Contents

Acknowledgments xi
About the Editor xiii
About the Authors xv
Preface xvii

PART I
Lead Paint Litigation  1

CHAPTER I
An Overview of Current Lead Paint Litigation  3
A. Lead Paint—The “Ubiquitous Contaminant” 3
B. Acute Exposure 5
C. Chronic Exposure 5
D. The Physical Manifestations of Elevated Blood Lead Levels in Young Children 6
E. The Cognitive Manifestations of Elevated Blood Lead Levels in Children 8
F. The Claim for Damages 10
G. Adult Lead Exposure 11

CHAPTER II
New York City’s Lead Paint Laws  13
A. Local Law 1 of 1982 (Lead Free) 13
B. Local Law 38 (Lead Safe) 13
C. Local Law 1 of 2004 (Lead Safe) 14
D. The Removal of Hazardous Lead-Based Paint 14
E. The Requirement of Annual Notifications 15
F. The “Reasonableness” Standard 15
G. The Applicable Standard in the State of New York Outside of New York City 16
H. Municipal Liability in the State of New York 16

CHAPTER III
Issues Encountered in Lead Paint Litigation  19
A. Low Blood Lead Levels 19
B. Finger-stick, or Capillary Testing 20
C. In-Utero Exposure 22
D. Is the Presumption of Lead Paint Enough? 22
E. Prior Landowner 22
F. Subsequent Landowner 23
G. What Does “Residence” Mean? 24
H. Title X (Residential Lead-Based Paint Hazard Reduction Act) 27
I. Pediatric Lead Malpractice Claims 28
J. Punitive Damages 28

CHAPTER IV

Local Law 1 of 2004 Guidelines for Owners and Management Companies 31
A. A Checklist for Landlords 31
B. Annual Notification to Tenants 32

CHAPTER V

The Nuts and Bolts of Defending Lead Paint Litigation 33
A. After Service of the Complaint 33
B. Assembling Relevant Documentation and Information 34
C. Development of Plaintiff's Case 34
D. Investigation–Assembling Relevant Documentation and Information 35
E. The Complaint 36
F. Discovery 37
G. Deposition of Defendants 38
H. Development of the Defense 41
I. Depositions of the Plaintiffs 44

CHAPTER VI

Selected State-by-State Comparison 47
A. Arizona 47
   1. The Applicable Coverage Standard 47
B. Colorado 48
   1. The Applicable Coverage Standard 48
C. Connecticut 48
   1. The Applicable Coverage Standard 49
D. Georgia 51
E. Illinois 51
   1. § 410 Ill. Comp. Stat. 45/2. Definitions 52
   2. Violations Found at 45/12 of the Act Include Penal and Civil 52
   4. § 410 Ill. Comp. Stat. 45/3. Lead Bearing Substance Use 52
F. Maryland 53
• Contents •

G. Massachusetts 54
H. North Carolina 54
I. Rhode Island 55
   1. The Applicable Coverage Standard 56
J. South Carolina 56
K. Tennessee 57
L. Virginia 57
M. Wisconsin 57
N. Wyoming 58
   1. The Applicable Coverage Standard 58

CHAPTER VII
A Lead Risk Assessor’s Viewpoint—
Vincent M. Coluccio, Dr.PH 61

A. Introduction 61
B. Overview of Lead Risk Assessment Protocols 62
C. Lead-Based Paint Inspection 62
D. Lead-Based Paint Testing Methods 63
E. 40 C.F.R. § 745.227—Lead-Based Paint Inspection Regulations 63
F. Lead-Based Paint Risk Assessments 64
   1. Definitions of Lead-Based Paint Hazards 64
   2. 40 C.F.R. § 745.227 Lead Risk Assessment Regulations 65
   3. False Positive Hazard Determinations 67
G. Failure to Identify Discernible Lead Hazards 69
H. Foreign Sources of Lead Exposure 69
I. Lowering of Environmental Intervention Blood Lead Levels (EIBLLs) 72
J. Rates of Decline in Children’s Blood Lead Levels 74

CHAPTER VIII
Neuropsychological Assessment of Children
with Elevated Lead Levels: Methodology and Issues—
David M. Masur, Ph.D. ABPP 77

A. Introduction 77
B. What Is Neuropsychology? 77
C. Qualifications for Practice as a Neuropsychologist 78
D. Information Derived from Neuropsychological Assessment 78
E. Information Derived from Neuropsychological Assessment
   in the Context of Lead Litigation 79
F. The Relationship between Lead and Cognitive and Behavioral Function 79
G. Primary Methodological and Scientific Issues Surrounding Claims
   Regarding the Effects of Lead on Cognitive and Behavioral Function 81
H. Summary and Conclusions 84
PART II
Asbestos Litigation 85

CHAPTER I
An Overview of the History of Asbestos Litigation 87

A. What Is Asbestos? The “Miracle Mineral” 87
B. Where Asbestos Can Be Found Today 88
C. Fiber-Types of Asbestos 89
1. Chrysotile 90
2. Amosite 90
3. Crocidolite 90
4. Others (Actinolite, Tremolite, and Anthophyllite) 90
D. Slowly Growing Awareness of Asbestos as a Potential Health Hazard 90
E. Diseases Associated with Asbestos Exposure 93
1. Pleural Disease 93
2. Asbestosis 94
3. Lung Cancer 94
4. Mesothelioma 94
5. Other Cancers 95
F. Industry and Regulatory Efforts to Suppress Dust and Protect Workers 95
G. Stages of Asbestos Litigation and Where We Are Today 97
H. Bankruptcies and Trust Funds 99

CHAPTER II
Players in the Litigation 101

A. Different Types of Defendants 101
1. Products Liability Defendants 101
2. Premises Owners/Contractors 101
B. Defense Asbestos Bar 102
C. The Plaintiffs Themselves 103
1. Asbestos Miners and Factory Workers 103
2. Industrial Construction Workers 103
3. Commercial and Residential Construction Workers 104
4. Para-Occupational Plaintiffs 104
D. Plaintiffs’ Asbestos Bar 104
E. Expert Witnesses 104
1. Medical Experts 105
2. Industrial Hygienists 105
3. State-of-the-Art Experts 105
CHAPTER III
The Dynamics of a Mass Toxic Tort: Complex Litigation Management Techniques
A. “Hot Spots”—Plaintiff-Oriented Courts/Forum Shopping
   1. Forum Shopping  
   2. Consolidation  
   3. General Orders/Local Court Rules

CHAPTER IV
The Plaintiff’s Case: Legal Standards of Liability
A. (Strict/Negligent) Products Liability: Failure-to-Warn and Design Defect
B. Negligence (Premises/Contractor Liability)
   1. Premises Liability  
   2. Contractor Liability
C. Conspiracy and False Representation
D. Punitive Damages

CHAPTER V
Defending against the Asbestos-Related Lawsuit
A. Preparing to Defend  
B. Retention of Counsel  
C. Defenses at Trial

CHAPTER VI
The Future of Asbestos Litigation
A. Status of Legislative Efforts to Limit Asbestos Claims
B. Going Forward

CHAPTER VII
State-by-State Comparison
A. Connecticut  
B. Georgia
   1. Legislation 2005  
   2. Legislation 2007  

3. Procedural Matters 124
   a. Two-Year Statute of Limitations 124
   b. Statute of Limitations Begins to Run Once Asbestos Claimant Obtains Prima Facie 124
4. Evidentiary Matters 124
   a. Prima Facie Evidence of Physical Impairment 124
   b. Product Identification 125

C. Kentucky 125
1. Procedural Matters 126
   a. One-Year Statute of Limitations 126
   b. Discovery Rule 127
2. Evidentiary Matters 127
   a. Plaintiff’s Identification of the Product 127
   b. Substantial Factor Test 127
   c. Expert Witness Testimony 127

D. Maryland 128
1. Duty to Warn 128
2. Substantial Factor 128
3. Sophisticated User 129

E. Massachusetts 129
1. Product Identification 129
2. Causation 129
3. Duty to Warn 129

F. New Jersey 130
1. Case Management 130

G. New York 131
1. Case Management System 133

H. Rhode Island 133
I. West Virginia 134
1. Procedural Matters 135
   a. Two-Year Statute of Limitations 135
   b. Statute of Limitations Begins to Run When Plaintiff Learns of Injury 135

CHAPTER VIII
Insurance Coverage Issues Raised by Asbestos Claims—
An Insurance Coverage “Primer” 137

A. Indemnity 137
1. Policy Language of the Basic Insuring Agreement 137
2. The Insurer’s Indemnity Obligation 138
3. Scope of the Insurer’s Indemnity Obligation 139
   a. Where Damages Attributable to Each Policy Year Can Be Determined 139
   b. Where Damages Attributable to Each Policy Year Cannot Be Determined 139
   c. Subsequent Equitable Contribution Action between Insurers 140
4. Whether the Insured Must Contribute to a Settlement 140

B. Defense 141
PART III
Chinese Drywall

CHAPTER I
Chinese Drywall Litigation in the United States

A. Introduction
B. Homeowner Complaints Associated with Chinese Drywall
C. Geographic Extent of Chinese Drywall Problems
D. How Chinese Drywall Came to Be Used in the United States
E. Scientific Studies of the Causes of Health and Property Complaints and Their Association with Chinese Drywall
F. Health Effects of Chinese Drywall
G. Overview of Chinese Drywall Litigation in the United States
H. Types of Claims Pursued by Homeowners
I. Class Action Suits versus Suits Brought by Individual Litigants
J. MDL’s Chinese Drywall Products Liability Litigation
K. Homeowners Are Not the Sole Plaintiffs
L. Litigation Involving Foreign Defendants
M. Conclusion

Table of Cases
Index