

CLANDESTINE DRUG LABORATORY ASSESSMENT

EXPOSURE TO
CHEMICAL
CONTAMINATION
ASSOCIATED WITH
CLANDESTINE DRUG
LABORATORIES
POSES POTENTIAL
RISKS TO HUMAN
HEALTH

Clandestine drug laboratories have been defined as “illicit operations consisting of a sufficient combination of apparatus and chemicals that either has been or could be used in the manufacture or synthesis of drugs, poisons and/or controlled substances” in the Australian National Model Response Plan for Clandestine Drug Laboratories.

The Australian Government recognises the potential risks to human health arising from exposure to the chemical contamination associated with clandestine drug laboratories within residential dwellings, vehicles, short term accommodation and other structures.

Greencap are experienced, industry-recognised experts in clandestine drug laboratory assessment and post-remediation verification. Unbiased, scientific and independent advice is given at each stage of the process. Engaging Greencap can greatly assist not only with protecting the health and well-being of the occupants, owner and contractors but also in mitigating losses (time, money, reputation). This can serve to prevent litigation and reduce settlements on claims.

Assessment requirements are dependent on the size and nature of the dwelling/vehicle, along with the substance or substances being produced in the laboratory, the size of the lab and the duration of operation and the layout of the property (e.g. open plan residential dwelling, traditional central hallway with rooms either side, single or multi-storey).

Greencap offers clients a range of solutions, from a precautionary screening between tenants to a detailed assessment following the detection of a clandestine drug laboratory by a law enforcement agency.

The typical process Greencap recommends involves:

- 1) An initial assessment of a property
- 2) Development of a remedial scope of works (if required)
- 3) The completion of a post-remediation verification assessment at the completion of remedial works to demonstrate the issue has been appropriately remediated

The various stages are detailed on the next page and may include additional options including interim assessments during works on complex projects and/or ongoing technical advice during the process.



Precautionary Screening

Independent Non-intrusive Pre-Remediation Assessment

Scope of Work:

- Indoor Environmental Professional (IEP) to arrange site inspection with property owner/property manager/tenant
- IEP conducts:
 - o Cursory visual inspection of the property
 - o Surface sampling to identify if illicit substances are present, as requested by the client
 - o Preparation of a report summarising the findings of the inspection and results of surface sampling, if required/requested

Initial Assessment

Independent Initial Visual Assessment

Scope of Work:

- In addition to the requirements of any Notices which may have been served, information is gathered prior to site inspection regarding the type of substance produced, the size of laboratory and the size of the property
- Indoor Environmental Professional (IEP) to arrange site inspection with property owner/insured/property manager
- IEP conducts:
 - o Visual assessment of property to identify laboratory location, if possible
 - o Visual assessment of damage to property, if present
 - o Surface and air sampling undertaken as required to establish degree and nature of impact
- Results to be compared to Clandestine Drug Laboratory Remediation Guidelines 2011
- Preparation of report summarising the inspection findings and development of a remediation action plan if required

Post-Remediation Verification

Independent Post-Remediation Verification (PRV) Assessment

Scope of Work:

- IEP to arrange site inspection with property owner/insured/property manager and remediation contractor if required/requested
- IEP conducts:
 - o Visual inspection of remedial works undertaken
 - o Surface sampling as required to verify remediation methods have been effective
- Results to be compared to Clandestine Drug Laboratory Remediation Guidelines 2011
- Preparation of report summarising findings and verifying success of remediation works
- Recommendation regarding suitability for re-habitation if required

For further information on these services go to:

greencap.com.au/services/hygiene

or email:

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