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## UNDERSTANDING WHAT “CLEARING AN AREA” BY A TENANT REALLY MEANS!



### Agenda

- Purpose
- Areas of Concern (examples)
- What does it mean to be cleared.
- The importance of communication.
- Employee Awareness
- Who is qualified to “clear” an area?/  
How do we get this person?
- What should I ask before starting?



## Purpose

- General conditions of the construction sites often need to be evaluated.



- GC's/Clients are often expected to tell subs that an area is safe.

- What special PPE if any need to be used?



## Purpose

- Need to determine if there are any special regulations, licenses or permits needed?



- Do people understand what they have the right to know?



- What happens if we just ASS/U/ME everything is "cleared"?



# Areas of Concern

Facility Chemical Contamination



Biological or Infectious Materials

Explosives/ Ordnances



Asbestos



# Areas of Concern

Lead



Structural Stability

Soil Contamination



Secure Facilities (research)



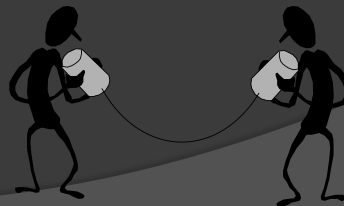
## What does it mean to be cleared?

- It means that due diligence was done.
  - “Cleared” means that the site is deemed safe for the workers to enter.
  - It does not mean that you will not be surprised.
- The real questions are:
  - Were the correct tests completed?
  - Did we test enough?
  - Do we know what to do if there is a “surprise”?



## Importance of Communication

- Share hazard assessment history
- Have a clearly defined procedure of how to clear an area and who can authorize entry.
- When sampling is being done, results positive or negative must be communicated.



## Employee Awareness

- Employees orientation should cover:
  - Know when to wait for clearance and from whom.
  - Recognize out of the ordinary hazards.
  - Know who to go to, to ask for clarification.
  - Know when to be concerned without crying wolf.
- An employees training site specific matrix needs to be defined (e.g. – asbestos, hazmat, dust, PPE, etc.).



## Who is Qualified to “Clear” an Area?

- Does CSP, CIH, CHST, PhD, MD mean anything?
- Is experience enough?
- What expertise is really needed?



## How do we get this dude?

- Ask Dave Madaras?
- Need to determine what expertise is required?
- Need to utilize a good network system.



What should I ask before starting?

Soil Contamination

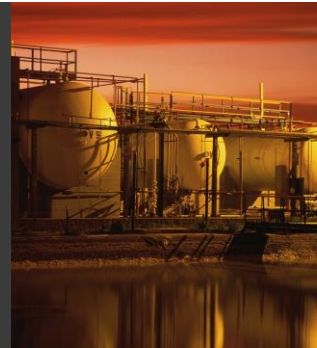


Secure/Secret Facilities



What should I ask before starting?

Facility Chemical Contamination

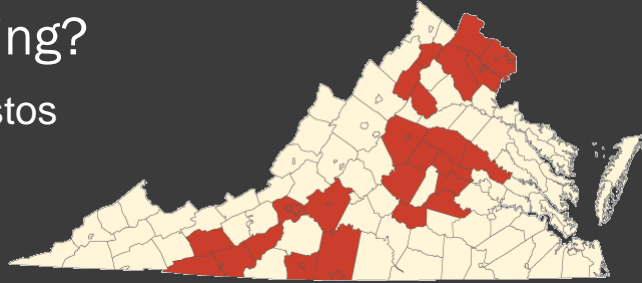


Biological or Infectious Materials



What should I ask before starting?

Asbestos



Lead



What should I ask before starting?

Explosives/Ordnances



Structural Stability



## What should I ask before starting?

- Explosives/ Ordnances
  - Have any ever been used at this site?
- Asbestos/Lead
  - What is the age of the building?
    - Is there a potential for asbestos?
    - Is there a potential for lead?
- Structural Stability
  - How has it been stabilized?



## What should I ask before starting?

- Soil Contamination
  - Have there been any environmental assessments done?
- Secure Facilities (research)
  - Need to determine if there is confidential information being withheld. If so ask what security clearance is required to get this information?





## What should I ask before starting?

- Facility Chemical Contamination
  - Were chemicals used on-site?
    - If so, how can you assure that the chemicals are at an acceptable levels?
- Biological or Infectious Materials
  - Were any bio-hazardous or infectious materials used?
    - How can you assure that the area is cleaned or disinfected?



## QUESTIONS?

