

The Renton Housing Authority strongly urges landlords to regularly inspect their property and remove any defective paint according to the federal requirements prior to the initial or annual inspection. A good owner maintenance program is the easiest solution to prevent paint problems from occurring.

If deteriorated paint is found, and the unit was built before 1978 and is expected to be or is occupied by a family with a child under 6 years of age, the regulations require the owner to perform “paint stabilization” activities using “safe work practices.”

- All interior and exterior deteriorated paint must be removed or encapsulated, and where paint is removed, the area must be repainted.
- Damaged substrate surfaces must also be repaired.
- A person **trained** and **certified** in Safe Work Practices must conduct all work. This person must have successfully completed the Remodeler’s and Renovator’s Lead-Based Paint Training Course or Safe Work Practices Training Course approved by HUD. This work also involves the use of specialized equipment such as a HEPA Vacuum, and respirator.
- The Owner must ensure and certify that paint stabilization was conducted using safe work methods including, occupant protection, and work site preparation and clean up. They include but are not limited to such practices as closing off the area with plastic sheeting, protecting workers, and cleaning the area thoroughly before allowing the Section 8 client back into the effected area.
- The unit must then pass a clearance examination that includes a visual assessment of the unit/work area and surface wipe samples of the affected rooms that are sent to a lab for analysis to determine the presence of lead on floors, windowsills and troughs. The Housing Authority will conduct the Clearance Testing. If the work site was not properly contained, then the entire unit must pass clearance. If the work area was properly sealed off, testing can be conducted on the work site and area immediately outside the containment.
- The owner must provide notification to the occupants in writing of the hazard reduction activities and the result of the clearance or any other testing completed on the unit.
- The owner must conduct on going monitoring and maintenance of the unit to prevent lead hazards.

De Minimis Levels – Safe work practices and clearance **are not** required when maintenance and hazard reduction activities do not disturb painted surfaces that total more than (a) 20 square feet on exterior surfaces (this is an area about 4 feet 6 inches on each side); (b) 2 square feet in any one room or space (this is a square about 17 inches on each side); or (c) 10 percent of the total surface area on an interior or exterior component with a small surface area such as window sills and trim.

The Housing Authority may exempt from such treatment defective paint surfaces that are found in a report prepared by a Certified EPA Lead-Based Paint Risk Assessor or Lead Paint Inspector not to be lead based.

The Renton Housing Authority is committed to making this process as efficient as possible and will assist in providing information and resources.

HUD STANDARDS FOR STABILIZING DETERIORATED PAINT

During the initial and annual inspection the Housing Authority will visually inspect the unit for deteriorated paint. This following is information about how to complete paint stabilization if the unit was built before 1978 and is expected to be or is occupied by a family with a child less than 6 years of age. **Loose, peeling or cracking paint may contain lead and therefore poses a serious health hazard for children under the age of 6 years.**

TIME FRAME TO COMPLETE REPAIRS

- Paint stabilization must be completed prior to occupancy.
- In case of an annual inspection, paint stabilization must be completed within 30 days of notification of deteriorated paint.
- Failure to complete paint stabilization within the designated time frame will result in housing assistance payments being abated or terminated.

SURFACE REPAIR

- **Deteriorated surfaces:** Any physical defect on a painted surface must be repaired before treating the surface.
- **Remove Loose Paint:** All loose paint or other loose material should be removed from the surface to be treated.
- **Apply New Paint:** Paint stabilization includes the application of a new protective coating of paint. The surface must be dry and protected from future moisture damage before applying new protective coating or paint.

ACCEPTABLE TREATMENT METHODS

- Wet scraping or sanding
- Chemical stripping on or off site
- Replace painted components
- Scraping with an infrared or coil-type heat gun with temperatures below 1,100° Fahrenheit
- HEPA vacuum sanding
- HEPA vacuum needle gun; and
- Abrasive sanding with HEPA vacuum
- Covering of defective paint surfaces with durable materials such as wallboard or vinyl siding with joint sealed and caulked

PROHIBITED METHODS

- Open flame burning or torching
- Machine sanding or grinding without HEPA local exhaust
- Abrasive blasting or sandblasting without HEPA exhaust
- Heat guns operating above 1,100° Fahrenheit or charring point
- Dry scraping or dry sanding except in conjunction with heat guns or within 1 foot of electrical outlets
- Paint stripping in a poorly ventilated space using a volatile stripper that is a hazardous substance

NEW PROTECTIVE COATING

- Apply a new protective coating or paint over area(s) that had paint removed.

TRAINING AND SUPERVISION

- It is strongly recommended that certified contractors be used when performing any operation beyond routine maintenance.

- The individual performing the paint stabilization must be trained in accordance with OSHA’s Hazard Communication regulations (29CFR 1926.59). **In addition, the work must be completed in accordance with at least one of the following characteristics:**
 - A certified abatement supervisor supervises the work of the individual performing the paint stabilization.
 - The supervisor has successfully completed an accredited abatement supervisor course.
 - The individual worker has successfully completed an accredited lead –based paint abatement worker course.
 - The individual worker has successfully completed the Lead-Based Paint Maintenance Training Program developed by the National Environmental Training Association of the Remodeling Industry.
 - The individual worker has successfully completed the Remodeler’s and Renovator’s Lead-Based Paint Training Program Developed by HUD and the National Associated of the Remodeling Industry
 - The individual worker has successfully completed the equivalent course approved by HUD.

SAFE WORK PRACTICES AND OCCUPANT PROTECTION

The following safe work practices help minimize and control the spread of lead-contaminated dust and debris while protecting workers and residents from exposure to Lead:

- Cover yourself; wear eye protection, a respirator and proper clothing.
- Cover the ground; seal off vents and doorways with poly sheeting.
- Tenants shall not be permitted to enter the work site during stabilization.
- Personal belonging should be relocated and covered.

SAFE WORK PRACTICES AND OCCUPANT PROTECTION

- Soil and playground equipment must be protected from contamination during treatment.
- Waste/debris must be disposed of per All State and Local applicable law.
- These safe work practices are NOT required when paint stabilization disturbs painted surfaces that total less than the following “*De Minimis Levels*”:
 - 20 sq.ft. on exterior surface
 - 2 sq. ft. in any one interior room or space.
 - 10% of total surface area on an interior or exterior component with a small surface area. Examples: Windowsill, baseboards, trim, etc.

CLEANING

- The work site must be thoroughly cleaned to remove lead-based paint dust.
- Clean washing surfaces with a lead specific detergent or its equivalent.
- Vacuum cleaners with HEPA (High Efficiency Particulate Accumulator) filters should be used during cleanup.
- Waste and Debris must be disposed of properly.

CLEARANCE REPORT

A Clearance Examination is the last step of paint stabilization and includes the following:

- A Visual assessment of the treatment.
- Collection of dust samples.

- An EPA certified lead-based paint inspector or risk assessor or certified clearance technician must conduct clearance.
- Clearance exams are not required when deteriorated paint is less than the “*De Minimis Levels*”.

NOTICE TO OCCUPANTS

- A clearance report must be prepared by a Certified clearance examiner and provided to the tenant within 15 days of the completion of the lead Hazard reduction activities.
- The Housing Authority will require a copy of this notice for the tenant file.
- The unit must pass clearance and the form must be signed and returned to the Housing Authority before unit can pass inspection.

ON GOING MAINTENANCE

- You must institute on going maintenance of painted surfaces and safe work practices. Once a year, visually assess painted surfaces to identify deterioration. Stabilize any deteriorated paint. Use safe work practices.

ENVIRONMENTAL INTERVENTION BLOOD LEVEL (EIBL) CHILDREN

- Special procedures are required if a child under the age of 6 years residing in a subsidized unit is identified with an EIBL (Lead Poisoning). When you become aware of this situation, immediately contact the Housing Authority and your Local Health Department.

EXEMPTIONS

- The Housing Authority may exempt from such treatment defective paint surfaces that are found in a report prepared by a certified Lead-Based inspector not to be lead-based.

RESOURCES

You may contact Bob Nelson at Renton Housing Authority for more information on these regulations at 425-226-1850 or email rjn@rentonhousing.com.

Information on companies with persons trained in Safe Work Practices, contractors and Certified Risk Assessors and Inspectors is available on the HUD website: www.leadlisting.org or you can call 1-888-leadlist. The Housing Authority will also provide this list to you at your request.

National Lead Information Center 1-800-424-lead or visit their web site www.epa.gov/lead/nlic.htm

Office of Lead Hazard Control 202-755-1785 Ext. 104. Or visit their Web site at www.hud.gov/lea

E-mail at lead_regulations@hud.gov.

For EPA regulations visit www.epa.gov

National Center for Lead Safe Housing 410-992-0712 or visit their web site at www.leadshousing.org