

## GUZI-WEST INSPECTION & CONSULTING NEWSLETTER | Q2 2023

### GUZI-WEST PARTNERSHIPS

We work with you!

- RESTORATION COMPANIES
- DISASTER CLEAN-UP COMPANIES
- HVAC INSTALLERS
- FLOORING CONTRACTORS
- INSULATION CONTRACTORS
- ROOFING CONTRACTORS
- CONSTRUCTION CONTRACTORS
- SCHOOL DISTRICTS
- CONSULTING FIRMS
- ARCHITECTS
- ENGINEERS
- REAL ESTATE AGENTS
- STATE AND FEDERAL AGENCIES

AND MORE!

Welcome to our second quarterly newsletter! As a leading environmental consulting firm, we are dedicated to staying at the forefront of our industry and providing our clients with the best possible service. This newsletter is an opportunity for us to share updates, news, and insights with you, our valued colleagues.

In this edition, you will find information on regulations regarding working on projects with lead-based paint and/or lead-containing surface coating present, options for residential indoor air quality investigations, and two snapshots into recent projects we've worked on.

We believe that open and transparent communication is key to our success, and this newsletter is just one of the ways we're working to achieve that goal. If there's anything you'd like to see in future editions or any feedback you'd like to share, please don't hesitate to reach out.

We are grateful for your hard work and dedication, and look forward to staying connected with you in the months ahead!

Best regards,  
Clay Guzi President/CEO



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# Working With Lead-Based Paint and Lead-Containing Surface Coatings

According to the California Code of Regulations Title 17, any lead abatement work aimed at reducing lead-based paint, lead-contaminated dust, or lead-contaminated soil in residential or public buildings requires you to be a certified Lead Supervisor or Worker under CDPH LRC (Title 17, CCR, Section 36100(a)(1)). However, renovation work involving remodeling and repair/maintenance; electrical, plumbing, painting preparation, carpentry, and window replacement falls within the scope of the Environmental Protection Agency's Lead Renovation, Repair, and Painting (RRP) Program.

The RRP Program establishes requirements for firms and individuals performing renovations and affects rental property owners/managers, general contractors, special trade contractors, including painters, plumbers, carpenters, and electricians, and others who disturb painted surfaces. It applies to work in houses, apartments, and child-occupied facilities (such as schools and child care centers) built before 1978. It includes pre-renovation education requirements as well as training, firm certification, and work practice requirements. In general, anyone who is paid to perform work that disturbs paint in housing and child-occupied facilities built before 1978 must be certified. This includes all firms, even sole proprietorships.

As a certified firm under the RRP Program, you must have at least one certified renovator who has completed a 1-day RRP training course. This individual can then train other employees on the job, ensuring compliance with the regulations.

In addition to the RRP Program, CAL-OSHA, in line with worker safety standards, requires employers to ensure that no worker exceeds the permissible exposure limit during any lead-disturbing work, regardless of the specific type of work being performed. Employers must conduct annual assessments through personal air monitoring conducted during an employee's work shift. These assessments serve as a critical step in safeguarding workers' health and well-being. Guzi-West has trained lead professionals that can assist with these assessments if requested.

For more information on lead regulations that may impact your project, please do not hesitate to reach out or visit the US EPA RRP Program at <https://www.epa.gov/lead/lead-renovation-repair-and-painting-program> or Cal/OSHA worker safety standard under Title 8, Section 1532.1 at <https://www.cdph.ca.gov/programs/CCDPPH/DEODC/OHB/OLPPP/CDPH%20Document%20Library/lic.pdf> or Title 17 CCR Div. 1 Ch. 8 at <https://www.cdph.ca.gov/Programs/CCDPPH/DEODC/CLPPB/CDPH%20Document%20Library/Title%2017.pdf>.

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# Residential Indoor Air Quality Investigations

Through years of experience, research, and thousands of investigations, Guzi-West has developed two distinct options for addressing residential indoor air quality concerns: Rapid Airborne Mold Testing and Real Time Air monitoring and Testing.. The first approach is a short-term monitoring method where indoor air quality testing is performed specific to mold alone, while the second approach involves real time air monitoring conducted over a period of 7-days or longer and focuses on numerous indoor air quality parameters, including mold. The first option can be a cost-effective way to assess an immediate and persistent air quality issue caused by mold. However, we strongly believe the second approach, which is a longer-term monitoring approach, is both superior scientifically and in relation to the fundamental question of 'is a given structure's indoor air quality truly impacted to a degree of concern, and if so, what are the most likely indoor air pollutant/s affecting a given occupant.'

## Rapid Airborne Mold Testing

Rapid airborne mold screening involves collecting air samples utilizing Mycometer Air Fungi (MAF) protocol. Following sample collection, the samples are immediately analyzed onsite utilizing a Mycometer, a standalone unit which utilizes Enzyme Targeted Fluorogenic Detection technology to quantify fungi and determine if fungi concentrations are elevated in the indoor air environment. Following analysis results Guzi-West personnel complete a report of findings specifying the sampling methodology and findings. Guzi-West does not recommend this method be utilized if visible mold growth is already present in the home and/or if water damage issues are already present; in our opinion, those conditions aren't improved by determining the degree to which indoor air quality is impacted (i.e. moving directly to ceasing the sources of the leak via licensed contractors and/or moving directly to mold mitigation via a mold mitigation contractor is a better approach).

## Real Time Air Monitoring & Testing

Guzi-West personnel temporarily install a real-time air monitoring device in the structure. The monitoring device is mounted on a wall and uploads all data to a cloud server, which is accessed by Guzi-West. The device is deployed for exactly seven (7) days, must remain plugged in, and is wirelessly connected to the internet throughout the duration of the monitoring period. The air monitoring device monitors and reports concentrations of the following every fifteen (15) minutes: Ozone (O<sub>3</sub>), Carbon Monoxide (CO), Particulate Matter (PM 2.5 and PM 10), Nitrogen Oxides (NO<sub>x</sub>), Sulfur Oxides (SO<sub>x</sub>), Total Volatile Organic Compounds (tVOC), Relative Humidity (RH), Temperature (T), and Barometric Pressure (BP). Guzi-West graphs any exceedances of a given pollutant's primary or secondary standard (whichever is lowest) in a report of findings prepared within seven (7) business days following the completion of the agreed-upon air monitoring time period.

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## GUZI-WEST RECENT PROJECTS

Eureka's Pine Hill Road bridge, standing over Swain Slough, is scheduled for demolition and replacement. Prior to demolition, the Guzi-West team worked alongside McCullough Construction Inc. assessing the bridge for asbestos and lead-based paint.



Guzy-West was approached by Northern Valley Catholic Social Services to perform continuous air monitoring for one of its office units. Using a TSI AirAssure Indoor Air Monitor, Guzy-West was able to track concentrations of Ozone, Carbon Monoxide, Particulate Matter, Nitrogen Oxides, Sulfur Oxides, Total Volatile Organic Compounds, Relative Humidity, Temperature, and Barometric Pressure over a week long period.



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