

Transitioning to Healthy Homes

May 4, 2009 Teleconference
Sponsored by the National Center for Healthy Housing



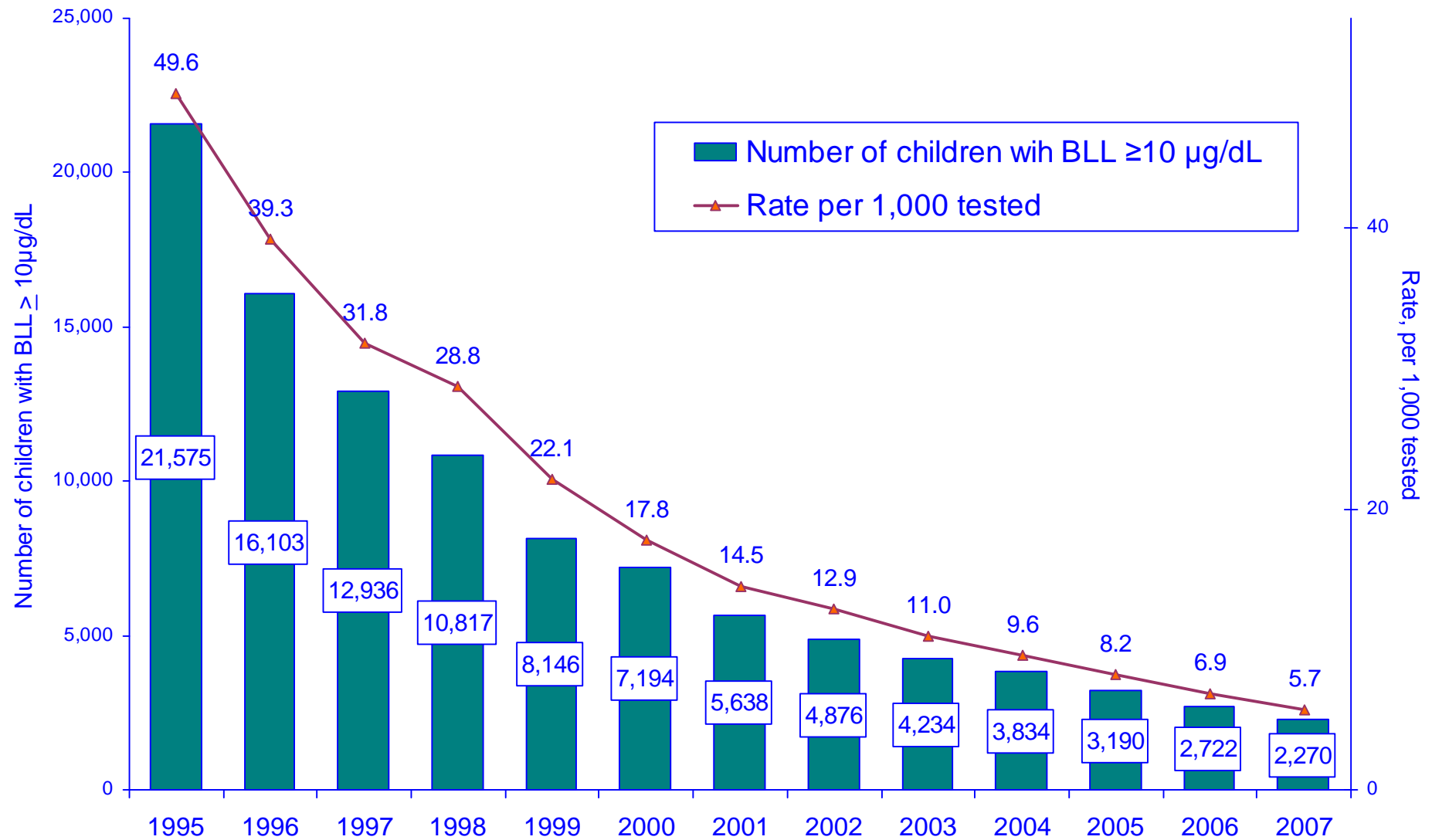
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Lead Poisoning Prevention Program (LPPP)
NYC Department of Health and Mental Hygiene

Today's Presentation

- Brief overview of lead poisoning in NYC
- LPPP efforts to integrate Healthy Homes into program activities
 - Home inspections
 - Hardware store campaign
- Accomplishments & challenges

Lead Poisoning in NYC

Steady Decline of in Number of Lead-Poisoned Children*



*Number and rate (per 1,000 tested) of children, age 0 to less than 18 years, newly identified with blood lead levels $\geq 10 \mu\text{g/dL}$, by year: NYC, 1995 – 2007.

Success Due to Many Factors

- Regulations prohibiting use of lead in:
 - Residential paint
 - Gasoline
 - Canned goods and other consumer products
- Housing improvements, including window replacement
- Education and outreach
- Early identification through screening

Strong Policy Infrastructure

■ Local Law 1

- NYC primary prevention law
- Primarily enforced by HPD
- Building owners must inspect and safely repair lead paint hazards in the homes of young children before they are lead poisoned
- Group day care operators must visually survey facilities for peeling paint annually and make repairs immediately

■ NYC Health Code

- Authorizes DOHMH to:
 - Investigate lead hazards in the homes of lead-poisoned children and order abatement of hazards
 - Investigate complaints of unsafe work
 - Investigate and embargo consumer products contaminated with lead
- Bans the use of lead paint inside of homes and in items used by children
- Prohibits dry sanding and scraping

Yet.... Lead poisoning is Still a Problem in NYC

- Two-thirds of NYC's housing units were built before 1960, when lead paint was banned for interior use in NYC
- Blood lead levels previously thought to be safe are now associated with learning and behavior problems in young children
- About 2,000 children have blood lead levels $\geq 10 \mu\text{g/dL}$

LPPP's Comprehensive Services

- Primary prevention to reduce lead hazards in homes and communities
- Outreach and education to the public and health care providers
- Case coordination for lead poisoned children and pregnant women
- Environmental investigation and enforcement
- Surveillance and research

Environmental Intervention Services for Lead Poisoned Children

- At blood lead levels of 15 μ g/dL or greater, LPPP provides:
 - Environmental inspections of primary and secondary addresses
 - Ordering building owners to abate hazards
 - Monitoring remediation – timely and using safe work practices
 - Referral to our housing agency (emergency repair program if owner fails to do work)
 - Risk reduction education

Environmental Intervention

- LPPP performs a risk assessment for possible lead exposures, including:
 - Visual assessment
 - Comprehensive risk assessment interview
 - XRF testing
 - Environmental samples, as necessary

Services for Lead Poisoned Pregnant Women

- Collaboration with Adult Lead Program
- Visual assessment of home and/or work place
- Risk assessment interview with lead-poisoned pregnant woman
- Lead risk reduction education
- Care Coordination with health care providers
- Environmental inspections
 - At delivery
 - Prior to delivery if child < 6 years and peeling paint in home

Collaboration with Home Visiting Programs Serving High-Risk Families

- Newborn Program and Asthma Initiative
 - LPPP trained home visiting staff to do visual assessment for peeling and deteriorated paint
 - Referral is made to LPPP
 - LPPP performs environmental inspection
 - If lead paint hazards identified, landlord is ordered to remediate the hazards

New 2008 Initiative

- Using lead and vital records registries to identify high-risk housing with young children and offer inspections to those families
 - Children (< 3 yrs) with BLLs of 10-14 µg/dL
 - Families with newborns (< 3 mo.) in the same building
- Intervening earlier and creating primary prevention opportunities

Integrating Healthy Homes into Case Investigations

Components of Healthy Homes Inspections

In addition to complete lead hazard inspection and risk assessment:

- Visual inspection for other home health hazards
- Education for occupants and building owners (brochures, checklists, oral messages)
- Referral to appropriate city agencies for enforcement using 311



Home Health Hazards We Look For

- Missing or improperly installed window guards
- Missing smoke and carbon monoxide alarms
 - Alarms with missing or expired batteries are also identified
- Mold
- Pests – roaches, mice, rats

Inspection Staff

- 17 field-based public health sanitarians
- All are EPA-certified lead paint risk assessors
- They have received additional HH training from:
 - NYC Fire Department
 - Window Falls Prevention Program (a DOHMH program that checks for mandatory window guards)
 - In-house training on mold, pests

Window Guards

- Guards are required by NYC law on every window (except fire escape) for children < 11 years of age
- LPPP inspector immediately reports missing or improperly installed window guards directly to DOHMH Windowfalls Prevention Program (WPP)
- WPP orders building owner to correct the violations
- Window guard inspection has been part of LPPP inspection protocol for many years

Smoke and CO Alarms

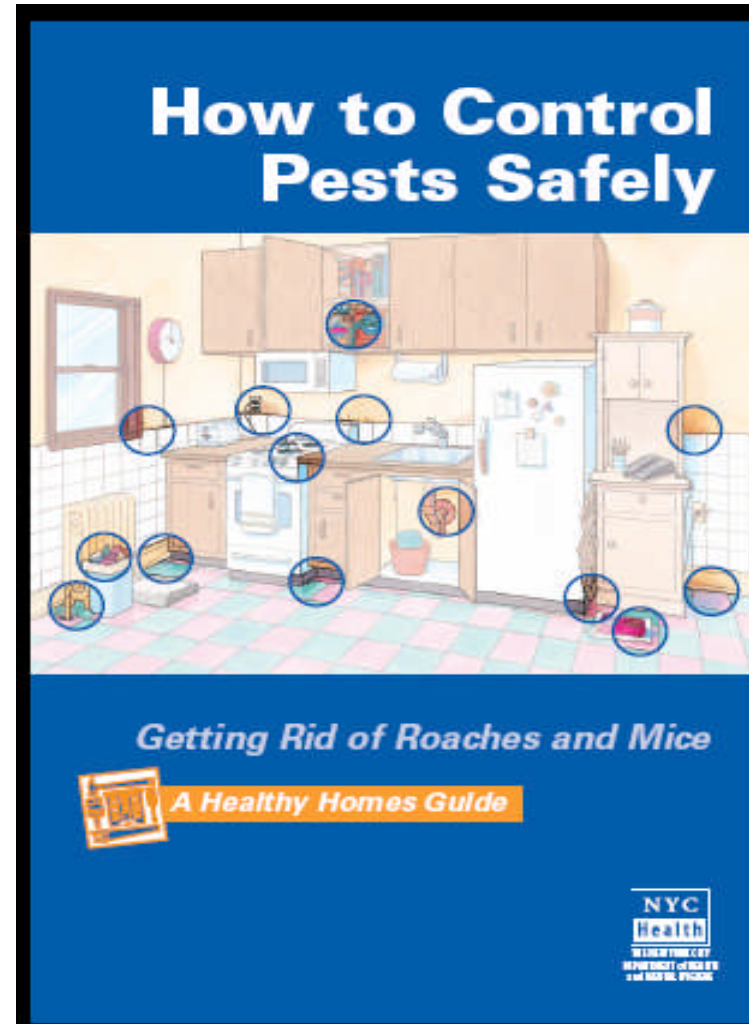
- Both types of alarms are required by NYC law
- Inspector's responsibilities:
 - Checks for alarms within 15 feet of bedrooms and at least one on every floor
 - Distributes free batteries provided by Fire Dept
 - Distributes fire department brochure with messages on fire prevention
 - Does not test the alarms
- Possible future program enhancements
 - Distribute free alarms
 - Arrange for installation of free alarms



Pests and Pesticide Hazards

Inspector's Responsibilities:

- Checks for roaches, mice and rats
- Helps occupant report rats to DOHMH Office of Pest Control
- Warns occupants not to use dangerous, illegal pesticides such as *Tempo*®, Chinese Chalk and *Tres Pasitos*
- Encourages occupants to use Integrated Pest Management; provides brochure on IPM



Mold

Inspector's Responsibilities:

- If mold is extensive, helps the occupant file a complaint with NYC's housing agency
- If mold is small or found only on bathroom tiles, gives the occupant information on clean-up procedures



HEALTHY HOMES

Mold

Mold growth indoors may be a problem. Mold may cause allergic reactions in some people. Mold may also be an asthma trigger.

Mold needs water or moisture to grow. Stop indoor mold growth by fixing leaks, controlling moisture, and cleaning up the mold.

Things You Can Do to Protect Your Family

Fix the Water Problem

- Correct water leaks immediately.
- Dry any water damaged items within 24-48 hours to prevent mold growth.

Control Moisture Sources

- Run the bathroom fan or open the window when showering and afterwards as well.
- Vent clothes dryers to the outside.
- Use a dehumidifier to keep humidity levels low in basements.

Tenants: Report all plumbing leaks and moisture problems to your landlord. Call 311 if your problem isn't fixed.

Clean Moldy Surfaces

If the mold problem is small (less than about 10 square feet – roughly a 3 foot by 3 foot patch), then you can normally handle the cleanup job yourself. If you have a larger area of mold, you may need professional help.

- Remove mold with sponges or rags using a detergent.
 - Scrub mold off hard surfaces with detergent and water, and dry completely.
 - Moldy ceiling tiles, carpet and other porous materials should be thrown away.
- Dispose of any sponges or rags used to clean mold.
- If the mold returns quickly or spreads, you may have an ongoing water problem. Fix water problems immediately.
- Protect yourself. Use safety goggles and gloves. For larger jobs, consider using a respirator.

Suggested Products

- Detergent/household cleaner
- Disposable gloves
- Disposable rags/sponges
- Heavy-duty plastic garbage bags
- Buckets
- Protective gear (goggles, rubber gloves, N95 respirator)

For More Information
Call the New York City Department of Health and Mental Hygiene.
In NYC, call 311 or go to nyc.gov/health

NYC Health
NYC DOH
Healthy Homes
A key step in a healthier New York
HPD

Healthy Homes Inspection Report



Inspector fills out
report for office use



New York City Department of Health and Mental Hygiene
Lead Poisoning Prevention Program
253 Broadway, CN 58, New York, NY 10007
(212) 676-6379

Healthy Homes Inspection Report

Date:	Child ID Number:	Building Type: <input type="checkbox"/> 1-2 family <input type="checkbox"/> Multiple Dwelling
Address:	Apartment Number:	Floor:
Borough:	Zip Code:	Phone Number:

Inspect apartment and speak with the tenant about Healthy Homes topics. Fill out form, provide appropriate education messages, and make call to 311 with tenant to make a complaint, where applicable:

- Was mold observed in apartment? (Do not report mold found on bathroom tiles or grout.)
 No
 Yes → Has tenant already made a complaint?
 Yes → Advise that they call 311 to find out status of their complaint.
 No → Make referral to 311 with tenant and record complaint number in question 7.

- If yes, please list all locations (room and component) where mold was observed:

- Were the following pests observed during inspection or reported by tenant? Indicate yes if pests were directly observed or reported by tenant. If Yes for RATS → Make referral to 311 with tenant and record complaint number in question 7.

RATS	MICE	ROACHES
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

- Are there smoke alarms present in the following areas?

Primary Sleeping Area	Other Sleeping Area (> 15 feet away from primary sleeping area)	Basement (1- and 2-family homes only)
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

- Are there carbon monoxide alarms present in the following areas?

Primary Sleeping Area	Other Sleeping Area (>15 feet away from primary sleeping area)
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

- Were 9 Volt batteries provided for smoke or carbon monoxide alarms? Yes No

6a. # of batteries provided: _____

- Complaint # (RATS): _____ Complaint # (MOLD): _____


Comments: _____

PHS (Print)	PHS (Signature)	Badge #	Employee ID #
Supervisor (Print)	Supervisor (Signature)	Badge #	Employee ID#




Tenant Checklist

- Inspector fills out the tenant checklist with the tenant and uses this opportunity to reinforce HH messages
- Form has space to record complaint reference number if problem is reported to a city agency



KEEP YOUR HOME HEALTHY AND SAFE FOR YOUR CHILDREN!



LI#: _____ Date: _____

Address: _____ Apt. #: _____

An inspector from the NYC Department of Health and Mental Hygiene (DOHMH) inspected your apartment for lead paint hazards and other home health hazards. This checklist tells you what problems the inspector found in your apartment. A checklist is also being sent to your landlord.

Protect your child's health!
Please read the checklist below and the brochures provided. For more information, call 311.

TENANT CHECKLIST

HOME HEALTH HAZARD	HAZARD FOUND IN YOUR HOME	WHAT YOU CAN DO
Were home health hazards found in your apartment?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Yes → Read this checklist for more information. No → Keeping your home healthy and safe is very important. Please read the brochures provided.
Lead paint hazards in your apartment	<input type="checkbox"/> Yes <input type="checkbox"/> No	The health department has ordered your landlord to fix lead paint hazards. If the owner does not make the repairs, please call (212) 676-6379.
Missing or broken window guards (if a child under age 11 lives with you)	<input type="checkbox"/> Yes <input type="checkbox"/> No	The health department will order the landlord to install or fix the window guards. If the landlord doesn't make the repairs within 30 days, call 311.
Missing smoke alarms	<input type="checkbox"/> Yes <input type="checkbox"/> No	Ask the landlord to install the alarms or do it yourself. Change batteries twice a year, when you change your clocks for daylight savings time.
Missing carbon monoxide (CO) alarms	<input type="checkbox"/> Yes <input type="checkbox"/> No	If either the smoke or the CO alarm rings, everyone should leave the apartment immediately. Then call 911.
Mold in the apartment (except on bathroom tiles and grout)	<input type="checkbox"/> Yes <input type="checkbox"/> No	Landlords are responsible for removing mold everywhere except on bathroom tile and grout. Call 311 if the landlord doesn't remove mold and fix leaks. You can remove mold on bathroom tiles and grout with soap and water. Read the enclosed brochure to learn how to prevent mold growth.
Roaches and/or mice in your apartment	<input type="checkbox"/> Yes <input type="checkbox"/> No	Read the enclosed brochure to learn safe ways to control pests without using dangerous pesticides.
Rats in your apartment	<input type="checkbox"/> Yes <input type="checkbox"/> No	Call 311 to report rats in your apartment, building or neighborhood!


Complaint # (Mold): _____

Complaint # (Rats): _____

Department of Health and Mental Hygiene Lead Poisoning Prevention Program
253 Broadway, 11th Floor, CN 58, New York NY 10007

Landlord Checklist

- Filled out by inspector after s/he returns to the office
- Mailed to the building owner along with the Healthy Homes brochures
- Tells building owner which home health hazards were found by the inspector
- Includes tips on how to fix the hazards


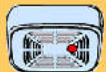

NYC Health **KEEP HOMES HEALTHY AND SAFE!** 

LI #: _____ Date: _____

Address: _____ Apt #: _____

An inspector from the NYC Department of Health and Mental Hygiene (DOHMH) inspected the above-mentioned apartment for lead paint hazards and other home health hazards. If lead paint hazards were identified, you will receive a Commissioner's Order with a list of the lead paint hazards you must repair. The checklist below tells you the problems other than lead paint hazards which the inspector found in the apartment and what you should do to fix the problems. Please read the checklist below and the enclosed brochures. For more information, please call 311.

Landlord Checklist

HOME HEALTH HAZARD AND INSPECTION RESULTS	HAZARD FOUND IN APARTMENT	WHAT LANDLORDS AND HOME OWNERS SHOULD DO
Has any hazard been found in this apartment?	<input type="checkbox"/> Yes <input type="checkbox"/> No	NO → Remember periodic maintenance is the key to keeping homes healthy and safe. Please read the enclosed brochures for more information! YES → Read the information below.
Does apartment have smoke alarms and carbon monoxide alarms in the required locations?	Smoke Alarm: <input type="checkbox"/> Yes <input type="checkbox"/> No  Carbon Monoxide Alarm: <input type="checkbox"/> Yes <input type="checkbox"/> No 	Building owners are required by law to install a smoke alarm and a carbon monoxide (CO) alarm within 15 feet of every room where people sleep. <input type="checkbox"/> The alarms must have the Underwriter's Laboratory (UL) seal of approval. <input type="checkbox"/> In an apartment or home with more than one floor, smoke alarms are required on every floor and in the basement. The Fire Department recommends that you install CO alarms in these locations also. <input type="checkbox"/> Prevent fires and CO problems. Make sure that all gas and oil-fueled appliances are operating properly. Hire a qualified technician to inspect these appliances annually. <input type="checkbox"/> Propane and kerosene heaters are illegal in NYC. They are a fire and CO hazard. Provide adequate heat so that tenants do not use space heaters. To find out why smoke and CO alarms are so important, read the enclosed pamphlets from the NYC Fire Department.
Does the apartment have all required window guards? Are any of the window guards loose or incorrectly installed?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No 	Building owners are required by law to install DOHMH-approved window guards in every apartment where a child younger than 11 years lives, if the apartment is located in a building with 3 or more apartments. Window guards must be installed on every window in the apartment, except the window that opens onto the fire escape. Window guards are required even if the apartment is on the first floor. To learn more about window guard requirements read the enclosed brochure: Window Guards: They Save Lives. They're the Law.

Preparation for Healthy Homes Pilot

- Research to select hazards
 - Nature and severity of health impact
 - Prevalence
 - Existence of housing and health code requirements that could be used to support intervention

- Priority given to hazards that
 - Can be fatal -- fire deaths, CO poisoning, window falls
 - Are associated with asthma -- mold, pests, pesticides

- Development of inspection protocol and checklists for occupants and owners

- Revisions to data management software to allow tracking of HH inspection results

- Training of inspectors

Bringing Pilot to Scale

- Started as small pilot in a few neighborhoods in March 2008
- After 8 weeks, met with sanitarians to get feedback
 - Sanitarians enjoyed helping families to address additional home health hazards
 - Most families welcomed the assistance provided
- Incorporated sanitarian suggestions into inspection protocol
- Gradually expanded; city-wide scope as of September 2008

Number of Homes Inspected

- Inspected 442 homes in 2008
- Anticipate 1000 inspections in 2009
 - 2008 program was not citywide until 9/09
 - Inspections for children under 3 years with BLLs of 10-14 ug/dL started in 12/08

Healthy Homes Inspection Data (2008)

	Number of housing units	
Units inspected	442	
Units with one or more hazards	302 (68.3%)	
Frequency	1 hazard	103 units
	2 hazards	108 units
	3 hazards	55 units
	4 hazards	32 units
	5 hazards	4 units
	6 hazards	0 units

Healthy Homes Inspection Data (2008)

	# of units in which hazard was identified	% of 442 units inspected in which hazard was identified
Pests		
Roaches	157	35.5%
Mice	125	28.3%
Rats	8	1.8%
Mold	54	12.2%
Alarms		
Missing Smoke Alarm	119	26.9%
Missing CO Alarm	169	38.2%

Healthy Homes Hardware Store Campaign

“Point of Sale” Educational Strategy

- Reach “do-it-yourselfers” and small contractors to educate them about lead-safe work practices
- **529** hardware and paint stores in high-risk neighborhoods for lead poisoning enrolled as of 12/08
- Health Code Requirement: Stores that sell paint or paint removal supplies must post a sign notifying customers that dry painting and dry sanding are prohibited in dwellings, schools and day care centers

Warning Sign for Stores

Preventing Childhood Lead Poisoning in New York City

PROHIBITED BY LAW

**DRY SANDING OR
DRY SCRAPING PAINT***

In Homes, Day Care Centers, and Schools



Always Use **Wet Methods
and Safe Work Practices**

Call 311 for more information or
to report unsafe work.

* Lead paint and paint of unknown lead content



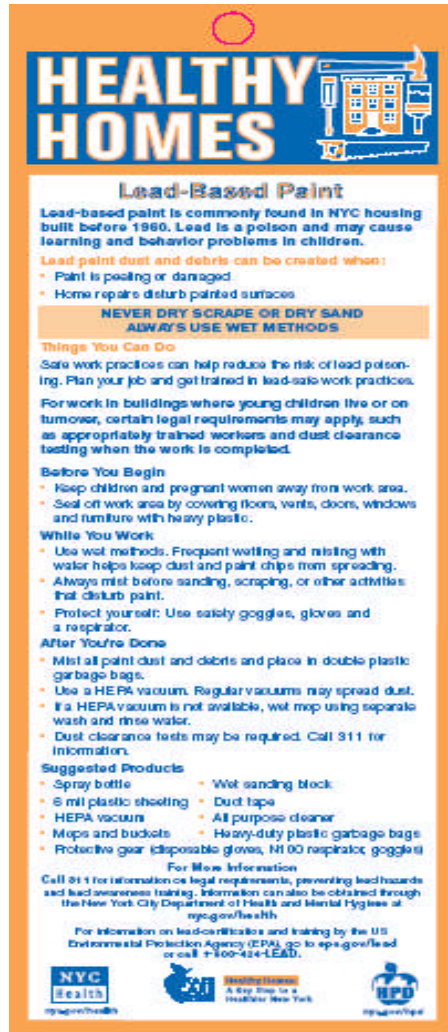
Information and Give-Aways



- Brochures and promotional items distributed with DOHMH “branding”
- Stores are encouraged to place decal in window to announce participation
- LPPP staff visit periodically to restock and check for the mandatory warning sign



More Branded Give-Aways



HEALTHY HOMES

Lead-Based Paint

Lead-based paint is commonly found in NYC housing built before 1960. Lead is a poison and may cause learning and behavior problems in children.

Lead paint dust and debris can be created when:

- Paint is peeling or damaged
- Home repairs disturb painted surfaces

**NEVER DRY SCRAPE OR DRY SAND
ALWAYS USE WET METHODS**

Things You Can Do

Safe work practices can help reduce the risk of lead poisoning. Plan your job and get trained in lead-safe work practices.

For work in buildings where young children live or on turnover, certain legal requirements may apply, such as appropriately trained workers and dust clearance testing when the work is completed.

Before You Begin

- Keep children and pregnant women away from work area.
- Seal off work area by covering floors, vents, doors, windows and furniture with heavy plastic.

While You Work

- Use wet methods. Frequent wetting and misting with water helps keep dust and paint chips from spreading.
- Always mist before sanding, scraping, or other activities that disturb paint.
- Protect yourself: Use safety goggles, gloves and a respirator.

After You're Done

- Mist all paint dust and debris and place in double plastic garbage bags.
- Use a HEPA vacuum. Regular vacuums may spread dust.
- If a HEPA vacuum is not available, wet mop using separate wash and rinse water.
- Dust clearance tests may be required. Call 311 for information.

Suggested Products

- Spray bottle
- Wet sanding block
- 6 mil plastic sheeting
- Dust tape
- HEPA vacuum
- All purpose cleaner
- Mops and buckets
- Heavy-duty plastic garbage bags
- Protective gear (disposable gloves, N100 respirator, goggles)

For More Information

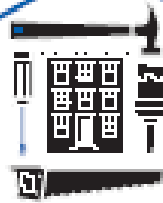
Call 311 for information on legal requirements, preventing lead hazards and lead awareness training. Information can also be obtained through the New York City Department of Health and Mental Hygiene at nyc.gov/health

For information on lead-certification and training by the US Environmental Protection Agency (EPA), go to epa.gov/lead or call 1-800-424-LEAD.

Logos for NYC Health, Healthy Homes, and EPA are included at the bottom.



Healthy Homes Refrigerator Magnet



- Keep Homes Healthy & Safe
- Never Dry Sand/Dry Scrape
- Remove Mold & Fix Leaks
- Use Safe Pest Control Methods
- Use Household Chemicals Safely
- Check smoke and carbon monoxide detectors twice a year
- Be Tobacco Free



Call 311 for more information
New York City Department of Health & Mental Hygiene



Accomplishments and Challenges

2008 Accomplishments

- Successfully integrated Healthy Homes into primary and secondary inspections for lead poisoning
- Enriched our collaboration with home visiting partners
 - Identify high-risk apartments for lead poisoning
 - Respond to other tenant concerns, eg. rats and mold
- Established new collaboration with Fire Department
 - Training for inspectors
 - Brochures and free batteries
 - Possible collaboration on a FEMA grant
- Developed brochures in several languages to more effectively serve multilingual population

Challenges in Controlling Other HH Hazards

■ Mice and Roaches

- Two most common hazards found
- Education is the only intervention
- No specific city agency responds to complaints
- LPPP hopes to:
 - Find additional funding to create and distribute IPM pest kits
 - Promote building-wide approach and encourage owners to hire IPM pest control contractors

■ Smoke and CO Alarms

- Ability to order installation is complicated
- Lack of funds to purchase alarms
- Lack of staff for distribution of alarms
- LPPP hopes to:
 - Identify donors and explore possibility of installation by other city agencies (e.g. Fire Dept)

Challenges: Tenant Participation

- Tenants who decline apartment inspection out of fear of eviction or deportation
- Tenants who allow the apartment inspection but are afraid to file complaints or to have owner notified of the problems
- **Context: Housing shortage, unofficial tenants, undocumented immigrants**

Challenges: Evaluation

- Were hazards identified by LPPP inspectors addressed?
 - For apartments with lead paint hazards and other HH hazards
 - LPPP checks on progress of lead hazard remediation
 - Should we re-inspect of HH hazards?
 - For apartments with HH hazards but no lead paint hazards
 - Currently no re-inspection
 - Should we revisit? Would telephone survey be a viable alternative?

Challenges: Evaluation

- If hazards were addressed, did the intervention have a health impact?
 - Project is small and interventions are widely dispersed
 - Will we see a city wide health effects?
 - However, research has demonstrated efficacy of window guards and smoke alarms in reducing fire deaths and child deaths from window falls
 - Some small studies have shown decrease in asthma symptoms with decrease in roaches and pesticide use

Next Steps....

- Continue to assess our intervention efforts
- Look for ways to improve upon and expand interventions based on data, research and best practice
- Build new collaborations to leverage resources and expand our reach in high risk communities