

CONNECTICUT HOUSING FINANCE AUTHORITY

CHFA Environmental/Hazardous Materials Review Guidelines

The following environmental/hazardous materials guidelines shall be followed for providing construction financing of multifamily developments pertaining to both new construction and the rehabilitation of existing buildings & properties.

1. Environmental/Hazardous Materials Consultant Qualifications

Submit qualifications of the firm along with the experience & licenses of those employees assigned to investigate, inspect, perform the environmental services and/or prepare reports. Environmental Consultants shall be Connecticut Licensed Professionals within their specific field. For verification of site remediation and or abatement work confirming environmental compliance, the firm and/or individual employed shall be listed on the current “CTDEP List of Licensed Environmental Professionals”.

2. Environmental/Hazardous Materials Site Assessment Report

A Phase I Environmental Site Assessment report prepared by a Connecticut Licensed Environmental Professional (CTLEP) shall be submitted to CHFA for review. Environmental Site Assessments shall comply with the National Environmental Policy Act (NEPA) and be prepared in accordance with Standards outlined in the “Transfer Act Site Assessment Guidance Document” (TASA, CTDEP) including current revisions published by the CT DEP and ASTM Standard E1527-05, Standard Practice for Environmental Site Assessments. Based on the information submitted and reviewed, additional phased site investigations, testing and or reports may be required.

3. Lead-based Paint

Current Federal, State & Local Laws & Regulations shall be adhered to, including the following:

- a. “Guidelines for the Evaluation & Control of Lead-Based Paint Hazards in Housing” as published by the U.S. Dept of Housing and Urban Development.
- b. State of Connecticut Department of Public Health & Addiction Services, Guidance Document for Lead Abatement.
- c. U.S. Environmental Protection Agency requirements regarding removal & disposal of lead-based paint.
- d. OSHA, Lead in Construction Standard 29 CFR 1926.62.
- e. Local Governmental Laws & regulations pertaining to lead-based paint.

4. Asbestos

Current Federal, State & Local Laws & Regulations shall be adhered to, including:

- a. U.S. Environmental Protection Agency regulations & forms.
- b. State of Connecticut Department of Health Services Regulations - Standards for Asbestos Abatement.

5. Radon

Provide radon testing of properties where buildings will be used for residential occupancy. If testing results are not provided, a Radon Mitigation System will need to be installed.

Comply with all current U.S. Environmental Protection Agency guidelines for Residential Construction including:

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- a. EPA Document - “Radon-resistant Construction Techniques for New Residential Construction” (current issue).
- b. EPA Document- “Model Standards and Techniques for the Control of Radon in New Residential Buildings” (current issue).

A Radon Mitigation System (passive or active as determined by final testing) shall be provided where radon test results are above the EPA Action Guideline of 4 pCi/L. Following construction, and prior to final closing, submit radon test results for review.

6. Others

Submit site & building information indicating review of the following:

- a. Mold
- b. Urea Formaldehyde Insulation
- c. PCB (Polychlorinated Biphenyl's)
- d. Drinking Water/Piping Systems
- e. Flood Classification and/or Flood Zone
- f. Wetland Classification and Designated Areas

7. Environmental Attorney

The Owner’s Environmental Attorney needs to confirm review of environmental reports prepared by consultants to insure that all applicable environmental regulations specific to the property will be met. Submit opinion-statement from the Owner’s Environmental Attorney.

8. Costs

Upon completion of all testing, and the determination of the scope of possible abatement and or remediation work, submit cost information for review.