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NSW

# DRUG TESTING IN YOUR BUILDING

# PRESENTED BY:

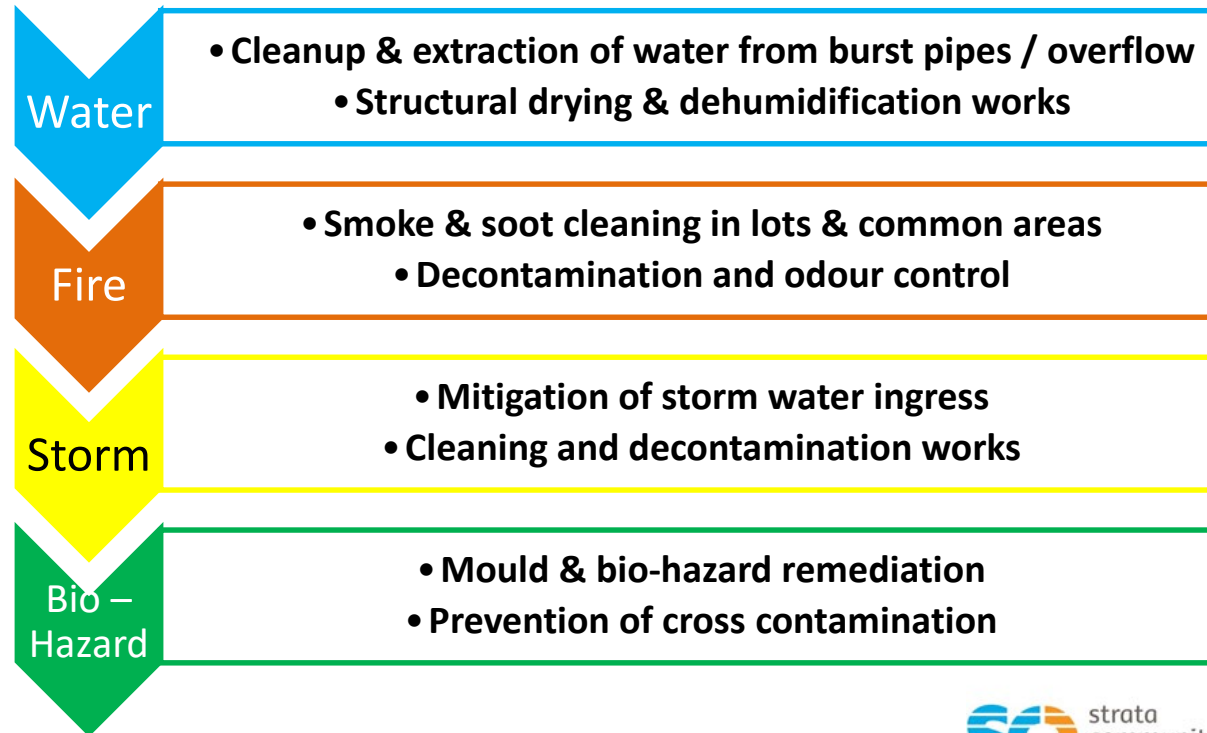


24HR EMERGENCY RESPONSE



# EXCEL GROUP

## SPECIALIST RESTORATION



# Clandestine Drug Labs

- Trend of increased use and manufacture in Australia
- Approximately 600 clandestine drug labs discovered annually
- 2 out of 3 detected in residential properties
- Estimated only 1 in 10 clandestine drug labs are ever discovered



# Meth Residue – Potential Health Hazards

Chemical residue, left over from the manufacturing process, can seep into porous items and surfaces including:

- Soft furnishings
- Carpet
- Plasterboard wall and ceiling linings
- Timber mouldings, trims, doors, etc.

Common reactions include:

- Eye, nose and throat irritation
- Respiratory problems
- Rashes
- Nausea
- Vomiting
- Dizziness
- Confusion
- Fatigue
- Blurry vision
- Headache

# When is testing required?

- Upon discovery of lab i.e. after a police raid
- After remediation to confirm levels are below 0.5 micrograms per 100cm<sup>2</sup>
- If there is evidence or reasonable suspicion property was used to conceal a clandestine drug lab

# Potential Signs

Suspected clandestine drug operation by tenant or neighbour:

- Windows blocked out
- Unusual ventilation
- Unusually high security
- Strong odours of acetone, ammonia, solvents or sour odours
- Large number of matches (match heads used in production)
- Large quantities of empty cold medication packages

- Jars or containers with two layered liquids
- Presence of caustic drain cleaners, iodine crystals, instant cold packs
- Coffee filters or material with white pasty substance or crystals
- Burns, powder residue, crystalline residue on benches
- Propane tanks with fittings turned blue
- Presence of various flat or round bottom glassware
- Heating devices such as camp stoves or hotplates
- Presence of tubing, pumps, compressed gas tanks
- Presence of staining in drains, sinks and toilets





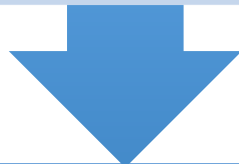
# NSW POLICE

Clandestine drub lab identified - Removal of lab equipment, chemicals and drugs  
Sticker placed on door – indicating former lab and not to enter prior to remediation is complete  
Notification of lab to local council



# LOCAL COUNCIL

Advises property owner of presence of lab and requirements to **assess** and **remediate** the property prior to further occupation or use



# PROPERTY OWNER

Responsible party for remediation  
Advises local council of progress and completion of **assessment** and **remediation**



## Preliminary Assessment – Hygienist Consultant

- Review Police report
- Ventilate site
- Conduct site survey
- Design sampling plan (for high risk sites)
- Collect samples



## Remediation Action Plan (RAP)



## Cleanup / Remediation Conducted in accordance with RAP



Validation Sampling  
Undertaken by hygienist to determine success of remediation works



Results Reviewed  
Must meet remediation criteria



Reporting  
Council advised successful remediation and site fit for occupation

# Sampling Procedure for High Risk Sites

## High Risk Site Criteria:

- There has been a fire or explosion at the property
- The estimated production was greater than 5g
- The manufacturing operations occurred for more than 1 week at the premises
- Evidence of large quantities of chemicals (>50L/kg) stored at the premises
- Evidence that waste/chemicals have been dumped at the property
- If uncertain – the lab should be considered high risk

# Indoor Surface Contamination

**Sample Method:**

Swab sampling

**Analytical Method:**

Samples analysed by a lab using NATA approved method

LOCATIONS	MINIMUM SAMPLING REQUIRED
Normal access areas: Floors, walls, ceilings	Drug manufacture area: 3 samples Rooms adjacent to manufacturing: 2 samples Areas of visible contamination: 1 sample A/C duct: 1 sample
Appliances and movable items	If to be removed and disposed: No sample If to be retained: 1 sample per item; 1 internal + 1 external for appliances
Low-access areas (roof space)	Target areas of suspected contamination: 1 sample
Non-accessible areas	No samples
Townhouses, duplexes, units	Sample adjacent premises if there is a pathway of contamination such as common ventilation system, adjoining/connecting stairways and doors. Minimum 1 sample per adjacent premises



# Indoor Surface Contamination

**Screening:** Photo-Ionisation Detector (PID)  
 PID level <ppm1 no further sampling required  
 PID level >1ppm detailed sampling required

**Sample Method:** Sampling using evacuated canister for analysis of Volatile Organic Compounds (VOC)

**Analytical Method:** Samples analysed by a lab using NATA approved method



LOCATION	MINIMUM SAMPLING REQUIRED
Room where drug manufacture and chemical storage occurred	1 sample per room
Rooms where there is evidence of contamination (staining, odours)	1 sample per room



# Remediation Action Plan (RAP)

Prepared by Hygienist Consultant following test result analysis.

RAP to include the following:

- All relevant site information i.e. address, setting, location of neighbours, etc
- Outline of nature and extent of contamination and identification of areas requiring remediation
- How the property is to be remediated, including methods
- Itemise materials required to be removed from site
- Where and how waste materials are to be disposed
- Level of PPE required to be worn during all phases of restoration
- Quality Assurance and Quality Control practices required to be followed
- The contractors to be engaged
- Schedule of works



# Remediation Process

## HARD SURFACES WITHIN THE HOME: Benches, permanent fixtures, walls, floors, ceilings

Wash (double or triple wash) all surfaces and vents

May also repaint or seal surfaces after washing – only where materials are unlikely to be disturbed during future renovations

If internal walls / ceilings damaged or not cost effective to clean – remove and replace

Vacuum with high efficiency particulate vacuum

Cordon off each room after cleaning to prevent cross-contamination



# Remediation Process

## PLUMBING

- Replace and damaged fixtures or fittings
- Flush pipes with clean water

## SOFT FURNISHINGS: Carpet, curtains, blinds

- All items from affected areas to be disposed of appropriately

# Remediation Process

## CONTENTS: High Value – High Contact / Exposure Items

Mattress	Discard
Carpet	Discard
Upholstered items	Discard
Window furnishings	Discard
Food preparation items	Discard
Plastic furniture	Discard

# Remediation Process

CONTENTS: High Value – Low Contact / Exposure Items	
Photographs	May be salvaged
Large appliances	May be cleaned (inside and out)
Electronics	May be cleaned (where cleaning does not damage item)



# Remediation Process

**CONTENTS:**  
Low Value – High Contact / Exposure Items

Clothing	Dispose
Children’s toys	Dispose
Kitchen Items	Dispose
Books & Household paper items	Dispose
Toothbrushes & Toiletries	Dispose

**CONTENTS:**  
Low Value – Low Contact / Exposure Items

Hand tools	May be cleaned
Garden tools	May be cleaned



24HR EMERGENCY RESPONSE



1300 965 400 (24HR Emergency Hotline)  
www.excelgroupsydney.com.au



# Post Remediation

- Consultant monitors remediation process
- Undertakes Validation Sampling
- Provides certification that the property has been remediated to meet the required levels and the property is suitable for occupation

