable local, state, and federal requirements;

4.1.d. Use disposal sites and methods which are in conformance with applicable federal, state and local laws, rules, and regulations; and

4.1.e. Submit a final remediation report for each remediation project to the department within ten days of completion of remediation.

§ 64-92-5. Responsibilities of Law Enforcement Agencies.

5.1. The law enforcement agency responsible for the seizure of a clandestine drug laboratory shall:

5.1.a. Notify the residential property owner within twenty four hours of the seizure;

5.1.b. Notify the department within twenty four hours of the seizure providing name and mailing address of property owner and physical location of the seized property;

5.1.c. Provide the department with a manifest of all chemical substances removed

from the residential property following the seizure within forty eight hours of the seizure.

§ 64-92-6. Responsibilities of Residential Property Owners.

6.1. A residential property owner who has been notified by a law enforcement agency of a clandestine drug laboratory on their property shall:

6.1.a. Ensure the residential property remains unoccupied and secured until a certificate of remediation completion is issued for the property by the department or until the property is properly demolished and/or disposed; and

6.1.b. Remediate the residential property in accordance with the provisions of this rule or demolish and/or dispose the residential property within thirty days of notification by a law enforcement agency.

6.2. A residential property owner may delegate, in writing, the responsibilities for compliance with this section to a person who is responsible for the operation of the residential property or to the person who contracts for the remediation or demolition and/or disposal of the property.

6.3. A residential property owner, seller or landlord shall disclose the certificate of remediation completion, issued by the department and acquired in accordance with section 9.2 of this rule, to any potential occupant of the residential property.

§ 64-92-7. Minimum Decontamination Levels.

7.1. The minimum post remediation, re-occupancy decontamination level for residential property that has been used as a clandestine drug laboratory is: 0.1 µg of methamphetamine residue per 100 square centimeters (0.1 µg /100 cm²) of area sampled by a licensed clandestine drug laboratory remediation technician.

7.2. The commissioner may request sampling for additional chemicals if the manifest of chemicals removed from the property indicates a need for such.

7.3. All analytical laboratories used to analyze samples taken to comply with this rule must be AIHA or EPA certified.

§ 64-92-8. Preliminary Remediation Plan.

8.1. Prior to beginning remediation of residential property which has been used as a clandestine drug laboratory, a preliminary remediation plan must be submitted to and approved by the department and shall, at a minimum, contain the following:

8.1.a. A preliminary site assessment, conducted by a licensed clandestine drug laboratory remediation technician, containing the following:

8.1.a.1. Name, signature, and license number of person who conducted the site assessment;

8.1.a.2. Date of site assessment;

8.1.a.3. Physical address and legal description of property;

8.1.a.4. Name and address of property owner;

8.1.a.5. Physical description of property;

8.1.a.6. Age of property;

8.1.a.7. Source of potable water;

8.1.a.8. Status of utility connections;

8.1.a.9. Description of heating, cooling and ventilation systems; and

8.1.a.10. A copy of an asbestos inspection report, prepared by a licensed

asbestos inspector, if any building materials are to be disturbed.

8.1.b. A site drawing of the property indicating:

8.1.b.1. A floor plan for each structure to be remediated;

8.1.b.2. Location of areas suggestive of contamination;

8.1.b.3. Location of any septic systems and water wells;

8.1.b.4. Distance to nearest occupied dwelling;

8.1.b.5. Location of all out buildings;

8.1.b.6. Location of any distressed vegetation or dumping areas; and

8.1.b.7. Distance to nearest streams and storm sewers.

8.1.c. A work plan describing the remediation project including:

8.1.c.1. General listing of items to be removed from the property for disposal;

8.1.c.2. Methods to be used to wash hard surfaces;

8.1.c.3. Sequence of work activities;

8.1.c.4. Items requiring special handling for disposal including septic tank contents;

8.1.c.5. An asbestos project design, prepared by a licensed asbestos project designer if asbestos containing materials are to be disturbed;

8.1.c.6. Any obvious safety hazards;

8.1.c.7. Methods to be used to handle cleaning effluents generated during remediation;

8.1.c.8. The beginning and ending dates, subject to change only with department approval, of the remediation project;

8.1.c.9. The names and license numbers of all clandestine remediation contractors and technicians involved with the project;

8.1.c.10. The names of any subcontractors to be used for any part of the remediation project; and

8.1.c.11. The name and location of any waste disposal site to be used.

8.1.d. Analytical sample results for all samples taken cross-referenced to the site drawing and to a photograph of each sample location.

8.1.e. A quality control plan for sample collection including a sampling protocol; and

8.2. All applicable fees set forth in Table 64-92A found at the end of this rule shall be enclosed with a preliminary remediation plan.

8.3. Any other information requested by the commissioner.

8.4. Following review and approval of the preliminary remediation plan, the department will issue a notice to proceed.

§ 64-92-9. Final Remediation Report.

9.1. Within ten days of completion of remediation of residential property, a final remediation report shall be submitted to the department and shall, at a minimum, contain the following:

9.1.a. Name, signature, and license number of person who prepared the report;

9.1.b. Physical address of property;

9.1.c. A summary of any work performed which deviated from or was not discussed in the approved preliminary remediation plan;

9.1.d. Copies of waste manifests for all materials removed from the property;

9.1.e. Copies of clearance air monitoring sample results from a licensed asbestos clearance air monitor if asbestos containing materials were disturbed;

9.1.f. Submission of analytical sample results;

9.1.f.1. Approved laboratory sample results for all samples collected – samples shall be analyzed by an approved laboratory in accordance with section 7.3. of this rule;

9.1.f.2. A site drawing showing the location of all samples taken;

9.1.f.3. A photograph of each sample location cross-referenced to the laboratory results and as identified on the site drawing; and

9.1.f.4. Chain of custody forms for all samples collected.

9.1.g. A signed statement stating that all remediation work was performed in accordance with the provisions of this rule.

9.2. If the submitted final remediation report is acceptable upon review, the department shall issue a certificate of remediation completion within forty five days of receipt of the report.

§ 64-92-10. Training Accreditation.

10.1. The commissioner has the authority to accredit clandestine drug laboratory remediation courses provided to persons applying for licensure as a remediation technician in West Virginia.

10.2. Persons wishing clandestine drug laboratory remediation training course accreditation shall submit an application on forms approved by the commissioner together with the fee set forth in Table 64-92A found at the end of this rule.

10.3. West Virginia accredited clandestine drug laboratory remediation initial training courses shall be a minimum of sixteen hours in duration and shall include, at a minimum, the following:

10.3.a. Clandestine drug manufacturing methods;

10.3.b. Health effects and routes of chemical exposure;

10.3.c. Recognition of safety hazards;

10.3.d. Review of applicable OSHA requirements including:

10.3.d.1. Hazard Communication Program;

10.3.d.2. Blood borne pathogens;

10.3.d.3. Personal protective equipment;

10.3.d.4. Confined space entry;

10.3.e. Sample collection and sampling protocol;

10.3.f. Hazardous and non-hazardous waste disposal;

10.3.g. Preliminary remediation plan preparation;

10.3.h. Final remediation report preparation;

10.3.i. Items requiring disposal;

10.3.j. Cleaning procedures for hard surfaces;

10.3.k. Prevention of mold growth during/following remediation;

10.3.l. A review of this rule, 64CSR92;

10.3.m. A review of the West Virginia Asbestos Abatement Licensing Rule, 64CSR63;

10.3.n. Evaluation of heating, venting and air conditioning systems;

10.3.o. Legal liabilities; and

10.3.p. Types of insurance.

10.4. West Virginia accredited clandestine drug laboratory remediation refresher training courses shall be a minimum of four hours in duration and shall include, at a minimum, the following:

10.4.a. An overview of the initial training course curriculum;

10.4.b. A review of any recent changes in clandestine drug manufacturing procedures and in remediation technology;

10.4.c. A review of any recent changes in state and federal regulatory requirements; and

10.5. Training providers shall verify that each training class participant has successfully completed an initial training course within the three previous years or has completed a refresher training course in the previous three years and has had no lapse in certification since completing the initial training course.

10.6. All training course participants shall be provided with a manual of course materials.

10.7. All training course participants must take a fifty multiple choice questions

examination and receive a minimum score of eighty percent for passage.

10.8 All training course participants who pass the examination shall be given a certificate containing the following:

10.8.a. Name of person being certified;

10.8.b. Statement indicating that the person is certified as a clandestine drug laboratory remediation technician;

10.8.c. Name of the training provider business;

10.8.d. Dates of the training course;

10.8.e. Issue date of certificate;

10.8.f. Expiration date of certificate. All certificates shall expire three years from the date of issue; and

10.8.g. Typed name and signature of course instructor(s).

10.9. Training providers accepted under this rule, shall notify the department in writing fifteen days prior to commencement of any training course.

10.10. The commissioner has the authority to audit any training courses conducted by any training provider accredited under this rule.

10.11 An accreditation expires one year from the last day of the month in which it was issued.

§ 64-92-11. Inspections.

The commissioner has the right to enter any clandestine drug laboratory remediation project and to conduct inspections to determine compliance with this rule.

§ 64-92-12. Penalties and enforcement.

12.1. The commissioner may, depending upon the severity of the violation and

upon the degree of health hazard created, suspend or revoke the license of a clandestine drug laboratory remediation technician or contractor if the licensee:

12.1.a. Fraudulently or deceptively obtains or attempts to obtain a license;

12.1.b. Fails at any time to meet the qualifications for license or to comply with the requirements of WV Code §60A-11-1, et seq. or this rule;

12.1.c. Knowingly falsifies or attempts to falsify documents related to clandestine drug laboratory remediation project or license; and/or

12.1.d. Fails to meet the applicable federal or state standard for remediation.

12.2. The commissioner may investigate all alleged violations of this rule or of WV Code §60A-10-1 and §60A-11-1, et seq. reported to the department. Upon the finding of a violation in connection with a clandestine drug laboratory remediation project the commissioner shall, depending upon the severity of the violation and upon the degree of health hazard created, initiate an appropriate enforcement action which may include the issuance of a cease and desist order directing that all work on the project be halted immediately. Posting of the cease and desist order on the project site constitutes notice of its contents to the property owner and all individuals working on the remediation project. Where practical, the commissioner shall deliver a copy of the order by certified mail, return receipt requested, to the property owner and to the contractor.

12.3. The commissioner may request the assistance of a law enforcement agency in order to maintain the public health and safety and to ensure that people are not exposed to dangerous conditions in any residential property where a clandestine drug laboratory has existed and prior to its' being properly remediated and certified as habitable by the department.

DAVID B. McMAHON • ATTORNEY AT LAW**1031 Quarrier St., Suite 200, Charleston, West Virginia 25301****Secretary 304-344-3144 - Fax 810-958-6143****Voice/VoiceMail 304-415-4288****e-mail wvdavid@access.mountain.net**

July 23, 2007

WV Bureau for Public Health
Radiation, Toxics and Indoor Air Division
Charleston, WV 25305
(304) 558-6721
(304) 558-1289 FAX

Re: Proposed Clandestine Drug Laboratory Remediation Rule

Attn: Randy C. Curtis, P.E., Director

Dear Friends,

The purpose of this letter is to comment on the above proposed Rule. Thank you for the opportunity to comment on this rule. I am a lawyer with a public interest law firm. I frequently represent low income tenants regarding a variety of issues with rental housing.

Certainly one of the issues is that tenants have little protection from moving into residential units where dangerous drug activity has occurred, where the residues etc. have not been cleaned up and could cause health concerns and the necessity to pick up and move yet again.

So first let me praise the work that has gone into this so far, together with the important intent. Please consider this comment to be primarily in support of the Rule as drafted. However I do have some concerns that I hope will result in beneficial changes.

The first concern is something that is not in the Rule. I have represented tenants whose landlords tore down "property condemned" signs from residential units and rented them. The Rule does not provide for an easily available source of information for the public on residential units that have been dangerous drug labs etc., and whether they have been remediated. Since most tenants are working folks, it should be a source that is available in the evenings. I strongly urge the use of a web site that is organized by city (and neighborhoods of larger cities) and searchable by address and landlord. This would be a little extra set up time in the beginning to get this started, but would then be easy to

maintain. It would be a way for a tenant to find out if a place they are planting to rent, or are now renting, turns out to have been a dangerous drug lab etc., and if so, whether it was remediated.

Section 2.6 defining "controlled substance" seems much too broad. I leave the details to scientists, but I do not know why a rental unit that has been used in connection only with marijuana should require eviction and remediation. The same may be true if the residential unit was used only for storage in a secured container. One guilty family member's clandestine activity could needlessly result in the eviction of an entire family without a real need to do so. So far as I know, it is only the manufacture of methamphetamine that can cause contamination problems. There may be more, but the rule would be better to identify specific drugs, or families of drugs, that require remediation than to paint with such a broad brush.

Can Section 2.13 and 2.14 be read so broadly that if one apartment is a drug lab, and entire apartment building would have to be remediated?

Regarding 3.9, the records of the Contractor's Licensing Board should be checked to determine if the applicant has had a contractor's license revoked, or been an officer of a contractor for which this has happened. These people should not be allowed to be contractors or employees of contractors.

Regarding Section 6.1, I am concerned about the lack of protections from false or erroneous allegations of drug activity. This along with my first concern on availability to the public, are my strongest concerns.

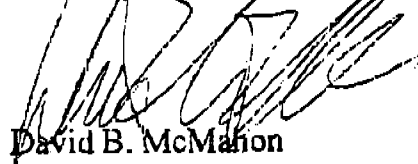
I have represented tenants who called police to report a crack house next to them, only to have owner/renter of the crack house find out, or guess, who gave the tip, and give a false tip to law enforcement on my innocent tenant. This starts a series of events that can be anywhere from annoyance to gross injustice.

And while I have utmost respect for most law enforcement officers there are bad and overzealous apples.

Does Section 6.1 provide that merely on the word/opinion of one law enforcement officer a landlord would have to evict a potentially innocent tenant and have the landlord remediate the residential unit? The process for the determination of dangerous drug activity on property needs set out, and it needs to set out the level of law enforcement officer that can make such a call, and that the call be made on science not opinion. Should an officer of the smallest size municipality in West Virginia be able to do this at all?

Most importantly, some kind of notice and right to a hearing on the determination that the residential unit has had dangerous drug activity in it needs to be a right available to the tenant (and the landlord). Some form of due process is wise, and probably required by the or state and federal constitutions.

Sincerely,



David B. McMahon
Attorney at Law

DBM/dbm