

At a Regular Session of the County Commission of Kanawha County, West Virginia, held at the Courthouse thereof, on the 23rd day of August, 2007, the following Order was made and entered:

SUBJECT: PUBLIC HEARING TO AMEND THE PUBLIC NUISANCE & PROPERTY ORDINANCE OF KANAWHA COUNTY, ADOPTED BY THE KANAWHA COUNTY COMMISSION ON JULY 7, 2005, TO ADD A NEW SECTION 108.1.3a – STRUCTURE UNFIT FOR HUMAN OCCUPANCY METHAMPHETAMINE LABS AND AMEND EXISTING SECTION 109. – EMERGENCY MEASURES TO INCLUDE THE MANUFACTURE OF METHAMPETHAMINE OR OTHER ILLEGAL SUBSTANCES OR ATTEMPT TO MANUFACTURE METHAMPHETAMINE OR OTHER ILLEGAL SUBSTANCES.

The following motion was offered by Dave Hardy , Commissioner.

The County Commission of Kanawha County, West Virginia hereby **AMENDS THE PUBLIC NUISANCE & PROPERTY MAINTENANCE ORDINANCE OF KANAWHA COUNTY ADOPTED BY THE KANAWHA COUNTY COMMISSION ON JULY 2005, TO ADD A NEW SECTION 108.1.3a – STRUCTURE UNFIT FOR HUMAN OCCUPANCY METHAMPHETAMINE LABS AND AMEND EXISTING SECTION 109. – EMERGENCY MEASURES OR OTHER ILLEGAL SUBSTANCES OR ATTEMPT TO MANUFACTURE METHAMPHETAMINE OR OTHER ILLEGAL SUBSTANCES.**

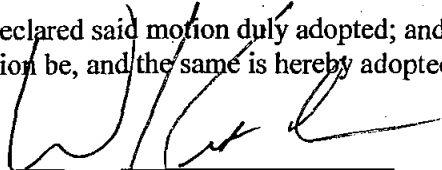
The adoption of the foregoing motion having been moved by:

 Dave Hardy , Commissioner, and duly seconded by:

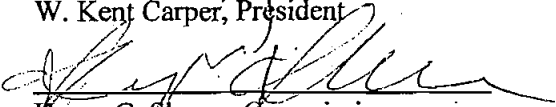
 Henry C. Shores , Commissioner, the vote thereon was as follows:

W. Kent Carper, President	<u> Aye </u>
Henry C. Shores, Commissioner	<u> Aye </u>
Dave Hardy, Commissioner	<u> Aye </u>

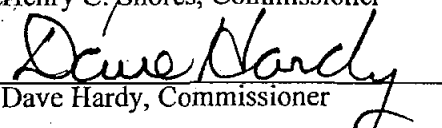
WHEREUPON, W. Kent Carper, President declared said motion duly adopted; and it is therefore **ADJUDGED** and **ORDERED** that said motion be, and the same is hereby adopted.



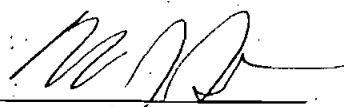
W. Kent Carper, President



Henry C. Shores, Commissioner



Dave Hardy, Commissioner

Approved by: 

County Attorney

PUBLIC NUISANCE AND PROPERTY MAINTENANCE ORDINANCE

Chapter 1

The purpose of this ordinance is to promote the public health, safety and welfare of residents of Kanawha County, and to provide for the removal and abatement of unhealthy, noxious, dangerous and hazardous substances and conditions, at private expense.

Section 101

General

- 101.1 Title. These regulations shall be known as the Property Maintenance Code of Kanawha County, hereinafter referred to as "this code."
- 101.2 Scope. The provisions of this code shall apply to all existing residential and nonresidential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment, and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupants of existing structures and premises, and for administration, enforcement and penalties.
- 101.3 Intent. This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein.
- 101.4 Severability. If a section, subsection, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

Section 102

Applicability

- 102.1 General. The provisions of this code shall apply to all matters affecting or relating to structures and premises, as set forth in Section 101. Where, in a specific case, different sections of this code specify different requirements, the most restrictive shall govern.
- 102.2 Maintenance. Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the structure or premises was constructed, altered or repaired shall be maintained in good working order. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Except as otherwise specified herein,

the owner or the owner's designated agent shall be responsible for the maintenance of buildings, structures and premises.

102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of other codes as approved and authorized by the Kanawha County Commission.

102.4 Existing remedies. The provisions in this code shall not be construed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the removal or demolition of any structure which is dangerous, unsafe and unsanitary.

102.5 Workmanship. Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's installation instructions.

102.6 Historic buildings. The provisions of this code shall not be mandatory for existing buildings or structures designated by the state or local jurisdiction as historic buildings when such buildings or structures are judged by the code official to be safe and in the public interest of health, safety and welfare.

102.7 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 8 and considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply.

102.8 Requirements not covered by code. Requirements necessary for the strength, stability or proper operation of an existing fixture, structure or equipment, or for the public safety, health and general welfare, not specifically covered by this code, shall be determined by the code official.

Section 103

Department of Property Maintenance Inspection

103.1 General. The department of property maintenance inspection shall be known as the Kanawha County Planning and Development Office, hereinafter referred to as "The Planning Department". The executive official in charge thereof shall be known as the code official.

103.2 Appointment. The code official shall be appointed by the Kanawha County Commission.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and

with the concurrence of the Kanawha County Commission, the code official shall have the authority to appoint a deputy code official, other related technical officers, inspectors, employees, or any law enforcement agency.

103.4 Restriction of employees. An official or employee connected with the enforcement of this code, except one whose only connection is that of a member of the Board of Appeals established under Section 111, shall not be engaged in, or directly or indirectly connected with, the furnishing of labor, materials or appliance for the construction, alteration or maintenance of a building, or the preparation of construction documents thereof, unless that person is the owner of the building; nor shall such officer or employee engage in any work that conflicts with official duties or with the interests of the department.

103.5 Liability. The code official, officer or employee charged with the enforcement of this code, while acting for the county, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act required or permitted in the discharge of official duties.

Any suit instituted against any officer or employee because of an act performed by that office or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the county until the final termination of the proceedings. The code official or any subordinate be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code; and any officer of the Planning Department, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any or omission in the performance of official duties in connection therewith.

Section 104

Duties and Powers of the Code Official

104.1 General. The code official shall enforce the provisions of this code.

104.2 Rule-making authority. The code official shall have authority, as necessary in the interest of public health, safety and general welfare, to adopt and promulgate rules and procedures; to interpret and implement the provisions of this code; to secure the intent thereof; and to designate requirements applicable because of local climatic or other conditions. Such rules shall not have the effect of waiving structural or fire performance requirements specifically provided for in this code, or of violating accepted engineering methods involving public safety.

104.3 Inspections. The code official shall make all of the require inspections, or shall accept reports of inspection by approved agencies or individuals. All reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official is authorized to engage such

expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

104.4 Right of entry. The code official is authorized to enter the structure or premises at reasonable times to inspect subject to constitutional restrictions on unreasonable searches and seizures. If entry is refused or not obtained, the code official is authorized to pursue recourse as provided by law.

104.5. Identification. The code official shall carry proper identification when inspection structures or premises in the performance of duties under this code.

104.6. Notices and orders. The code official shall issue all necessary notices or orders to ensure compliance with this code.

104.7 Department records. The code official shall keep official records of all business and activities of the department specified in the provisions of this code or another code or ordinance, the responsibility or more than one code official of the jurisdiction is involved, it shall be the duty of the code officials involved to coordinate their inspections and administrative orders as fully as practicable so that the owners and occupants of the structure shall not be subjected to visits by numerous inspectors or multiple or conflicting orders. Whenever an inspector from any agency or department observes an apparent or actual violation of some provision of some law, ordinance or code not within the inspector's authority to enforce, the inspector shall report the findings to the code official having jurisdiction.

Section 105

Approval

105.1 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications for individual cases, provided the code official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the department files.

105.2 Alternative materials, methods and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material or method of construction shall be approved where the code official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

105.3 Required testing. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the code official shall have the authority to require tests to be made as evidence of compliance at no expense to the jurisdiction.

105.31 Test methods. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the code official shall approve the testing procedures.

105.3.2 Testing agency. All tests shall be performed by an approved agency.

105.3.3 Test reports. Reports of tests shall be retained by the code official for the period required for retention of public records.

105.4 Material and equipment reuse. Materials, equipment and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested when necessary, placed in good and proper working condition and approved.

Section 106

Violations

106.1 Unlawful acts. It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.

106.2 Notice of violation. The code official shall serve a notice of violation or order in accordance with Section 107.

106.3 Prosecution of violation. Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a misdemeanor, and the violation shall be deemed a strict liability offense and subject to the penalties of West Virginia State Code Chapter 17-23-9. If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

106.4 Violation penalties. Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by West Virginia State Code Chapter 17-23-9. Each day that a violation continues after due notice has been served shall be deemed a separate offense. The Kanawha County Commission has the right to abate the nuisance and recover costs of abatement with respect to the property owner.

106.5 Abatement of violation. The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or

premises, or to stop an illegal act, conduct, business or utilization of the building, structure or premises.

Section 107

Notices and Orders

107.1 Notice to owner or to person or persons responsible. Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given to the owner or the person or persons responsible therefore in the manner prescribed in Section 107.2 and 107.3. Notices for condemnation procedures shall also comply with Section 108.3

107.2 Form. Such notice prescribed in Section 107.1 shall be in accordance with all of the following:

1. Be in writing.
2. Include a description of the real estate sufficient for identification.
3. Include a statement of the violation or violations and why the notice is being issued.
4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this code.
5. Inform the property owner of the right to appeal.

107.3 Method of service. Such notice shall be deemed to be properly served if a copy thereof is:

1. Delivered personally;
2. Sent by certified or first-class mail addressed to the last known address; or
3. If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice.

107.4 Penalties. Penalties for noncompliance with orders and notices shall be as set forth in Section 106.4.

107.5 Transfer of ownership. It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without

condition for making the corrections or repairs required by such compliance order or notice of violation.

Section 108

Unsafe Structures and Equipment

108.1. Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

108.1.2 Unsafe equipment. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

108.1.3.a Structure unfit for human occupancy – Methamphetamine Labs

Addendum 1 of the Public Nuisance Ordinance details the specific guidelines for Testing and Decontamination of the Methamphetamine Labs. All property owners of structures or properties containing Methamphetamine Labs will follow the procedures outlined in Addendum 1. Decontamination Contractors will also follow the procedures in this Addendum. All other parts of the Public Nuisance Ordinance also apply to the property containing Methamphetamine Labs.

108.1.4 Unlawful structure. An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

108.2 Closing of vacant structure. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not be an attractive nuisance. Upon failure of the owner to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real

estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal resource.

108.3 Notice. Whenever the code official has condemned a structure or equipment under the provisions of this section, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the owner or the person or persons responsible for the structure or equipment in accordance with Section 107.3. If the notice pertains to equipment, it shall also be placed on the condemned equipment. The notice shall be in the form prescribed in Section 107.2.

108.4 Placarding. Upon failure of the owner or person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment a placard bearing the word "Condemned" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

108.4.1 Placard removal. The code official shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the code official shall be subject to the penalties provided by this code.

108.5. Prohibited occupancy. Any person who shall occupy a placarded premises or shall operate placarded equipment, and any owner or any person responsible for the premises who shall let anyone occupy a placarded premises or operate placarded equipment shall be liable for the penalties provided by this code.

Section 109

Emergency Measures

109.1 Imminent danger. When, in the opinion of the code official, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, which specifically includes the manufacture of methamphetamine or other illegal substances, or attempt to manufacture methamphetamine or other illegal substances, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted at each entrance to such structure a notice reading as follows: This Structure is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

109.2 Temporary safeguards. Notwithstanding other provisions of this code, whenever, in the opinion of the code official, there is imminent danger due to an unsafe condition, the code official shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the code official deems necessary to meet such emergency.

109.3 Closing streets. When necessary for public safety, the code official shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, public ways and places adjacent to unsafe structures and prohibit the same from being utilized.

109.4 Emergency repairs. For the purposes of this section, the code official shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

109.5 Cost of emergency repairs. Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure is or was located for the recovery of such costs.

109.6 Hearing. Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the appeals board, be afforded a hearing as described in this code.

Section 110

Demolition

110.1 General. The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to demolish and remove such structure.

110.2 Notices and orders. All notices and orders shall comply with Section 107.

110.3 Failure to comply. If the owner of a premises fails to comply with a demolition order within the time prescribed, the code official shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

110.4. *Salvage materials.* When any structure has been ordered demolished and removed, the governing body or other designated officer under said contract or arrangement aforesaid shall have the right to sell the salvage and valuable materials at the highest price obtainable. The net proceeds of such sale, after deducting the expenses of such demolition and removal, shall be promptly remitted with a report of such sale or transaction, including the items of expense and the amounts deducted, for the person who is entitled thereto, subject to any order of a court. If such a surplus does not remain to be turned over, the report shall so state.

Section 111

Means of Appeal

111.1 *Application for appeal.* Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the Kanawha County Commission, provided that a written application for an appeal is filed within twenty (20) days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means, or that the strict application of any requirement of this code would cause an undue hardship.

111.2 *Notice of meeting.* The Commission shall meet upon notice from the President, within the twenty (20) days of the filing of an appeal, or as stated periodic meetings.

111.3 *Open hearing.* All hearings before the Commission shall be open to the public. The appellant, the appellant's representative, the code official and any person whose interests are affected shall be given an opportunity to be heard. A quorum shall consist of not less than two-thirds of the Commission membership.

111.4 *Postponed hearing.* When the full Commission is not present to hear an appeal, either the appellant or the appellant's representative shall have the right to request a postponement of the hearing.

111.5 *Commission decision.* The Commission shall modify or reverse the decision of the code official only by a concurring vote of a majority of the total number of Commission members.

111.5.1 *Records and copies.* The decision of the Commission shall be recorded. Copies shall be furnished to the appellant and to the code official.

111.5.2 *Administration.* The code official shall take immediate action in accordance with the decision of the Commission.

111.6 *Court review.* Any person, whether or not a previous party of the appeal, shall have the right to apply to the Circuit Court of Kanawha County.

111.7 Stays of enforcement. Appeals of notice and orders (Other than Imminent Danger notices) shall stay the enforcement of the notice and order until the appeal is heard by the County Commission.

Chapter 2 **DEFINITIONS**

Section 201 **General**

201.1 Scope. Unless otherwise expressly stated, the following terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the singular.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the International Building Code, International Fire Code, International Zoning Code, International Plumbing Code, International Mechanical Code or the ICC Electrical Code, such terms shall have the meanings ascribed to them as in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

201.5 Parts. Whenever the words "dwelling unit", "dwelling", "premises", "building", "rooming house", "rooming unit" or "story" are stated in this code, they shall be construed as though they were followed by the words "or any part thereof."

Section 202 **General Definitions**

APPROVED. Approved by the code official.

BASEMENT. That portion of a building which is partly or completely below grade.

BATHROOM. A room containing plumbing fixtures including a bathtub or shower.

BEDROOM. Any room or space used or intended to be used for sleeping purposes.

CODE OFFICIAL. The official who is charged with the administration and enforcement of this code, or any duly authorized representative.

CONDEMN. To adjudge unfit for occupancy.

DWELLING UNIT. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

EXTERIOR PROPERTY. The open space on the premises and on adjoining property under the control of owners or operators of such premises.

EXTERMINATION. The control and elimination of insects, rats or other pests by eliminating their harborage places; by removing or making inaccessible materials that serve as their food; by poison spraying, fumigating, trapping or by any other approved pest elimination methods.

GARBAGE. The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.

GUARD. A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a lower level.

HABITABLE SPACE. Space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.

IMMINENT DANGER. A condition which could cause serious or life-threatening injury or death at any time.

INFESTATION. The presence, within or contiguous to, a structure or premises of insects, rats, vermin or other pests.

LABELED. Devices, equipment, appliances, or materials to which has been affixed a label, seal, symbol, or other identifying mark of a nationally recognized testing laboratory, inspection agency or other organization concerned with product evaluation that maintains periodic inspection of the production of the above-labeled items and by whose label the manufacturer attests to compliance with applicable nationally recognized standards.

LET FOR OCCUPANCY OR LET. To permit, provide or offer possession or occupancy of a dwelling, dwelling unit, rooming unit, building, premise or structure by a person who is or is not the legal owner of record thereof, pursuant to a written or unwritten lease, agreement or license, or pursuant to a recorded or unrecorded agreement of contract for the sale of land.

OCCUPANCY. The purpose for which a building or portion thereof is utilized or occupied.

OCCUPANT. Any individual living or sleeping in a building, or having possession of a space within a building.

OPENABLE AREA. That part of a window, skylight or door which is available for unobstructed ventilation and which opens directly to the outdoors.

OPERATOR. Any person who has charge, care or control of a structure or premises which is let or offered for occupancy.

OWNER. Any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

PERSON. An individual, corporation, partnership or any other group acting as a unit.

PREMISES. A lot, plot or parcel of land including any structures thereon.

ROOMING HOUSE. A building arranged or occupied for lodging, with or without meals, for compensation and not occupied as one or two family dwelling.

ROOMING UNIT. Any room or group of rooms forming a single habitable unit occupied or intended to be occupied for sleeping or living, but not for cooking purposes.

RUBBISH. Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke, and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.

STRICT LIABILITY OFFENSE. An offense in which the prosecution in a legal proceeding is not required to prove criminal intent as a part of its case. It is enough to prove that the defendant either did an act which was prohibited, or failed to do an act which the defendant was legally required to do.

STRUCTURE. That which is built or constructed or a portion thereof.

TENANT. A person, corporation, partnership, or group, whether or not the legal owner of record, occupying a building or portion thereof as a unit.

TOILET ROOM. A room containing a water closet or urinal but not a bathtub or shower.

VENTILATION. The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.

WORKMANLIKE. Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.

YARD. An open space on the same lot with a structure.

Chapter 3.

General Requirements.

Section 301

General

301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property.

301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. Occupants of a dwelling unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit or premises which they occupy and control.

301.3 Vacant structures and land. All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

Section 302

Exterior Property Areas

302.1 Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

302.2 Grading and drainage. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Exception: Approved retention areas and reservoirs.

302.3 Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

302.4 Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches (254 mm). All noxious weeds shall be prohibited.

Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

302.5 Rodent harborage. All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes, which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

302.6 Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors, or other gaseous or particular wastes directly upon abutting or adjacent public or private property or that of another tenant.

302.7 Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

302.7.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle or any type is permitted to undergo major overhaul, including bodywork, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

302.9 Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

Section 303

Exterior Structure

303.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

303.2 Protective treatment. All exterior surfaces, including but not limited to , doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements an decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and

water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

303.3 Structural members. All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

303.4 Foundation walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

303.5 Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

303.6 Roofs and drainage. The roof and flashing shall be sound, tight and not have defect that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls of interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

303.7 Overhang extensions. All overhang extensions including but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

303.8 Stairways, decks, porches and balconies. Every extension stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

Section 304

Interior Structure

304.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

304.2 Structural members. All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

304.3 Interior surfaces. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.

304.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

Section 305

Rubbish and Garbage

305.1 Accumulation of rubbish or garbage. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

305.2 Disposal of rubbish. Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

305.2.1 Rubbish storage facilities. The owner of every occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.

305.3 Disposal of garbage. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.

305.3.1 Garbage facilities. The owner of every dwelling shall supply one of the following: an approved mechanical food waste grinder in each dwelling unit; and approved incinerator unit in the structure available to the occupants in each dwelling unit; or an approved leakproof, covered, outside garbage container.

305.3.2 Containers. The operator of every establishment producing garbage shall provide, and at all times cause to be utilized, approved leakproof containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal.

Section 306

Extermination

306.1 Infestation. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.

306.2 Owner. The owner of any structure shall be responsible for extermination within the structure prior to renting or leasing the structure.

306.3 Single occupant. The occupant of a one-family dwelling or of a single-tenant nonresidential structure shall be responsible for extermination on the premises.

306.4 Multiple occupancy. The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house or a nonresidential structure shall be responsible for extermination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant shall be responsible for extermination.

306.5 Occupant. The occupant of any structure shall be responsible for the continued rodent and pest-free condition of the structure.

Exception: Where the infestations are caused by defects in the structure, the owner shall be responsible for extermination.

Section 307

Certain nuisances enumerated; not exclusive.

307.1 The following acts, when committed, or conditions, when existing, are defined and declared to be nuisances:

1. An act done or committed or aided or assisted to be done or committed by any person, or any substance, being or thing kept, maintained, placed or found in or upon any public or private place, which is injurious or dangerous to the public health, safety or good order.
2. All buildings, bridges or other structures of whatsoever character kept or maintained, or which are permitted by any person owing or having control to be kept or maintained, in a condition unsafe, dangerous, unhealthy, injurious or annoying to the public.
3. All ponds or pools of putrid or stagnant water, and all foul or dirty water or liquid found or discharged into or upon any street, public place or lot to the injury or annoyance of the public.
4. All houses or buildings used or special storage of powder, dynamite or other explosive substances, except those maintained pursuant to permit issued by competent authority.
5. Any unclean, stinking, foul, defective or filthy drainpipe, tank or gutter or any leaking or broken slop, garbage or manure box or receptacle of like character.
6. Any dirt gathered in cleaning yards, waste of factories or any rags, damaged merchandise, wet, broken or leaking containers or any materials which are offensive or tend by decay to become putrid or to tender the atmosphere impure or unwholesome.

7. Any business, trade or activity whereby noisome stenches and odors or noxious gases arise or are generated.
8. Whenever in any cellar, basement, or part of a cellar or basement, or any house or building, there may be found water occasioned by leakage from defective hydrants, water pipes, sewer pipes, cisterns, wells, gutters, drains, running spouts or seepage from the surrounding earth, or whenever the walls of any cellar or basement shall be found to be damp or moist from any cause named in this subsection, such water, leakage, seepage or moisture shall be deemed a nuisance.
9. Every act or thing done or which may be permitted, allowed or continued by the owner, agent, assignee, occupant or tenant of any premises, property or structure, which act or thing done relates to the location, construction, repair, maintenance, use, emptying and cleaning of wall water closets, privies, sinks, plumbing, drains, yards, lots, areaways, pens, stables and other places where offensive, unsightly, unwholesome, objectionable or dangerous substances or liquids are or may be accumulated, to the damage or injury of any of the inhabitants of the county, and not otherwise specified.
10. All open, unguarded or unprotected excavations, refrigerators with intact doors, swimming pools or buildings which, when abandoned or left open or other unprotected, will likely prove dangerous to life or limb, or abandoned, open, uncovered or otherwise unprotected wells, cesspools, cisterns or catchbasins.

307.2 The nuisances described shall not be construed as exclusive; and any act of commission or omission and any condition which constitutes a nuisance by statute or common law of the state, when committed, omitted or existing within the unincorporated area of the county, is declared to constitute a nuisance.

307.3 Any nuisances not cleared within thirty (30) days of notification by the Kanawha County Planning and Development Office shall be subject to the penalties prescribed in Section 106. Any appeal of such determination shall be made pursuant to Section III.

Section 400.

Liens

401. The Kanawha County Planning and Development Office shall then be authorized to record a Notice of Lien in the Office of the County Clerk against any property in which corrective action and its costs are incurred by the Kanawha County Planning and Development Office and the Kanawha County Commission. Said lien shall specify the Tax Map and Parcel of the property and the property owner and shall further specify the amount expected.

402. The Kanawha County Planning and Development Office shall further be authorized and see reimbursement of all costs for corrective action included under the ordinance by all legal methods available including the aforementioned liens and court action.

Kanawha County Public Nuisance Ordinance Addendum 1

Decontamination and Testing of Methamphetamine (Meth) Labs

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A. Purpose and authority.

(1) This Addendum to the Kanawha County Public Nuisance Ordinance is adopted to protect the public's health, safety, and welfare by establishing standards, procedures, and responsibilities for:

(a) The certification of contractors and their employees authorized to perform decontamination of methamphetamine lab sites; and

(b) Prohibiting the occupancy and use of property where hazardous chemicals or chemical residues commonly associated with the manufacture of methamphetamine are or may be present.

(2) Other key parts of this Addendum include:

(a) Decontamination practices for methamphetamine lab sites.

(b) Methamphetamine testing rules and requirements.

B. Definitions.

For the purposes of this ordinance, the following words and phrases shall have the following meanings unless the content clearly indicates otherwise.

"Authorized contractor" means any person or persons certified by the Kanawha County Planning Office to decontaminate, conduct sampling, or dispose of contaminated property as required by this ordinance.

(Note: The Kanawha County Planning Office will be referred to hereafter as Planning Office.)

"Certificate" means an accepted approval on file in the Planning Office under this ordinance.

"Certified" means a person who has Planning Office approval under this ordinance.

"Condemned Placard" means a sign posted by the Planning Office per Section 108.3 and 108.4 of the Public Nuisance Ordinance conspicuously on a methamphetamine lab site informing the public that hazardous chemicals may exist on, or have been removed from, the premises and that entry is prohibited.

"Contaminated" or "contamination" means polluted by hazardous chemicals associated with methamphetamine labs so that the property is unfit for human habitation or use due to immediate or long-term hazards. Property that at one time was contaminated, but has been satisfactorily decontaminated according to procedures listed in this document is considered "not contaminated."

"Decontamination" means the process of reducing levels of methamphetamine to the target level of 0.1 micrograms per 100 sq. cm. using currently available methods and processes.

"Disposal of contaminated property" means the disposition of contaminated property.

"Hazardous chemicals" means substances used in the manufacture of methamphetamine:

"Methamphetamine lab site" means any property where a person illegally manufactures methamphetamine or attempts to manufacture methamphetamine or stores a methamphetamine ingredient as noted by a law enforcement agency.

"Initial site assessment" means the first evaluation of a property to determine the nature and extent of observable damage and contamination.

"List of contaminated properties" means a list of properties contaminated by methamphetamine

manufacturing, attempted manufacturing, or the storage of hazardous chemicals used in methamphetamine-making.

"Person" means an individual, firm, association, copartnership, political subdivision, government agency, municipality, industry, public or private corporation, or other entity.

"Posting" means attaching printed "CONDEMNED" placards conspicuously on property which may be, or is determined to be, contaminated by methamphetamine manufacturing, attempted methamphetamine manufacture or the storage of a hazardous chemical used in methamphetamine-making.

"Property" means any site, lot, parcel of land, structure, or part of a structure involved in the illegal manufacture of a methamphetamine including, but not limited to:

- Single-family residences;
- Units or multiplexes;
- Condominiums;
- Apartment buildings;
- Motels and hotels;
- Accessory Structures;
- Storage Units;
- Campers or Trailers;
- Manufactured housing or mobile homes;
- Any structure, or part of a structure that may be contaminated by previous use.

"Property owner" means a person with a lawful right of possession of the property by reason of obtaining it by purchase, exchange, gift, lease, inheritance, or legal action.

"Refresher course" means an approved annual training course for decontamination workers and supervisors. An approved refresher course:

- Reviews the subjects taught in the initial training course; and
- Includes updated information on emerging decontamination technology.

"Supervisor" means a person certified and employed by an authorized contractor who is on site during the decontamination of a methamphetamine lab site and who is responsible for the activities performed.

"Worker" means a person certified and employed by an authorized contractor who performs decontamination of a methamphetamine lab site.

Part 1. DECONTAMINATION CONTRACTOR CERTIFICATION & RESPONSIBILITIES

1.1 Decontamination Contractor certification.

(1) A contractor may advertise, offer to undertake, or perform decontamination, sampling, or disposal work at a methamphetamine lab site only after securing Approval from the Planning Office.

(2) Applicants for Planning Office certification as an authorized contractor, shall submit to the Planning Office:

(a) Evidence of certification for each employee who will do decontamination work on a methamphetamine lab site;

(b) Documentation that the contractor has at least:

- (i) one certified indoor environmental consultant or one forensic chemist or one industrial hygienist;
- (ii) decontamination workers and supervisors must have completed 40-hour HAZWOPER training;
- (iii) decontamination workers and supervisors must have successfully completed an approved methamphetamine decontamination training course or equivalent.

1.2 Basic decontamination contractor training and certification.

Contractors who wish to be approved by the Planning Office for decontamination and testing must provide proof at training at basic worker and supervisor methamphetamine lab clean-up training courses that provide at a minimum:

(1) Information on state and federal laws, rules, and regulations applicable to methamphetamine lab sites.

(2) Chemical terminology, classifications, and properties related to methamphetamine manufacturing.

(3) Methamphetamine laboratory characteristics.

(4) First aid.

(5) Adverse health effects of exposure related to chemicals used in methamphetamine manufacturing including, but not limited to:

(a) Toxicology; and

(b) Symptomology.

(6) Decontamination criteria.

(7) Sampling Techniques and equipment used for decontamination of property.

(8) Handling unknown substances.

(9) State and federal requirements for dealing with hazardous materials including the following subject matter, but not limited to:

(a) Disposal;

(b) Transportation;

(c) Storage; and

(d) Reporting.

(10) Training for supervisors must also include, but not be limited to:

(a) Obtaining necessary information for making site assessments (See Section 2.2);

(b) Initial site assessment;

(c) Initial site sampling;

(d) Decontamination Techniques;

(e) Final site sampling;

(f) Report completion.

1.3 Refresher training course.

(1) An 8-hour methamphetamine lab cleanup refresher training course is required every year for decontamination contractor workers and supervisors.

(2) Approved refresher worker and supervisor training courses shall provide at a minimum:

(a) A thorough review of the subjects listed in the basic training course, including proper sampling techniques, proper decontamination techniques and proper handling of hazardous chemicals.

(b) An update of information on state-of-the-art procedures and equipment;

(c) A review of regulatory changes and interpretation; and

(d) Other subjects if required by the Planning Office to update information on new technology and procedures.

1.4 Worker and supervisor certification.

(1) Applicants seeking certification as a methamphetamine decontamination worker shall ensure the Planning Office receives the following within sixty days of completing the basic worker course:

(a) Evidence of successful completion of an approved basic methamphetamine decontamination training worker course.

(2) Applicants seeking certification as a decontamination supervisor shall ensure the Planning Office receives the following within sixty days of completing the basic supervisor course:

(a) List of on-site experience in methamphetamine lab site decontamination projects;

(b) Evidence of successful completion of an approved basic methamphetamine decontamination training course.

(3) Worker and supervisor certificates are valid for one year from the date of issuance.

(4) Workers and supervisors shall make certificates available for inspection at all times during a methamphetamine lab site decontamination project.

1.5 Worker and supervisor certification renewal.

- (1) Worker and supervisor certification is valid for one year from the date of issuance.
 - (2) Certified workers and supervisors seeking certificate renewal shall submit evidence of successful completion of an approved methamphetamine lab decontamination refresher training course to the Planning Office thirty or more days before expiration of the current certificate:
 - (3) Certified workers and supervisors seeking certificate renewal *after expiration of the current certificate* must go through the entire training process.
-

1.6 Performance standards.

Authorized contractors, including workers and supervisors, working at a decontamination site shall, at a minimum:

- (1) Perform all decontamination work only with certified workers and supervisors;
 - (2) Obtain approval from the Planning Office;
 - (3) The Decontamination Contractor will provide the Planning Office with pre-test results, a work plan which includes a floor plan diagram, and post-cleanup test results.
 - (4) Station on site a contractor-employed certified supervisor to oversee the activities performed;
 - (5) Comply with applicable requirements of the WV Department of Environmental Protection and the US Environmental Protection Agency federal regulations;
 - (6) Comply with applicable contractor regulations;
 - (7) Notify the Planning Office of all work performed within ten business days after completion of the decontamination and final testing, including final test results.
 - (8) Comply with all other applicable laws and regulations; and
 - (9) Comply with the Kanawha County Public Nuisance Ordinance.
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1.7 Denial, suspension, revocation of certification, and civil penalties.

(1) Disciplinary action against a decontamination worker, supervisor, or contractor may be taken for failing to comply with the requirements of this ordinance. Disciplinary action may be taken on any of the following grounds:

- (a) Failing to perform decontamination, testing, or disposal work under the supervision of trained personnel;
- (b) Failing to perform work that meets the requirements of the Planning Office;
- (c) Obtaining a decontamination and testing certificate by error, fraud, or misrepresentation; or

(2) Disciplinary action against a decontamination worker, supervisor, or contractor may include, but not be limited to, denial, suspension, or revocation of certification.

(3) A contractor violating any provision of this Addendum shall be deemed guilty of a misdemeanor per Section 106.3 of the Kanawha County Public Nuisance Ordinance and may be assessed a fine not to exceed one thousand dollars for each violation. In addition, a contractor violating any provision of this Addendum is also subject to certification denial, suspension, or revocation.

1.8 Certified Decontamination contractor list.

(1) The Planning Office shall maintain a list of authorized methamphetamine lab site decontamination contractors.

(2) The Planning Office's authorized contractor list shall be made available to local health officials and other appropriate agencies, and to the public upon request.

Part 2. DECONTAMINATION, SAMPLING, AND TESTING REQUIREMENTS AND RESPONSIBILITIES.

2.1 Overall Responsibilities

The Planning Office responsibilities shall include, but not be limited to:

- (1) Posting methamphetamine labs and property with "CONDEMNED" signs and placards, and placing boards over windows and doors to prevent access.
- (2) Monitoring contractor decontamination, sampling, clean-up, and testing activities
- (3) Reviewing contractor test methods and results
- (4) Approving final decontamination.

The Decontamination Contractor shall be responsible for:

- (1) Inspecting the property and structures containing methamphetamine labs;
 - (2) Determining levels of contamination;
 - (3) Performing all sampling and testing in a responsible manner (as per Section 2.3);
 - (4) Developing a decontamination work plan which includes a floor plan of the structure;
 - (5) Performing decontamination;
 - (6) Verifying decontamination;
 - (7) Proper disposal of all contaminated materials;
 - (8) Recording pre-cleanup contamination levels and post-cleanup decontamination levels;
 - (9) Details of final report including photographs of sampling sites, floor plans, description of decontamination procedure.
-

2.2 Inspecting property.

After a law enforcement agency notifies the Planning Office of potential property contamination, the Planning Office shall notify the property owner of the potential contamination and request the property owner to have a Decontamination Contractor inspect and test the property. Any Decontamination Contractor who has been hired to clean and test structures, shall notify the Planning Office before testing or cleanup begins.

(1) To determine contamination, the property inspection shall include, but not be limited to, an acquisition of data such as evidence of:

(a) Hazardous chemical use or attempted use or storage of hazardous chemicals on site (when available);

(b) Chemical stains; or

(c) Glassware or other paraphernalia associated with the manufacture of methamphetamine on site.

(2) As part of the property's inspection, the Planning Office may request copies of any law enforcement reports, forensic chemist reports, and any other information needed to evaluate:

(a) The total square footage of the structure used in the manufacture or attempted manufacture or storage of methamphetamine;

(b) What chemical process was involved in the manufacture of methamphetamine;

(c) What chemicals were removed from the scene; and

(d) The location of the methamphetamine lab site in relation to the habitable areas of the property.

The Planning Office shall provide law enforcement reports, if available, to the Decontamination Contractor upon request.

(3) The Planning Office may coordinate the property's inspection with other appropriate agencies. At the request of the Planning Office, the Kanawha Charleston Health Department may conduct an environmental assessment and may sample the property's ground water, surface water, septic tank water, soil, and other media as necessary to enable the Kanawha Charleston Health Department to evaluate the long-term public health threats.

(4) Once a structure has been designated contaminated, all porous materials such as mattresses, upholstered furniture, draperies, clothing, toys, and carpet shall be deemed beyond decontamination and shall be disposed of in a safe manner. Record of the disposal shall be part of the final decontamination report.

2.3 Sampling procedures.

(1) Use alcohol or methanol-moistened filter papers or sterile gauze pads or laboratory-approved media to collect wipe samples from hard, non-porous surfaces from areas 100 cm² (10 cm x 10 cm) for single, discrete samples and 100 cm² to 400 cm² for composite samples. A separate filter paper is to be used for each sample location. Upon completion of each composite sampling group, all of the filter papers used to collect the composite sample are placed into a single sample collection container.

(2) Proper sampling techniques and procedures are to be used by the Testing and Decontamination Contractor. These techniques and procedures include proper equipment and supplies, off-site preparation, on-site procedures, field quality control, chain of custody record, transportation of samples, decontamination of equipment and supplies (to prevent cross-contamination), site clean-up, sample log form, and handling of methanol and alcohol. Photographic documentation should also be included.

(3) The analytical results obtained through sampling shall be used to determine the levels of contamination. Required locations for sample collection shall include, but are not limited to:

- (a) HVAC Duct system; all exhaust fans
- (b) Bathroom wall, floor, and ceiling surfaces;
- (c) Lab site wall, floor and ceiling surfaces;
- (d) Kitchen wall, floor and ceiling surfaces, including all range hoods or exhausts;
- (e) All other room wall, floor, and ceiling surfaces.

(4) Collection of samples shall be performed by certified decontamination contractors using:

- (a) Standards and protocols to ensure accuracy and the ability to produce similar results with repeated sampling;
- (b) Proper swabbing techniques to collect a representative sample of the area being sampled;
- (c) Proper care and prudent action to avoid contamination during sampling, including the use of clean gloves for each sample.
- (d) Use of a blank for assurance that calibration is accurate, and use a blank to test the cleanliness of the gloved hands of the inspector.

(5) All samples collected, transported, stored by the Decontamination Contractor and sent by the Decontamination Contractor to the certified laboratory for analysis under the provisions of this section must be secured to assure an unbroken chain-of-custody.

2.4 Designating contamination.

(1) The Planning Office shall designate a structure to be contaminated when a law enforcement agency discovers a methamphetamine lab inside the structure, or discovers methamphetamine-making chemicals or chemical containers are found inside or near the structure, or when inspection reveals the property is contaminated. Any adjacent motel rooms, apartment rooms, condominium or townhouse rooms may also need to be tested for contamination, as determined by the Decontamination Contractor.

(2) If the structure is designated contaminated, the Planning Office shall post "CONDEMNED" signs on the structure per section 108.3 of the Kanawha County Public Nuisance Ordinance, prohibiting use of all portions of the property; and shall board up windows and doors to prevent access.

(3) If the Planning Office designates the property is contaminated, the Planning Office shall document the findings. The Planning Office's documentation shall include:

- (a) Description from Law Enforcement;
 - (b) Photographs of the property;
 - (c) Name of the property owner;
 - (d) Mailing and street address of the property owner;
 - (e) Tax map and Parcel number of the property; and
 - (f) Clear directions for locating the property.
-

2.5 Decontamination standards.

The testing and decontamination standards are:

- (1) Methamphetamine levels of less than or equal to 0.1 micrograms per 100 square centimeters.

Note: The Planning Office may require testing and decontamination for additional hazardous chemicals if other hazardous chemicals are present at the property where the methamphetamine lab was discovered. The decontamination standards for any additional chemicals will be determined by using currently-established federal toxicity levels.

2.6 Notification of contaminated property.

(1) After the Planning Office's determination that a property is contaminated, the Planning Office shall send out in writing, either personally or by certified mail, return receipt requested, a letter prohibiting use to all known:

(a) Occupants; and

(b) Persons having a full or partial ownership of the property as shown upon the records of the assessor's office.

(2) If the whereabouts of persons described above is unknown and these persons cannot be ascertained by the Planning Office in the exercise of reasonable diligence, and the Planning Office shall proceed with demolition and place a lien on the property. The Planning Office will let the Demolition Contractor know the structure contained a methamphetamine lab.

(3) The Planning Office's letter shall:

(a) Describe the Planning Office's intended course of action;

(b) Describe the penalties for noncompliance with the decontamination order;

(c) Prohibit use of all or portions of the property as long as the property is contaminated;

(d) Describe what measures a property owner must take to have the property decontaminated; and

(e) Indicate the potential health risks involved.

(4) The Planning Office's shall advise that:

(a) A hearing before the Kanawha County Commission shall be held upon the request of a person required to be notified of the condemnation.

(b) The person's request for a hearing shall be made within ten days of the Planning Office's serving notice of the Condemnation;

(c) The hearing shall be held in a timely manner; and

(d) In any hearing concerning whether property is contaminated, the property owner has the burden of proof in showing that the property is decontaminated and meets the decontamination standards set forth in Section 2.6 of this ordinance by the Planning Office.

2.7 Property Owner Decontamination Responsibilities.

(1) An owner of contaminated property shall use the services of an authorized decontamination contractor to clean and decontaminate the property. Only authorized decontamination contractors are allowed to decontaminate property.

(2) The Planning Office shall provide the property owner with a list of authorized testing and decontamination contractors upon request.

(3) Only a decontamination contractor approved by the Planning Office shall decontaminate the property to meet the decontamination standards as stated in this ordinance.

(4) The property owner and the occupants are not allowed to salvage or remove any items from inside a contaminated structure. Only certified Decontamination Contractors are allowed inside.

(5) The property owner shall be responsible for:

(a) The costs of any property testing which may be required to demonstrate the presence or absence of methamphetamine;

(b) The costs of the property's decontamination and disposal expenses;

2.8 Verifying decontamination.

After decontamination is completed, final testing of the structure shall be undertaken. Composite samples of the floor, wall, and ceiling of each room shall be taken. Testing results must show levels of methamphetamine below 0.1 micrograms per 100 cm² as stated in section 2.5. If any room tests above this level, further decontamination will be required before the structure can be designated as decontaminated.

Within ten working days of a request for review of decontamination records, the Planning Office:

(1) Shall review the documentation from the approved decontamination contractor to verify decontamination standards are met;

(2) May visit the property site to assess the thoroughness of the decontamination; and to insure all contaminated porous materials have been disposed of properly. Landfill receipts should be kept for review by the Planning Office.

2.9 Recording decontamination.

If, after review of the information from the Decontamination Contractor, the Planning Office determines the property has been successfully decontaminated, the Planning Office shall within ten working days:

(1) Send a letter notifying the property owner that the property is decontaminated according to the decontamination standards in Section 2.6 of this Addendum.

(2) Remove the "CONDEMNED" placards and boards from the structure per Section 108.4.1 of the Kanawha County Public Nuisance Ordinance.

(3) Note in the deed that the property was previously a methamphetamine lab and has been successfully decontaminated.

2.10 Repayment for decontamination and demolition services.

If the property owner refuses to employ a Decontamination Contractor to start the decontamination process within 30 days from the date that the property is designated as contaminated or refuses to employ a Demolition Contractor for demolition within 30 days from the date that the property is designated as contaminated, the Planning Office shall proceed with the demolition and place a lien on the property for all expenses.
