



DEPARTMENT OF THE AIR FORCE
PACIFIC AIR FORCES

2020 01 10

MEMORANDUM FOR MILITARY FAMILY HOUSING (MFH) RESIDENTS

FROM: 718 CES/CC

SUBJECT: MFH Health and Safety Hazards Information, Disclosure, and Acknowledgement

References: (a) DOD Instruction 4165.63-M, *DoD Housing*, July 21, 2008
(b) DoD Manual 4165.63-M, *DoD Housing Management*, August 31, 2018
(c) AFPD 32-60, *Housing*, March 4, 2015
(d) AFI 32-1001, *Civil Engineer Operations*, October 25, 2019
(e) AFI 32-6001, *Family Housing Management*, October 15, 2019
(f) AFI 32-6002, *Family Housing Planning, Programming, Design, and Construction*, November 25, 2015
(g) AFI 48-144, *Safe Drinking Water Surveillance Program*, October 21, 2014
(h) AFI 48-148, *Ionizing Radiation Protection*, November 20, 2014
(i) *Bioenvironmental Engineer's Guidebook for Radon Management*, March 2015
(j) UFC 4-711-01, *Family Housing*, August 10, 2018
(k) HUD *Healthy Homes Program Guidance Manual*, July 19, 2012

1. The purpose of this memorandum is to inform you of potential Health and Safety Hazards in Military Family Housing. This memo addresses top ten health and safety concerns from residents: lead-based paint, asbestos-containing material, radon, fire prevention, electrical safety, drinking water quality, window fall prevention, mold, carbon monoxide, and pest management.

2. Lead-Based Paint

a. Lead Warning Statement: Housing may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. We must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Residents must also receive a federally approved pamphlet on lead poisoning prevention.

b. In accordance with AFI 32-6001, para 2.29.2, the Environmental Protection Agency (EPA) pamphlet, *Protect Your Family from Lead in Your Home*, will be included as an attachment to this memorandum.

c. Paint purchased in the local community may contain lead in excess of levels allowed by the EPA. The only authorized paint to be used within MFH is available at Eagle Hardware locations on Camp Courtney, Camp Foster, Camp Kinser, and Kadena Air Base. It is color compatible to the existing décor, lead-free, and free of charge. If you use unauthorized paint that contains lead, you will be charged for abatement and removal.

d. The 718 CES repaints homes as necessary during change of occupancy to ensure the paint in your home remains in good condition. If lead based paint exists in your home, it is encapsulated with paint that meets EPA standards, preventing exposure to you and your family.

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e. As an occupant of the MFH unit, the best thing to do to prevent potential exposure is to ensure you do not perform any self-help work in your unit or otherwise damage or remove existing paint. If your home is damaged, contact Housing Maintenance at DSN 634-HOME.

f. More information regarding lead may be found on the EPA website: <https://www.epa.gov/lead>. If you have additional questions regarding the health risks of lead, please contact 18th Medical Group Bioenvironmental Engineering (18 AMDS/SGPB) at DSN 634-4752.

3. Asbestos-Containing Material

a. In accordance with AFI 32-6001, para 2.29.1, we must notify residents of the potential risk of asbestos exposure. Asbestos-containing materials are present in many facilities on Okinawa, including housing units. Working or living around materials in good condition with asbestos does not pose an immediate health risk. However, if those materials are disturbed, asbestos may be released causing an exposure risk.

b. Asbestos is most likely to be found in floor tiles, adhesives, furnace ductwork, roofing shingles, or siding. Asbestos fibers may be released into the air by the disturbance of asbestos-containing material. Disturbance that exposes asbestos fibers typically occurs when these items are cut, sanded, or scraped.

c. Refrain from conducting any self-help projects without approval. The removal of asbestos must only be performed by properly trained personnel. Residents must not attempt to perform repairs themselves, especially of elements of housing that commonly contain asbestos. If your home is damaged, contact Housing Maintenance at DSN 634-HOME.

d. More information may be found on the EPA website: <https://www.epa.gov/asbestos>. If you have additional questions regarding the health risks of asbestos, contact 18 AMDS/SGPB at DSN 634-4752.

4. Radon

a. Radon is a naturally occurring, odorless gas. It is present across the world and the island of Okinawa. While exposure will never be zero, the goal is to reduce radon exposure as much as possible. Kadena Air Base has been conducting radon surveys since 1996. Per the Bioenvironmental Engineer's Guidebook for Radon Management, re-testing on Okinawa should be performed every 5 years. Radon testing devices look like small back disks. If installed in your home, they will remain in place for several months. Please do not disturb the device.

b. In accordance with AFI 32-6001, para 2.29.4, we will inform residents of the radon level present in their assigned quarters. Per AFI 48-148, para 5.3.1.6, DoD housing with radon levels greater than 4.0 picocuries per liter (pCiL) must be mitigated within 3 years and greater than 20.0 pCiL must be mitigated within 1 year. Per AFI 48-148, para 5.3.1.5, you may decline assignment to quarters with a radon levels greater than 4.0 pCiL.

c. Per AFI 32-6001, para 2.29.4, the EPA publication A Citizen's Guide to Radon, The Guide to protecting Yourself and Your Family From Radon is included as an attachment to this memo.

d. If you have questions regarding radon testing or the health risks of radon, please contact 18 AMDS/SGPB at DSN 634-4752.

e. If you have additional questions regarding radon mitigation system projects and installation, please contact Mr. Brian Mercado at DSN 632-8552 or brian.mercado.1.ctr.jp@us.af.mil.

5. Fire Protection

a. Fire evacuation plan: A home fire evacuation plan should be made with primary and alternate routes of escape. Establishing and practicing your escape plan as a family activity can save the lives of your loved ones. Establish a meeting point at a minimum of 75 feet from the unit to avoid danger from any fire in the building and interference with emergency response operations.

b. Smoke Detectors: Each housing unit is equipped with smoke detectors. To help ensure your safety and that of your family, please test smoke detectors monthly. Testing is simple: Push the button on the detector and hold for 10 seconds; the alarm will sound and then shut-off automatically shortly thereafter. If beeping occurs, replace the battery immediately. Batteries are available at Eagle Hardware. If you have an issue with your smoke detector, please contact Housing Maintenance at 634-HOME.

c. Fire Extinguisher: Perform a visual inspection of your fire extinguisher monthly. Ensure the charged indicator is in the "green" zone, the seal is not broken, and there is no apparent damage. If your fire extinguisher is not serviceable, or is expired, bring it to the installation Eagle Hardware self-help store for a replacement. If you do not have a fire extinguisher, you can obtain one from Eagle Hardware. Keep your fire extinguisher in an easily accessible cabinet near the stove.

d. If you have additional questions regarding fire prevention, please contact your installation Fire Prevention Office:

(1) Camp Courtney: 622-7417

(2) Camp Foster/Camp Kinser: 645-0378

(3) Kadena AB: 634-4500

6. Electrical Safety

a. The objective of electrical safety is to minimize shock hazards. The voltage and frequency of power supplied to MFH adheres to US specifications ensuring that you will have no issues using any of your US specification electronics or appliances that you brought with you. Due to the voltage and frequency, the National Electrical Code (NEC), as codified in ANSI/NFPA 70, is the only appropriate standard and governs electrical safety in MFH on Okinawa.

b. If an electrical outlet in your home is damaged call Housing Maintenance at 634-HOME.

7. Drinking Water Quality:

a. Drinking water is tested regularly to meet both EPA and Government of Japan standards. Per AFI 48-144, MFH residents on Okinawa are entitled to a water quality report. Consumer confidence reports are available to residents online at:

(1) <https://www.kadena.af.mil/About-Us/Consumer-Confidence-Reports/>

(2) <https://www.mcbbutler.marines.mil/News/Consumer-Confidence-Reports/>

b. If you have additional questions about drinking water quality and testing, please contact 18 AMDS/SGPB at DSN 634-4752.

8. Fall Protection

a. General Home Safety: More than 3.5 million children go to the emergency room due to injuries that frequently happen in homes. We hope to raise awareness and create an environment free of hazards that could contribute to serious fall-related injuries. For additional information, please visit www.safekids.org.

b. Window Fall Protection: All windows above the second floor must have window guards or stops to safeguard your children. Ensure window guards allow adults and older children to open easily in case of emergency. Never depend on window screens to keep children from falling out of windows.

c. TV and Furniture Tip-over Reminders: Ensure TVs are properly mounted. Televisions that are not wall mounted, should be anchored to the wall or stand using a bracket or anti-tip device. Anchor top-heavy furniture to the wall with brackets/braces.

9. Mold


a. In accordance with AFI 32-6001, para 2.29.3, the EPA publication A Brief Guide to Mold, Moisture, and Your Home, will be attached to this memo.

b. Due to the high humidity in Okinawa that supports mold growth, we have developed a local tri-fold with recommendations to prevent mold growth and local steps to respond to mold growth. Okinawa Military Family Housing - Mold will be included as an attachment to this memo.

10. Carbon Monoxide: Do not use portable cooking stoves or heaters inside your house.

11. Pest Management: Residents must maintain a clean home to prevent pests from utilizing their home as a source of food. For pest concerns, treatment, or guidance, please contact Pest Management, at 634-4663, options 3. Pest Management is located on Kadena AB in Building 6207.

12. The point contact for this memo is the Housing Flight Chief at DSN 634-1346.


GREGORY S BRADY, Capt, USAF
Commander, Housing Flight

4 Attachments:

1. Protect Your Family from Lead in Your Home
2. A Citizen's Guide to Radon
3. A Brief Guide to Mold, Moisture and Your Home
4. Okinawa Military Family Housing – Mold