



OSHA REGIONAL NOTICE

U.S. DEPARTMENT OF LABOR

Occupational Safety and Health Administration

DIRECTIVE NUMBER: 05-CPL2-14E

EFFECTIVE DATE: April 1, 2003

SUBJECT: LEP for Building Renovation/Rehabilitation

REGIONAL IDENTIFIER: Region V

ABSTRACT

Purpose: This Notice modifies a Calumet City Area Office Local Emphasis Program (LEP) for safety and health inspections of those construction projects which involve extensive reconstruction, renovation, or rehabilitation on the interior of an existing building to include the Madison and Milwaukee Area Offices.

References: OSHA Notice CPL 2.103 Field Inspection Reference Manual (FIRM), OSHA Instruction CPL 2-0.102A Procedures for Approval of Local Emphasis Programs

Action Offices: The Area Director will use the procedures described in Paragraph 8 of this Notice as the basis for developing and implementing inspection activity in those projects involving extensive rehabilitation, renovation and reconstruction of existing buildings.

Originating Office: Calumet City Area Office

Contact: Assistant Regional Administrator
Enforcement Programs
USDOL-OSHA
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By and Under the Authority of
Michael G. Connors
Regional Administrator

- 1) Purpose. The purpose of this Notice is to modify a Calumet City Area Office Local Emphasis Program (LEP) for safety and health inspections of those construction projects which will involve extensive reconstruction, renovation, or rehabilitation of the interior of an existing building to include the Madison and Milwaukee Area Offices.
- 2) Scope. This Notice applies to the Calumet City, Madison and Milwaukee Area Offices.
- 3) References. OSHA Notice CPL 2.103 Field Inspection Reference Manual (FIRM), OSHA Instruction CPL 2.102A Procedures for Approval of Local Emphasis Programs
- 4) Expiration. This Notice expires September 30, 2003.
- 5) Action. The Area Director will use the procedures described in Paragraph 8. of this Notice as the basis for developing and implementing inspection activity in those projects involving extensive rehabilitation, renovation and reconstruction of existing buildings.
- 6) Policy. The Area Director shall use the LEP as described herein as the basis for scheduling safety and health inspection activity at rehabilitation, renovation and reconstruction projects.
- 7) Background. There are a number of older buildings in the Cities of Chicago, Madison and Milwaukee that are undergoing extensive rehabilitation/renovation/reconstruction activities. These buildings typically have been purchased by development firms which then contract various construction companies to reconstruct the interior into residential units or office spaces. The reconstruction process normally involves an extensive amount of interior demolition in order to install the new equipment (elevators, stairs, windows, electrical apparatus, etc.) which will satisfy present day building safety codes. This extensive demolition creates both safety hazards and health hazards to the workers at the site.
 - a. Due to the fact that most of the activities are being done on the interior of the building, OSHA's ability to conduct inspections in this type of environment has been limited to responding to fatalities, formal complaints or referrals. These types of construction projects have not been available through Dodge Reports, which consist of construction work sites provided from a randomly generated computer list by the University of Tennessee. There have been only a limited number of complaints and referrals filed with OSHA considering the number of these types of projects observed. Attempts have been made to use the City Building Permits to generate an inspection list; however, for a number of reasons, that approach has proven infeasible and too time consuming. The inspections conducted on these types of projects have resulted in numerous citations for such hazards as: open floor holes, ungrounded electrical wiring, unguarded wall openings, and over exposures to airborne contaminants (such as asbestos, silica and lead) while sandblasting or grinding.

- 8) Procedures. The following procedures will be used in targeting and scheduling inspections conducted under this LEP.
- a) For the reasons outlined previously, it would be impossible to develop a list for random selection of these types of construction projects. Therefore, inspections conducted under this LEP would be initiated by: CSHO observation, formal/non-formal complaints, and referrals from outside sources.
 - b) The sites being targeted will consist of those older buildings requiring extensive interior demolition so as to allow the installation of up to date equipment as required by present day building safety codes.
 - c) The boundary area will be the City of Chicago and the Calumet City OSHA Area Office boundary of North Avenue (1600 North), and the jurisdictions of the Madison and Milwaukee Area Offices.
 - d) Upon observation of such a jobsite, the CSHO will notify the Area Office of the name of the contractor (if available) and the location of the building. The Team Leader will determine if the site has been inspected within the last 30 days. If the site has not been inspected within the last 30 days, permission will be given to inspect the site. If the site has been inspected within the last 30 days, an inspection will be authorized only if an imminent danger appears to be present or at the Area Director's discretion.
- 9) IMIS Coding. Inspections conducted under this program will be coded as "h. Planned" in item 24, and item 25c, Local Emphasis Program, will be coded "GUTREH."
- 10) Evaluation Procedures. It is important that this program be evaluated in a timely manner in order to assess its potential future value and to make any necessary modifications.
- a) The Area Director shall submit an evaluation report to the ARA/EP no later than September 30, 2003. The evaluation shall be in accordance with CPL 2.102A and include a brief description of inspections conducted, results of the inspections and an evaluation of the program in general.
 - b) The ARA/EP shall prepare a final evaluation report regarding the effectiveness of the program and make recommendations for modifications and/or continuation of the program to the Regional Administrator by October 29, 2003.