



# Federal Lead-Based Paint Regulations: CDBG/HOME Rehabilitation Programs

Office of Lead Hazard Control and Healthy Homes

U.S. Department of Housing and Urban  
Development

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# Goals for this Training

- Understand the significance of lead poisoning
- Gain a deeper acquaintance with the lead regulations, specifically those applicable to federally assisted housing rehabilitation programs
- Assess the quality of the documentation
- Identify other available resources and how to use them

# What is the Office of Lead Hazard Control and Healthy Homes (OLHCHH)?

- The Office of Lead Hazard Control and Healthy Homes is an office within the Department of Housing and Urban Development (HUD) that protects children and families from health and safety hazards in housing.
- The Office was established in 1991 as the Office of Lead-Based Paint Abatement and Poisoning Prevention.
- The Office began its healthy homes programs in FY 1999.

# Defining the Problem

- Lead is a naturally occurring element
- Found in all parts of our environment:
  - Air, soil, water and inside our homes
  - Past use of leaded gasoline, industrial facilities
  - In our homes: lead-based paint, ceramics, pipes and plumbing materials, solders, batteries, ammunition, and cosmetics

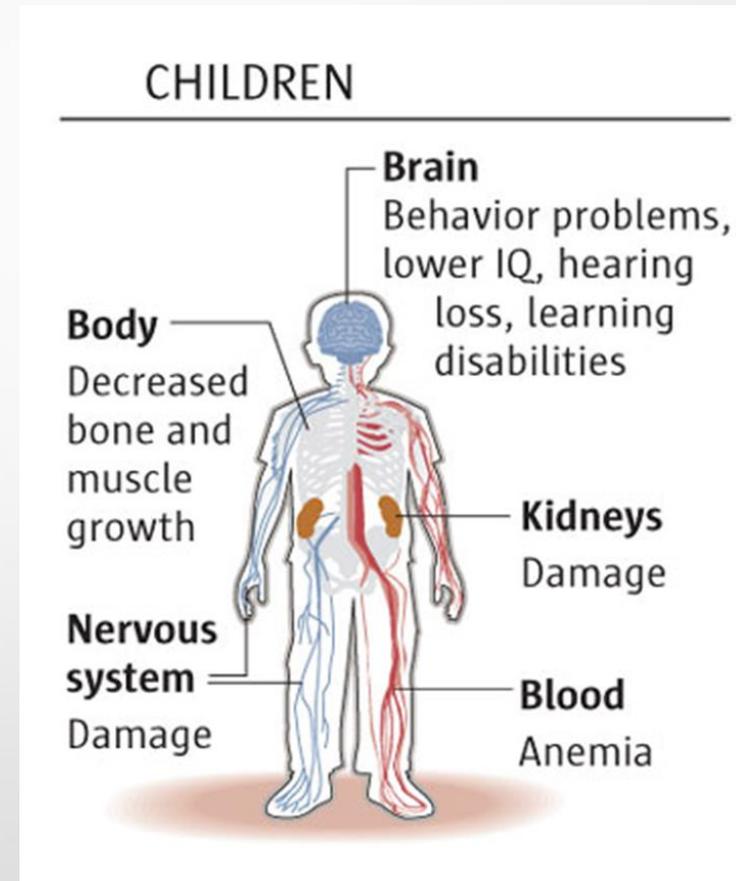
# Defining the Problem

- Who is at risk?
  - Everyone is at risk if lead is ingested, however:
    - Children under the age of 6
      - Absorb more lead than adults do, and their brains and nervous systems are more sensitive to the effects.
      - They are more likely to ingest lead by putting their hands in their mouths after touching floors or other areas containing lead dust
    - Lead poisoning in pregnant women can result in exposure to the developing baby
    - Workers in certain construction and industrial fields may be exposed to high levels of lead

# Children and Exposure to Lead

How do children get lead in their blood?

- Putting their hands or other lead-contaminated objects into their mouths
- Playing in lead-contaminated soil **or on floors with lead dust**
- Eating paint chips found in homes with peeling or flaking lead-based paint



# Housing Quality and Health: *Elevated Blood Lead Level*

## Related Hazards<sup>1</sup>

### Lead hazards, from

- Chipping, peeling, flaking, chalking paint in houses built before 1978
- Lead contaminated soil
- Lead containing household items or products

## Extent of the Problem<sup>2</sup>

**23.2 million homes**  
*have at least one lead-based paint hazard.*

**Lead poisoning**  
*Affects*

**535,000**  
*U.S. children ages 1-5.*



## Economic Impact<sup>3</sup>

**\$5.9 billion**  
*per year in medical costs and*

**\$50.9 billion**  
*per year in lost productivity due to cognitive impairment.*



1. OLHCHH, 2014, Healthy Homes Rating System Operating Guidance

2. Dewalt et al. 2015; Jacobs et al. 2002

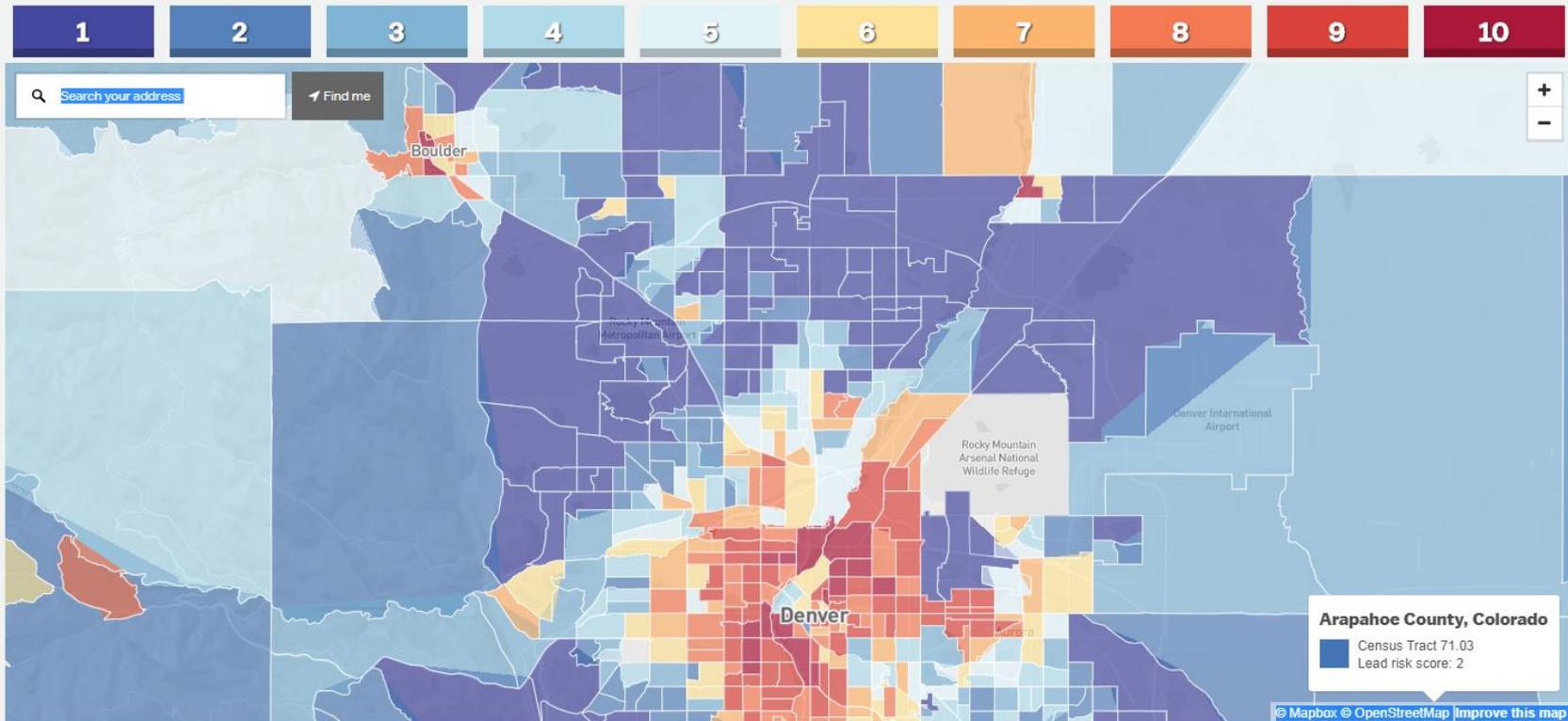
3. Trasande & Lui, 2011

# Risk is based on housing and poverty

## Where is the lead exposure risk in your community?

Vox worked with the Washington State Department of Health to map lead exposure risk nationally by census tract. We used housing and poverty data in our calculations to show areas of risk. These are not confirmed lead poisoning cases. [Download the data here.](#)

Select all or deselect all lead risk layers:



Source: Rad Cunningham, Washington State Department of Health  
Credit: Sarah Frostenson

# Lead Regulations

## HUD/EPA's Lead Disclosure Rule

- Applies to all housing, public and private, built before 1978. Effective March, 1996

## HUD's Lead Safe Housing Rule (LSHR)

- Applies to Federally–assisted and Federally-owned housing built before 1978. Effective September, 2000
- *Amendments (EBLL) effective 2/13/17*

## EPA's Renovation, Repair, and Painting (RRP) Rule

- Applies to all housing, public and private, built before 1978, including child-occupied facilities such as schools and day-care facilities. Effective April, 2010

### Lead Disclosure Rule

- Incomplete Disclosures
- Incorrect form ('Watch out for Lead' instead of the current Disclosure Form)

### Lead Safe Housing Rule

- Lack of valid inspection reports
- Incomplete testing
- Incorrect use of exemptions

### Renovation, Repair, Painting Rule

- Contractor is not RRP Firm certified
- No certified renovator(s)

## Common Findings of Lead Regulatory Violations

# Case Study: Senior Home Repair Program

An older couple apply for assistance to repair deferred maintenance on their 1952 single-family home. They qualify for a deferred loan up to \$20,000 for repairs. The couple watch their grandchildren, ages 5, 7, and 10, after school, until parents pick them up.

The repairs will include exterior painting, a new roof, upgrade kitchen and bath electrical with GFCI outlets, and installation of a wheelchair ramp.

What does your organization need to do to comply with HUD's LBP rules and regulations and ensure the work is done correctly?

# Case Study: Disaster Assistance Program

The POTUS approved a disaster declaration for the county due to a devastating wildfire several months ago. CDBG-DR funds were awarded to the county to repair and restore housing, among other uses.

Mr. and Mrs. Smith, and their two young children, applied for CDBG-DR funding to restore their home and appurtenances to a livable condition; they have been living with relatives since the fires caused significant damage to their historic 1929 home.

The repairs and restoration work will cost an estimated \$40,000

What does your organization need to do to comply with HUD's LBP rules and regulations and ensure the work is done correctly?

# Case Study: Emergency Home Repair Program

A young couple (owner occupants) of a single-family home applied for assistance to respond to a broken water supply line in the upstairs bathroom that caused localized interior flooding damage.

The repairs will include replacing the broken pipe and all water damaged building materials in the flooded bathroom including first floor ceiling beneath the flooded bathroom. The cost estimate for the repair is \$4700.

What does your organization need to do to comply with HUD's LBP rules and regulations and ensure the work is done correctly?

# Key Steps in LBP Compliance Process

- **DISCLOSURE**
  - Pamphlet
- **LOOK**
  - Enhanced Visual Assessment
  - Risk Assessment
  - Inspection
- **TREAT\***
  - Paint Stabilization
  - Interim Controls
  - Hazard Abatement
- **CLEAR\***
  - Clearance
- **TELL**
  - Notification to other residents



Disclose

Look/Test

Treat

Clear

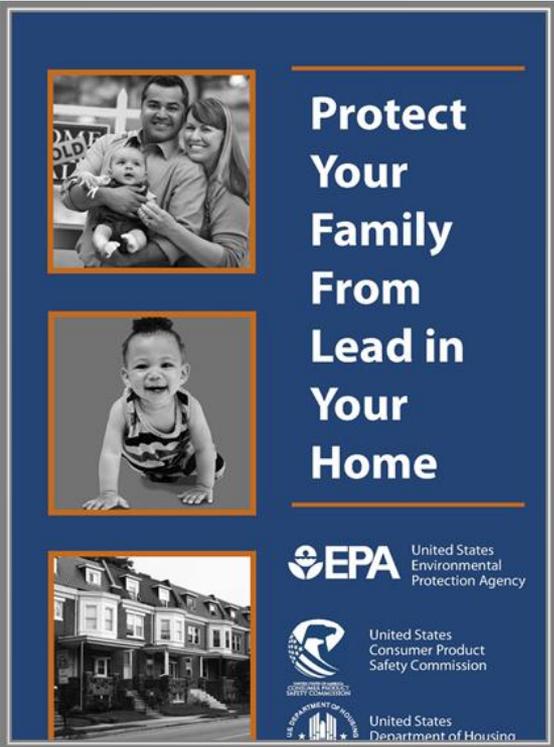
Tell



# **Step 1. Lead Disclosure Rule**

# Lead Disclosure Rule

## Subpart A



**Protect  
Your  
Family  
From  
Lead in  
Your  
Home**

 United States  
Environmental  
Protection Agency

 United States  
Consumer Product  
Safety Commission

 United States  
Department of Housing

- Applies to almost all pre-1978 for **sale** and **rental** units
- The Owner or Lessor:
  - Provides Pamphlet
  - Provides warning statement
  - Disclose KNOWN information
- Must be completed **BEFORE** any contract is signed

# The Wrong Disclosure

**NOTIFICATION**  
Watch Out for Lead-Based Paint Poisoning

**Sources of Lead Based Paint**  
The interiors of older homes and apartments often have layers of lead-based paint on the walls, ceilings, floors, and trim. Lead-based paint and primer may also have been used on outside porches, railings, garages, fire escapes, and other exterior surfaces. Lead-based paint can be a real danger for babies and young children. Children may eat paint chips or chew on painted surfaces. Children can also ingest lead even if they do not specifically eat paint chips. If children touch painted surfaces or dust particles containing lead, they may get these particles on their hands, put them in their mouths, and ingest a dangerous amount of lead.

**Hazards of Lead-Based Paint**  
Lead poisoning is dangerous—especially to children under the age of 6. It can cause mental retardation, blindness, and even death.

**Symptoms of Lead-Based Paint Poisoning**  
Has your child been especially cranky or irritable? Is he or she unusually tired? Has your child had stomachaches and vomiting? Does he or she complain about headaches? Is your child unwilling to play? These may be symptoms of lead poisoning. If there are no symptoms at all, because there are no symptoms does not mean that you should not be concerned about lead-based paint.

**Advisability and Availability of Blood Lead Level Testing**  
If you suspect that your child has eaten chips of paint or other lead-based paint, you should contact your doctor or clinic for testing. If the test shows that your child has an elevated blood lead level, treatment is available. Contact your doctor or local health department for help and more information. Lead screening and treatment are available through the Medicaid program. If you are eligible, if your child has an elevated blood lead level, you should immediately notify the Community Development Department. If you or your landlord is applying for assistance so the necessary steps can be taken to test your unit for lead-based paint hazards, you may be eligible for assistance. If you or your landlord has lead-based paint, you may be eligible for assistance to abate that hazard.

**Precautions to Take to Prevent Lead-Based Paint Poisoning**  
You can avoid lead-based paint poisoning by taking the following precautions:  
(a) Cover all furniture and appliances;  
(b) Get a broom or stiff brush and remove paint chips from walls, woodwork, window wells and ceilings;  
(c) Sweep up all pieces of paint and plaster into a plastic bag or wrap them in newspaper. Put these packages in the trash. Do not use them.  
(d) Do not leave paint chips on the floor or in the yard. Sweep mop floors and window wells in and around the work area to remove any paint chips. Keeping these areas clear of paint chips is very important, and  
(e) Do not allow loose paint to remain where children can reach since children may pick loose paint off the lower part of the walls.

**Homeowner Maintenance and Treatment**  
As a homeowner, you should take the necessary steps to keep your home in good shape. Water leaks from faulty plumbing, defective roofs and exterior walls. These conditions damage walls and ceilings and cause paint to peel, crack or flake. The surfaces that are peeling, cracking, chipping or loose should be thoroughly cleaned by scraping and brushing the loose paint from the surface, then repainting with (2) coats of non-lead-based paint. Instead of scraping and repainting, the surface may be covered with other material such as wallboard, gypsum board, or a similar material. Be aware that when lead-based paint is removed by scraping or sanding, a dust is created, which may be hazardous. The dust can enter the body through the mouth, nose, or by inhaling it or swallowing it. The use of heat or paint removers could create a vapor or fume which may cause poisoning if inhaled over a long period of time. If possible, the removal of lead-based paint should take place when there are no children or pregnant woman on the premises. Simple painting of lead-based paint surfaces does not eliminate the hazard. Remember that you as an adult play a major role in the prevention of lead poisoning. Your actions can make a big difference.

**Tenant and Homebuyer Responsibilities**  
You should immediately notify the management office or the local health department if you are purchasing your home if the unit has flaking, chipping, powdering or peeling paint, water leaks from plumbing, or a defective roof. It is the responsibility of that office's effort to repair the unit.

I have received a copy of the Notification entitled "Watch Out for Lead-Based Paint Poisoning" AND I have received a copy of the pamphlet, "Protect Yourself and Your Home".

Printed name of recipient \_\_\_\_\_ Date \_\_\_\_\_  
Signature of recipient \_\_\_\_\_

Exhibit V

After carefully reading this notice, please detach this receipt and return it to your local housing authority, landlord, management office, or community development office.

**RECEIPT**

I have received a copy of the notice entitled:

**Lead-Based Paint Threat to Your Children**

January 1993

Print Name \_\_\_\_\_  
Signature *Delores Becker*  
Date *5-10-94*

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# Lead Disclosure Rule

## The Correct Disclosure

**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**

**Lead Warning Statement**  
 Housing built before 1978 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. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

**Lessor's Disclosure**

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):  
 (i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).  
 \_\_\_\_\_  
 \_\_\_\_\_  
 (ii) \_\_\_\_\_ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

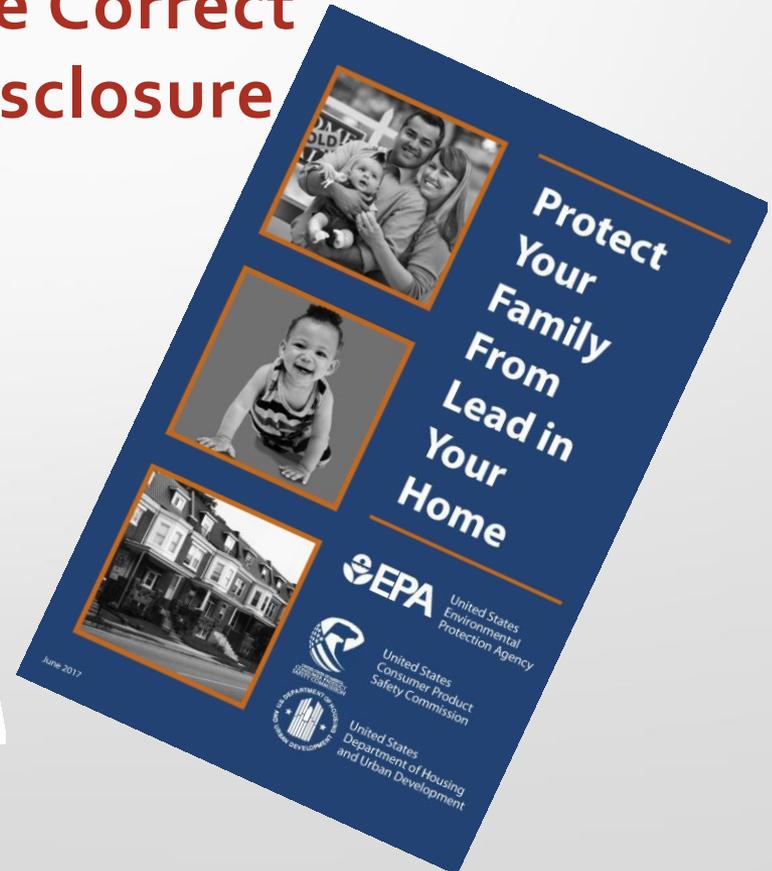
(b) Records and reports available to the lessor (check (i) or (ii) below):  
 (i) \_\_\_\_\_ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).  
 \_\_\_\_\_  
 \_\_\_\_\_  
 (ii) \_\_\_\_\_ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Lessee's Acknowledgment (initial)**  
 (c) \_\_\_\_\_ Lessee has received copies of all information listed above.  
 (d) \_\_\_\_\_ Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

**Agent's Acknowledgment (initial)**  
 (e) \_\_\_\_\_ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**  
 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Lessor	Date	Lessor	Date
Lessee	Date	Lessee	Date
Agent	Date	Agent	Date



**Lessor's Disclosure**

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

Mark here if known

(i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Mark here if not known

Options - If Lead is Known, List building parts that have lead or, indicate how you know lead/lead hazards are present. IE an Inspection report from March 2003 or a Risk Assessment from June 2006.

(ii)  Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

Mark here if there are reports

(i)  Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Use this space to list reports that are available. Also indicate what has been provided to the tenant, i.e. summaries of reports

Mark here if there are no

(ii)  Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Lessee's Acknowledgment (initial)**

Renter Initials

(c)  Lessee has received copies of all information listed above.

(d)  Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

**Agent's Acknowledgment (initial)**

If there is agent, Initial here

(e)  Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Owner Signature and Date

Lessor \_\_\_\_\_ Date \_\_\_\_\_ Lessor \_\_\_\_\_ Date \_\_\_\_\_

Renter Signature and Date

Lessee \_\_\_\_\_ Date \_\_\_\_\_ Lessee \_\_\_\_\_ Date \_\_\_\_\_

Agent Signature and Date

Agent \_\_\_\_\_ Date \_\_\_\_\_ Agent \_\_\_\_\_ Date \_\_\_\_\_



# Lead Safe Housing Rule

# Lead Safe Housing Rule (LSHR)

## PURPOSE:

To protect children in assisted target housing through primary prevention



# Lead Regulations Apply **Except** When:

- Property constructed **after January 1, 1978**
- **Zero-bedroom units** and SROs (in the works to be removed)
- Housing designated exclusively for the **elderly** or persons with **disabilities except** if a child less than 6 resides there
- Properties found to be **lead-free** by a LBP inspection or where all LBP has been identified, **removed**, and clearance achieved
- An **unoccupied property** that is to be demolished, provided that it remains unoccupied until demolition
- Rehab that **does not disturb** painted surfaces
- **Emergency Action** necessary to protect life, health and safety, or further damage to the structure (e.g., after a natural disaster or fire)

# Exemptions (continued):

- Rehab that **does not disturb** painted surfaces:
- Safe work practices are not required when maintenance or hazard reduction activities do not disturb painted surfaces that total more than **de minimis** levels:
  - 2 sq. ft. per interior space
  - 10% of small component type
  - 20 sq. ft. for exterior work

# Lead Requirements Screening Worksheet

## LEAD SAFE HOUSING REQUIREMENTS SCREENING WORKSHEET

**This worksheet should be placed in the project file for any residential property that is assisted with Federal funds. Parts 1 and 2 should be completed for all projects. Parts 3 and 4 should be completed for rehabilitation projects.**

Property Owner and Address: \_\_\_\_\_

\_\_\_\_\_

### Part 1: Exemptions from All Requirements of 24 CFR Part 35

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*If the answer to any of the following questions is yes, the property is exempt from the requirements of 24CFR Part 35. The regulatory citation of each exemption is cited as additional guidance.*

- ❖ Was the property constructed after January 1, 1978? [35.115(a)(1)]  YES  NO
- ❖ Is this a zero-bedroom unit? (e.g. SRO, efficiency) [35.115(a)(2)]  YES  NO
- ❖ Is this dedicated elderly <sup>1</sup> housing? (i.e. over age 62) [35.115(a)(3)]  YES  NO
- ❖ Is this housing dedicated for the disabled <sup>2</sup>? [35.115(a)(3)]  YES  NO
- ❖ Has a paint inspection conducted in accordance with 35.1320(a) established that the property is free of lead-based paint? [35.115(a)(4)]  YES  NO

# Lead Safe Housing Rule DOCUMENT, DOCUMENT

- Requires more documentation than any other LBP Rule
- Certifications, training, evaluations, abatement reports, and clearance
- Documents must be kept **at least** 3 years or as long as maintenance and reevaluation is required
- Actual record keeping is life of the project/building(s)

# Regulation Subparts - 1

<b>Program</b>	<b>Assistance Type</b>	<b>Subparts</b>
<b>All</b>	<b>Disclosure of Known Lead-Based Paint Hazards Upon Sale or Lease of Residential Property</b>	<b>A</b>
<b>All</b>	<b>General Requirements and Definitions</b>	<b>B</b>
<b>Non- HUD Federal</b>	<b>Disposal of Housing Project-Based Rental Assistance</b>	<b>C D*</b>
<b>SF Hsg</b>	<b>HUD-Owned Single Family Property</b>	<b>F</b>
<b>MF Hsg</b>	<b>Multifamily Mortgage Insurance</b>	<b>G</b>
<b>Hsg, PIH</b>	<b>Project-Based Rental Assistance</b>	<b>H*</b>
<b>MF Hsg</b>	<b>HUD-Owned and Mortgagee-in-Possession Multifamily Property</b>	<b>I*</b>

# Regulation Subparts - 2

<b>Programs</b>	<b>Assistance Type</b>	<b>Subparts</b>
<b>All</b>	<b>Rehabilitation</b>	<b>J</b>
<b>CPD, PIH</b>	<b>Acquisition, Leasing, Support Services, or Operation</b>	<b>K</b>
<b>PIH</b>	<b>Public Housing Programs</b>	<b>L*</b>
<b>PIH, CPD</b>	<b>Tenant-Based Rental Assistance</b>	<b>M*</b>
<b>All</b>	<b>Methods and Standards for Lead-Based Paint Hazard Evaluation and Hazard Reduction Activities</b>	<b>R</b>
	<b>Reserved</b>	<b>E, N-Q</b>

\* Subparts D, H, I, L, and M have provisions dealing with children under age 6 who have environmental intervention/elevated blood lead levels, depending on the date of funding.

LSHR  
Subpart  
J

# Housing Rehabilitation Programs

## Notification (RRP)

- Occupants are provided the “Renovate Right” pamphlet prior to commencing rehabilitation activities
- After testing - Occupants are provided a Notice of Evaluation within 15 days of receipt of the report
- After Clearance – Occupants are provided a Notice of Lead Hazard Reduction within 15 days of the clearance test results

## LBP Evaluation & Responsibilities (*Subpart J*)

- A certified lead Risk Assessor/Inspector completes paint testing on all surfaces to be disturbed by the rehabilitation
- Lead safe work practices and occupant protection are incorporated into the work write-up if paint testing shows lead on surfaces to be disturbed
- Designated party documents safe work practices and occupant protection were implemented where required
- Certified lead Risk Assessor/Inspector conducts a clearance test prior to re-occupancy

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≤ \$5000

## Notification (RRP)

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- After Clearance – Occupants are provided a Notice of Lead Hazard Reduction within 15 days of the clearance test results

## LBP Evaluation & Responsibilities (*Subpart J*)

- A certified lead Risk Assessor/Inspector completes a risk assessment of the property and paint testing on surfaces to be disturbed
- If the risk assessment found lead hazards, the work write-up incorporates the recommendations for **interim controls** using safe work practices and occupant protection
- Designated party verifies the contractor is certified RRP Firm and workers are certified RRP renovators.
- Designated party documents safe work practices and occupant protection were implemented where required
- Certified lead Risk Assessor/Inspector conducts a clearance test prior to re-occupancy

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Over  
\$5000  
To  
\$25,000

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## LBP Evaluation & Responsibilities (*Subpart J*)

- A certified lead Risk Assessor/Inspector completes a risk assessment of the property and paint testing of surfaces to be disturbed
- **Abatement of all identified lead hazards** is required and must be incorporated into the work write-up using safe work practices and occupant protection (**Interim controls** are permitted on the exterior)
- Designated party verifies the contractor has a lead abatement certification for the firm, and that supervisors, and workers are certified and licensed to perform abatement
- Designated party documents safe work practices and occupant protection were implemented where required
- Certified lead Risk Assessor/Inspector conducts a clearance test prior to re-occupancy

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# Subpart J – Rehabilitation Summary

	≤\$5,000	\$5,000 - \$25K	>\$25,000
Approach to Lead Hazard Evaluation & Reduction	1. Do no harm	3. Identify & control lead hazards	4. Identify & abate lead hazards
Notification	Yes	Yes	Yes
Lead Hazard Evaluation	Paint Testing (surfaces to be disturbed)	Paint Testing & Risk Assessment	Paint Testing & Risk Assessment
Lead Hazard Reduction	Repair surfaces disturbed during rehabilitation	Interim Controls	Abatement (interim controls on exterior not disturbed by rehab)
	Safe Work Practices Clearance	Safe Work Practices Clearance	Safe Work Practices Clearance
Ongoing Maintenance	HOME rental only	HOME rental only	HOME rental only
EBLL Requirements	No	No	No
Options	Presume LBP – Safe work practices on all surfaces	Presume LBP and/or hazards – standard treatments	Presume LBP and/or hazards – abate all applicable surfaces



# Step 2. Look LBP Testing

# Case Study: Senior Home Repair Program

An older couple apply for assistance to repair deferred maintenance on their 1952 single-family home. They qualify for a deferred loan up to \$20,000 for repairs. The couple watch their grandchildren, ages 5, 7, and 10, after school, until parents pick them up.

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# LBP Evaluations

## LBP Inspection

- Surface-by-surface investigation to determine if LBP is present above HUD thresholds; does NOT determine whether the paint presents an immediate hazard
- Sampling of painted surfaces (dust, bare soil, and water testing is optional)
- Purpose – Abatement, renovation/weatherization, sale or turnover of property, remodeling/repainting
- Final Report - Whether LBP is present, where it is located, and at what concentrations
- *Combined Risk Assessment & Inspection* may prove more cost effective than separate investigations

## Risk Assessment

- Identifies LBP hazards - Sampling of deteriorated paint, dust, bare soil (risk based), water (optional)
- Purpose - Interim controls, sale of property or turnover, documentation of absence of lead hazards
- Final report - Lead Hazard Control Plan with options for interim controls or certification of LBP compliance
- Environmental Investigation is an enhanced Risk Assessment with review of other sources of lead exposure

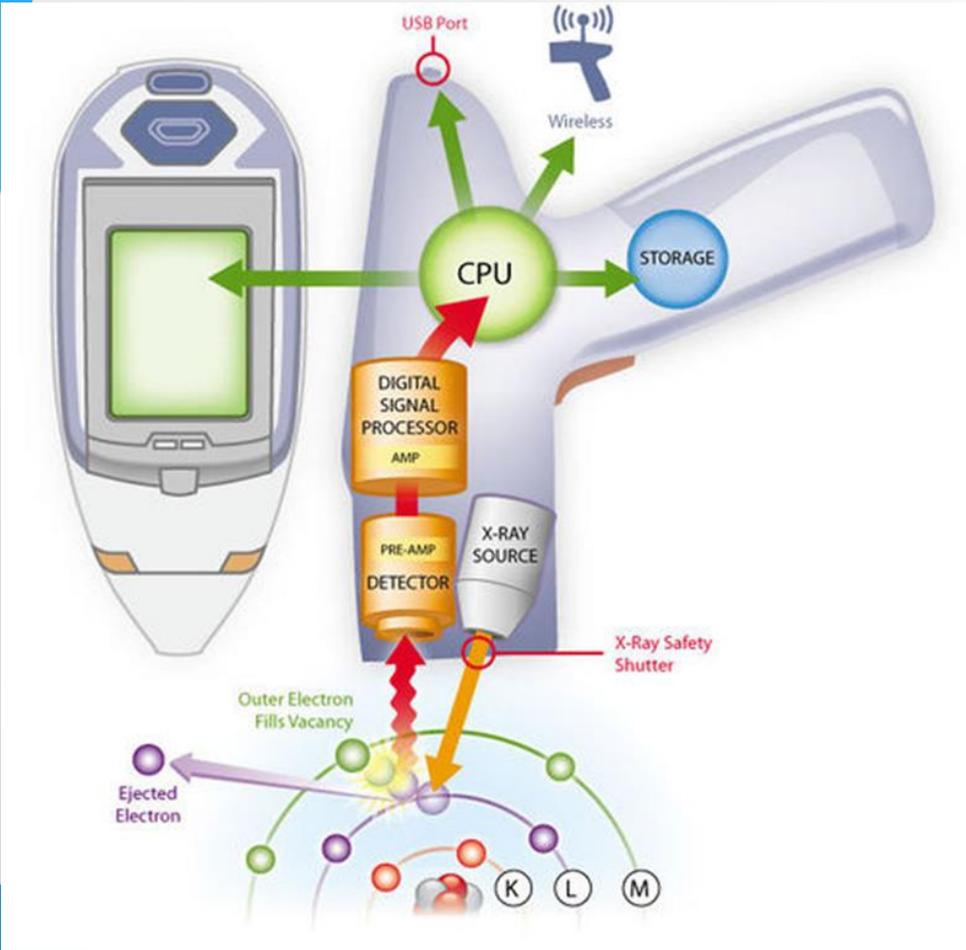
## Visual Assessment

- Conducted to locate potential lead-based paint hazards and evaluate the magnitude of the hazard
- In dwellings where no inspection has been conducted, any painted surface that has not been replaced after 1977 must be assumed to contain lead-based paint
- Identifies deteriorated paint; visible surface dust, debris, and residue as part of a risk assessment or clearance exam; or confirms completion or failure of a hazard reduction measure

# Federal Lead Hazard Levels

Media	Lead Level – Risk Assessment
Paint	1 mg/ cm <sup>2</sup>
Dust (wipe sampling only; single-surface or composite) Carpeted Floors Hard Floors Interior Window Sills	40 µm/ft <sup>2</sup> 40 µm/ft <sup>2</sup> 250 µm/ft <sup>2</sup>
Bare Soil: Bare soil in play areas Bare soil in non-play areas	400 µm/ft <sup>2</sup> 1,200 µm/ft <sup>2</sup>
Water (optional) – first draw, 250mL	20 ppb (µm/L)

# X-Ray Refractive Fluorescence (XRF) Device



# Locate Certified Inspection, Risk Assessment Firm

<https://cfpub.epa.gov/flpp/pub/index.cfm?do=main.firmSearchAbatement>

Lead Home

Learn About Lead

Protect Your Family

Renovation, Repair and Painting Program

Evaluating and Eliminating Lead-Based Paint Hazards

Real Estate Disclosure

Science and Technology

Lead Laws and Regulations

Outreach and Grants

En Español: Plomo

**You are here:** [EPA Home](#) » [Lead](#) » Locate Certified Inspection, Risk Assessment, and Abatement Firms

## Locate Certified Inspection, Risk Assessment, and Abatement Firms

Include any criteria that you would like to use to limit the search results. For example, you could select a state where a firm is located, the jurisdictions in which they are certified, or enter the name of a specific firm to find out if it is certified. The more criteria you add the more restrictive your search and the fewer results will be returned.

**Note:** This locator only identifies certified firms in jurisdictions where EPA administers the lead-based paint training and certification program. For assistance identifying firms in one of EPA's 44 authorized programs (38 States, 4 Tribes, Puerto Rico, and Washington D.C.) contact the [National Lead Information Center](#). We also provide helpful links to the websites of the authorized programs on our [training and certification page](#).

### Find an Abatement Firm

To find your nearest EPA certified abatement firm, search by the criteria below.

**Discipline:**

- Inspection, Risk Assessment  
 Abatement

AND

**Location:**

# Search Results

## Vail, CO

- Firm Location: vail (*within 100 miles*)
- Discipline: Inspection, Risk Assessment

New Search

Show 5  entries

Filter results:

Firm	Discipline	Certification Number	Expiration Date
<b>BUILD3, LLC</b> 12477 W. Cedar Lakewood , Colorado 80228 303-246-7844	Evaluation (Inspection, Risk Assessment, Clearance, Dust Sampling Technician), Renovation	NAT-F147052-1	10/08/2019
<b>DS Environmental Consulting, Inc.</b> 7555 W 10th Ave Lakewood , Colorado 80214 (303) 286-9094	Evaluation (Inspection, Risk Assessment, Clearance, Dust Sampling Technician), Renovation	NAT-99709-2	10/08/2019
<b>Weecycle Environmental Consulting, Inc.</b> 1208 Commerce Court Lafayette , Colorado 80026 303-413-0452	Evaluation (Inspection, Risk Assessment, Clearance)	LBP-12149-1	06/13/2020
<b>24-7 Restoration, Inc.</b> 620 10th Avenue Longmont , Colorado 80501 303-817-5091	Evaluation (Inspection, Risk Assessment, Clearance, Dust Sampling Technician), Lead Abatement	LBP-F124917-1	08/14/2020
<b>Stantec Consulting Services Inc.</b> 370 Interlocken Blvd Denver , Colorado 80222 303-533-1961	Evaluation (Inspection, Risk Assessment, Clearance)	LBP-F184729-1	04/12/2021

Showing 1 to 5 of 7 entries

First

Previous

1

2

Next

Last

# HUD LSHR incorporates EPA Regulations

- **24 CFR 35.1320**
  - (a) *Lead-based paint inspections and paint testing.* Lead-based paint inspections shall be performed in accordance with methods and standards established either by a State or Tribal program authorized by the EPA under 40 CFR 745.324, or by the EPA at 40 CFR 745.227(b) and (h). Paint testing to determine the presence or absence of lead-based paint on deteriorated paint surfaces or surfaces to be disturbed or replaced shall be performed by a certified lead-based paint inspector or risk assessor.

# Report Requirements 40 CFR 745.227 (b)

- (i) Date of each inspection.
- (ii) Address of building.
- (iii) Date of construction.
- (iv) Apartment numbers (if applicable).

# The Who and Where

- (v) Name, address, and telephone number of the owner or owners of each residential dwelling or child-occupied facility.
- (vi) Name, signature, and certification number of each certified inspector and/or risk assessor conducting testing.
- (vii) Name, address, and telephone number of the certified firm employing each inspector and/or risk assessor, if applicable.

# Report Cover

A well  
designed  
cover page  
has a large  
amount of the  
required  
information

## Lead-Based Paint Inspection

REMS No.: 800021620  
Normandie I Apartment Complex  
610 1<sup>st</sup> Street  
Ogden, Utah 84404  
ATC Project No.: 071.39336.4099

PREPARED FOR:  
Rawson Management Company  
Ms. Tana Gooch  
5175 West 4000 South  
Hooper, Utah 84315  
Telephone: (801) 731-3035  
Fax: (801) 731-4375

PROPERTY AGENT:  
Ms. Tana Gooch  
Rawson Management Company  
5175 West 4000 South  
Hooper, Utah 84315  
Telephone: (801) 731-3035  
Fax: (801) 731-4375

PROPERTY OWNER:  
RF Rawson Incorporated  
5175 West 4000 South  
Hooper, Utah 84315  
Telephone: (801) 731-3035  
Fax: (801) 731-4375

REPORT PREPARED BY: Mr. Michael B. Smith  
ATC Associates Inc.  
Utah Department of Environmental Quality  
Division of Air Quality: Lead Based Paint Firm Certification No. PBF-0042  
4424 South 700 East, Suite 240  
Salt Lake City, Utah 84107  
Telephone: (801) 265-9999  
Fax: (801) 265-9945

PREPARED BY: Michael B. Smith 12/23/2009  
Signature Date

SITE ASSESSOR: Michael S. Kelly, Health and Safety Services (PBF-0016)  
Utah Department of Environmental Quality  
Division of Air Quality: Lead Based Paint Inspector No. PB-1073  
2034 South Main Street, Salt Lake City, Utah 84115  
Telephone: (801) 355-1456  
Fax: (801) 355-1557

PREPARED BY: Ms. Kelly 12/23/2009  
Signature Date

# Report Cover

- A simpler version
- Other information located elsewhere

Limited Lead-Based Paint  
Building Survey and Lead Dust Sampling  
July 8, 2016

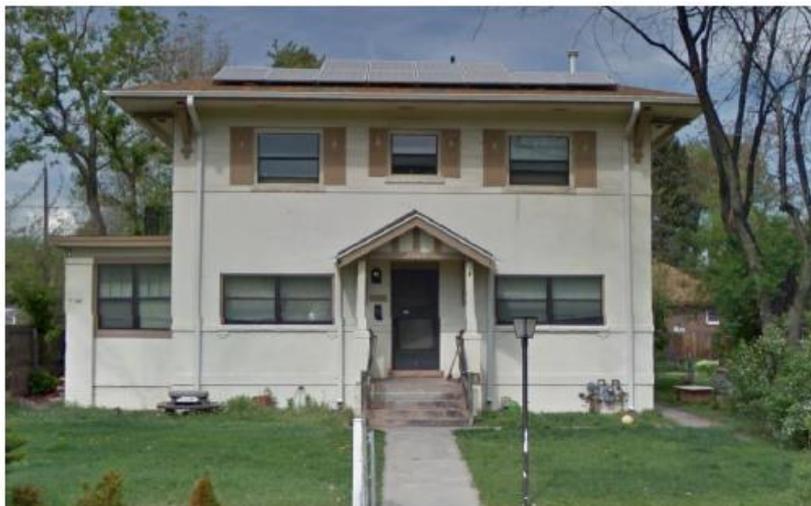
Prepared for:  
Denver Housing Authority  
777 Grant Street  
Denver, Colorado 80203

Prepared by:  
Environmental Technical Solutions, LLC  
2432 S. Downing Street  
Denver, Colorado 80210



2432 S. Downing Street, Denver, Colorado 80210 • 303.722-2973 • Fax: 303.722.2974

**Limited Lead-Based Paint  
Building Survey and Lead Dust Sampling**



**Project:**  
2365 Ivanhoe Street  
Denver, Colorado 80207

July 8, 2016  
Project Number: E16.229

## Table of Contents

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### Appendix

Appendix A.	XRF Data
Appendix B.	Table of Laboratory Results
Appendix C.	Photo Log
Appendix D.	Building Condition Forms
Appendix E.	Laboratory Results/ Lead Hazard Risk Assessment Chart
Appendix F.	Certifications

Examine  
this  
Cover  
• Are there  
any  
concerns  
?

# Sharpe Environmental Testing & Consulting



**COMMERCIAL / RESIDENTIAL**  
8581 Meyers • Detroit, MI 48228  
Tel / Fax : (313) 491-2656

## LEAD INSPECTION / RISK ASSESSMENT REPORT

**Performed At:**

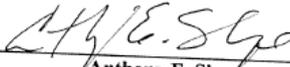
**Maple**  
631 Maple Avenue

SEC-8 Contract NO: OH10-E000-096  
FHA Project NO: 046-096NI  
REMS NO: 800016869

**Performed On:**

January 5, 2007

**Performed By:**

  
**Anthony E. Sharpe**  
Sharpe Environmental Testing & Consulting  
8581 Meyers  
Detroit, MI 48228

State of Michigan License #P-047  
XRF Model # U2970NR6

# Certificate

- Note Address

- Go back one slide

# S.E.T.C.

## CERTIFICATE OF LEAD-BASED PAINT COMPLIANCE

I Hereby certify that on 1-5-07, the dwelling located at 631 Maple Avenue also known as Maple, in Cincinnati, Ohio., meets at least the minimum criteria established by the Department of Housing and Urban Development for lead safety. Either no lead-based paint hazards were identified or all lead-based paint hazards have been corrected.

  
Authorized Signature

Risk Assessor License #: P-047

Expiration Date: 03-31-07

**SHARPE ENVIRONMENTAL LEAD COMPLIANCE**

*Certificate*

Examine  
this  
Cover

Are there  
any  
concerns?

# Sharpe Environmental Testing & Consulting



COMMERCIAL / RESIDENTIAL  
8581 Meyers • Detroit, MI 48228  
Tel / Fax : (313) 491-2656

## LEAD INSPECTION / RISK ASSESSMENT REPORT

**Performed At:**

**Maple**  
631 Maple Avenue

SEC-8 Contract NO: OH10-E000-096  
FHA Project NO: 046-096NI  
REMS NO: 800016869

**Performed On:**

January 5, 2007

**Performed By:**

  
**Anthony E. Sharpe**  
Sharpe Environmental Testing & Consulting  
8581 Meyers  
Detroit, MI 48228

State of Michigan License #P-047  
XRF Model # U2970NR6

# S.E.T.C.

## Certificate

- Note  
Address

### CERTIFICATE OF LEAD-BASED PAINT COMPLIANCE

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Authorized Signature

Risk Assessor License #: P-047

Expiration Date: 03-31-07

**SHARPE ENVIRONMENTAL LEAD COMPLIANCE**

*Certificate*

# The meat of the report

- (viii) Each testing method and device and/or sampling procedure employed for paint analysis, including quality control data and, if used, the serial number of any x-ray fluorescence (XRF) device.
- (ix) Specific locations of each painted component tested for the presence of lead-based paint.
- (x) The results of the inspection expressed in terms appropriate to the sampling method used.

# XRF Results

- Lots of Tables

Index	Time	COMPONENT	SUBSTRATE	SIDE	CONDITION	COLOR	ROOM	Results	PbC	PbC Error
45	7/27/2010 10:53	CLOSET WALL	DRYWALL	D	INTACT	WHITE	BEDROOM 1	Negative	0	0.02
46	7/27/2010 10:53	CASING door	WOOD	A	INTACT	BROWN	BEDROOM 1	Negative	0	0.02
47	7/27/2010 10:53	DOOR	WOOD	A	INTACT	BROWN	BEDROOM 1	Negative	0	0.02
48	7/27/2010 10:53	DOOR JAMB	WOOD	A	INTACT	BROWN	BEDROOM 1	Negative	0	0.02
49	7/27/2010 10:54	WALL	DRYWALL	A	INTACT	WHITE	BEDROOM 2	Negative	0	0.02
50	7/27/2010 10:54	WALL	DRYWALL	B	INTACT	WHITE	BEDROOM 2	Negative	0	0.02
51	7/27/2010 10:54	WALL	DRYWALL	C	INTACT	WHITE	BEDROOM 2	Negative	0	0.02
52	7/27/2010 10:55	WALL	DRYWALL	D	INTACT	WHITE	BEDROOM 2	Negative	0	0.02
53	7/27/2010 10:55	CEILING	DRYWALL	D	INTACT	WHITE	BEDROOM 2	Negative	0	0.02
54	7/27/2010 10:55	BASEBOARD	WOOD	D	INTACT	BROWN	BEDROOM 2	Negative	0	0.02
55	7/27/2010 10:55	CASING window	WOOD	C	INTACT	BROWN	BEDROOM 2	Negative	0	0.02
56	7/27/2010 10:56	W SASH INTERIOR	VINYL	C	INTACT	WHITE	BEDROOM 2	Negative	0	0.02
57	7/27/2010 10:56	CLOSET WALL	DRYWALL	A	INTACT	WHITE	BEDROOM 2	Negative	0	0.02
58	7/27/2010 10:56	CASING door	WOOD	A	INTACT	BROWN	BEDROOM 2	Negative	0	0.02
59	7/27/2010 10:57	DOOR	WOOD	A	INTACT	BROWN	BEDROOM 2	Negative	0	0.02
60	7/27/2010 10:57	DOOR JAMB	WOOD	A	INTACT	BROWN	BEDROOM 2	Negative	0	0.02
61	7/27/2010 10:57	WALL	DRYWALL	A	INTACT	WHITE	BATHROOM	Negative	0	0.02
62	7/27/2010 10:58	WALL	DRYWALL	B	INTACT	WHITE	BATHROOM	Negative	0	0.02
63	7/27/2010 10:58	WALL	DRYWALL	C	INTACT	WHITE	BATHROOM	Negative	0	0.02
64	7/27/2010 10:58	WALL	DRYWALL	D	INTACT	WHITE	BATHROOM	Negative	0	0.02
65	7/27/2010 10:59	CEILING	DRYWALL	D	INTACT	WHITE	BATHROOM	Negative	0	0.02
66	7/27/2010 10:59	BASEBOARD	WOOD	D	INTACT	BROWN	BATHROOM	Negative	0	0.02
67	7/27/2010 10:59	CABINET	WOOD	D	INTACT	BROWN	BATHROOM	Negative	0	0.02
68	7/27/2010 11:00	CASING door	WOOD	B	INTACT	BROWN	BATHROOM	Negative	0	0.02
69	7/27/2010 11:00	DOOR	WOOD	B	INTACT	BROWN	BATHROOM	Negative	0	0.02
70	7/27/2010 11:00	DOOR JAMB	WOOD	B	INTACT	BROWN	BATHROOM	Negative	0	0.02
71	7/27/2010 11:02	TWNHM 103						Negative	0	0.02
72	7/27/2010 11:03	WALL	DRYWALL	A	INTACT	WHITE	LIVING ROOM	Negative	0	0.02
73	7/27/2010 11:03	WALL	DRYWALL	B	INTACT	WHITE	LIVING ROOM	Negative	0	0.02
74	7/27/2010 11:03	WALL	DRYWALL	C	INTACT	WHITE	LIVING ROOM	Negative	0	0.02
75	7/27/2010 11:04	WALL	DRYWALL	D	INTACT	WHITE	LIVING ROOM	Negative	0.01	0.03
76	7/27/2010 11:04	CEILING	DRYWALL	D	INTACT	WHITE	LIVING ROOM	Negative	0	0.02
77	7/27/2010 11:04	BASEBOARD	WOOD	D	INTACT	BROWN	LIVING ROOM	Negative	0	0.02
78	7/27/2010 11:05	CASING window	WOOD	A	INTACT	BROWN	LIVING ROOM	Negative	0	0.02
79	7/27/2010 11:05	W SASH INTERIOR	VINYL	A	INTACT	WHITE	LIVING ROOM	Negative	0	0.02
80	7/27/2010 11:05	WALL	DRYWALL	A	INTACT	WHITE	KITCHEN	Negative	0.41	1.29
81	7/27/2010 11:06	WALL	DRYWALL	B	INTACT	WHITE	KITCHEN	Negative	0	0.02
82	7/27/2010 11:06	WALL	DRYWALL	C	INTACT	WHITE	KITCHEN	Negative	0	0.02
83	7/27/2010 11:06	WALL	DRYWALL	D	INTACT	WHITE	KITCHEN	Negative	0	0.02
84	7/27/2010 11:06	CEILING	DRYWALL	D	INTACT	WHITE	KITCHEN	Negative	0	0.02
85	7/27/2010 11:07	BASEBOARD	WOOD	D	INTACT	BROWN	KITCHEN	Negative	0	0.02
86	7/27/2010 11:07	FLOOR	WOOD	D	INTACT	BROWN	KITCHEN	Negative	0.06	0.14
87	7/27/2010 11:07	CABINET	WOOD	D	INTACT	BROWN	KITCHEN	Negative	0	0.02
88	7/27/2010 11:07	CABINET	WOOD	D	INTACT	BROWN	KITCHEN	Negative	0.01	0.03
89	7/27/2010 11:08	WALL	DRYWALL	A	INTACT	WHITE	DINING ROOM	Negative	0	0.02
90	7/27/2010 11:08	WALL	DRYWALL	B	INTACT	WHITE	DINING ROOM	Negative	0	0.02
91	7/27/2010 11:08	WALL	DRYWALL	C	INTACT	WHITE	DINING ROOM	Negative	0	0.02
92	7/27/2010 11:09	WALL	DRYWALL	D	INTACT	WHITE	DINING ROOM	Negative	0	0.02
93	7/27/2010 11:09	CEILING	DRYWALL	D	INTACT	WHITE	DINING ROOM	Negative	0	0.02
94	7/27/2010 11:09	BASEBOARD	WOOD	D	INTACT	BROWN	DINING ROOM	Negative	0	0.02

# Some rather old and fun to review

Living Room Wall #1 <i>Half</i>	B C (G) P W M T (1) D UP	-0.6	-0.6	-0.7	0.0
Wall #1 Baseboard	B C G P W M T I D UP				
Wall #1 Window Trim	B C G P W M T I D UP				
Wall #1 Window Sill	B C G P W M T I D UP				
Living Room Wall #2	B C G P W M T I D UP				
Wall #2 Baseboard	B C G P W M T I D UP				
Wall #2 Window Trim	B C G P W M T I D UP				
Wall #2 Window Sill	B C G P W M T I D UP				
Living Room Wall #3 <i>W</i>	B C (G) P W M T (1) D UP	-0.6	-0.6	-1.0	0.0
Wall #3 Baseboard	B C G P W M T I D UP				
Wall #3 Window Trim	B C G P W M T I D UP				
Wall #3 Window Sill	B C G P W M T I D UP				
Living Room Wall #4	B C G P W M T I D UP				
Wall #4 Baseboard	B C G P W M T I D UP				
Wall #4 Window Trim	B C G P W M T I D UP				
Wall #4 Window Sill	B C G P W M T I D UP				
Living Room Coat Closet Trim	B C G P W M T I D UP	-1.5	-1.5	-1.3	0.0
L.R. Coat Closet Door	B C G P W M T I D UP				
L.R. Coat Closet Jamb	B C G P W M T I D UP				
L.R. Coat Closet Shelf	B C G P W M T I D UP				
Living Room Ceiling	B C G P W M T I D UP				

Facility Location: 1200 N. 6th, Atchison, KS  
 Inspector's Name: Dane G. Bailey  
 Readings Taken:  
 Project No.: 02107092  
 XRF Serial No. 1520  
 Inspector Signature:

May be  
 hand  
 written

Sample Nos.	Reading	Room ID	Wall Direction	Component	Member	Substrate	Color	Comments
51	-1.2	Bldg 1, Hall 2, stairwell	S	wall		gyp	wh	
52	-1.1	↓	N	baseboard		inwood	↓	
53	0.0	↓	E	handrail		wood	↓	
54	-1.1	Bldg 1, Hall 2, F1 2	N	wall		gyp	wh	
55	-1.1	↓	S	↓		↓	↓	
56	0.0	↓	/	ceiling		↓	↓	popcorn
57	-1.1	Bldg 1, Unit 4		door	ext trk	wood	wh	
58	-1.1	door		↓	int	wood		
59	-1.3	Living room	S	wall		gyp		
60	-1.1	↓	W	↓				
61	-1.2	↓	N	↓				
62	-1.2	↓	E	↓				
63	0.1	↓	/	ceiling				popcorn
64	-1.3	Kitchen	S	wall				
65	-1.3	↓	W	↓				
66	-1.1	↓	N	↓				
67	-1.1	↓	E	↓				
68	-1.1	↓	W	cabinet	frame	wood		
69	-1.1	Bedroom 1	S	wall		gyp		
70	-1.2	↓	W	↓				
71	-1.1	↓	N	↓				
72	0.0	↓	E	↓				
73	-1.3	↓	E	window	sidewall	↓		
74	-1.4	↓	S	closet	door	wood		
75	-1.1	↓	N	door		↓		

# XRF Generated

- Some XRF have programing that process the data and allows it to be grouped.

## DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Edgewood Management Corp.

Inspection Date: 10/23/97  
 Report Date: 10/26/97  
 Abatement Level: 0.7  
 Report No. 10/23/97 14:24  
 Total Readings: 49  
 Job Started: 10/23/97 14:24  
 Job Finished: 10/23/97 14:37

Target City Apartments  
 Building 1610 Monument #9

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
<b>Room 001 Number Only</b>									
004		Ceiling	U Lft		I	Drywall	White	-0.1	QM
001	A	Wall	U Rgt		I	Drywall	White	0.0	QM
002	B	Wall	U Ctr		I	Drywall	White	-0.1	QM
003	C	Wall	U Ctr		I	Drywall	White	0.0	QM
005	D	Door	L Lft	U Ctr	I	Wood	White	0.0	QM
006	D	Partition	L Lft		I	Wood	White	0.0	QM
<b>Room 002 Number Only</b>									
010		Ceiling	U Lft		I	Drywall	White	-0.1	QM
007	A	Wall	U Ctr		I	Drywall	White	0.0	QM
012	B	Door	L Ctr	Rgt casing	I	Wood	White	0.0	QM
011	B	Door	L Ctr	L Ctr	I	Wood	White	0.0	QM
013	B	Closet Wall	L Ctr		I	Wood	White	-0.1	QM
008	C	Wall	L Ctr		I	Drywall	White	0.1	QM
009	D	Wall	U Rgt		I	Drywall	White	-0.1	QM
<b>Room 003 Number Only</b>									
017		Ceiling	U Lft		I	Drywall	White	-0.1	QM
014	A	Wall	U Rgt		I	Drywall	White	-0.1	QM
019	A	Door	L Lft	Lft casing	I	Wood	White	-0.1	QM
020	A	Door	L Lft	Lft jamb	I	Wood	White	-0.1	QM
018	A	Door	L Lft	U Ctr	I	Wood	White	0.0	QM
015	C	Wall	U Rgt		I	Drywall	White	0.0	QM
016	D	Wall	U Lft		I	Drywall	White	0.0	QM
<b>Room 004 Number Only</b>									
024		Ceiling	U Lft		I	Drywall	White	0.0	QM
021	A	Wall	U Rgt		I	Drywall	White	0.0	QM
026	A	Window	L Lft	Apron	I	Wood	White	-0.1	QM
025	A	Window	L Lft	Sill	I	Wood	White	0.0	QM
022	B	Wall	U Ctr		I	Drywall	White	0.0	QM
028	C	Door	L Ctr	Rgt casing	I	Wood	White	-0.1	QM
027	C	Door	L Ctr	U Ctr	I	Wood	White	0.0	QM
031	C	Door	L Rgt	Lft casing	I	Wood	White	-0.1	QM
030	C	Door	L Rgt	L Ctr	I	Wood	White	0.0	QM
029	C	Closet Wall	L Ctr		I	Wood	White	0.0	QM
023	D	Wall	U Ctr		I	Drywall	White	-0.1	QM
<b>Room 005 Number Only</b>									
043		Ceiling	L Lft		I	Drywall	White	0.0	QM
035		Ceiling	U Lft		I	Drywall	White	0.0	QM
032	A	Wall	U Lft		I	Drywall	White	-0.1	QM
040	A	Wall	U Ctr		I	Drywall	White	-0.1	QM
037	A	Window	L Lft	Apron	I	Wood	White	0.1	QM
036	A	Window	L Lft	Sill	I	Wood	White	0.1	QM
045	A	Door	L Ctr	Lft casing	I	Wood	White	0.0	QM
044	A	Door	L Ctr	U Ctr	I	Wood	White	-0.1	QM
048	A	Door	L Rgt	Rgt casing	I	Wood	White	0.1	QM
046	A	Door	L Rgt	Lft casing	I	Wood	White	0.0	QM

Lots of  
Info

- Too much if not educated on meaning

No	Site	Side	Room	Source	Sub	Feat	Cnd	Clr	Date/Time	Result	Pbl ± Prec	Pbk ± Prec	Pbc ± Prec
78	2		Bath	Ceiling	Drywall		Intact	White	6/22/2004 10:47:50	NEG	0.00 ± 0.01	-0.20 ± 0.95	0.00 ± 0.01
79	2	B	Bath	Door	Wood	Casing	Intact	Brown	6/22/2004 10:48:15	NEG	0.06 ± 0.23	0.35 ± 1.38	0.06 ± 0.23
80	2	B	Bath	Door	Wood	Door	Intact	Brown	6/22/2004 10:48:26	NEG	0.00 ± 0.14	-2.08 ± 2.15	0.00 ± 0.14
81	2	A	Room 3	Wall	Drywall		Intact	White	6/22/2004 10:49:04	NEG	0.00 ± 0.01	-0.52 ± 0.89	0.00 ± 0.01
82	2	B	Room 3	Wall	Drywall		Intact	White	6/22/2004 10:49:36	NEG	0.00 ± 0.01	-0.07 ± 0.95	0.00 ± 0.01
83	2	C	Room 3	Wall	Drywall		Intact	White	6/22/2004 10:50:03	NEG	0.00 ± 0.01	-0.07 ± 0.72	-0.07 ± 0.72
84	2	C	Room 3	Window	Wood	Stool	Intact	White	6/22/2004 10:50:34	NEG	0.00 ± 0.01	0.87 ± 1.50	0.00 ± 0.01
85	2	D	Room 3	Wall	Drywall		Intact	White	6/22/2004 10:50:51	NEG	0.00 ± 0.03	0.14 ± 0.94	0.00 ± 0.03
86	2		Room 3	Ceiling	Drywall		Intact	White	6/22/2004 10:51:20	NEG	0.00 ± 0.01	0.02 ± 0.98	0.00 ± 0.01
87	2	A	Room 3	Door	Wood	Casing	Intact	Brown	6/22/2004 10:51:46	NEG	0.12 ± 0.40	0.40 ± 1.52	0.12 ± 0.40
88	2	A	Room 3	Door	Wood	Door	Intact	Brown	6/22/2004 10:51:59	NEG	0.00 ± 0.14	0.28 ± 1.53	0.00 ± 0.14
89	3	A	Room 1	Wall	Drywall		Intact	White	6/22/2004 10:54:19	NEG	0.04 ± 0.33	0.39 ± 1.38	0.04 ± 0.33
90	3	B	Room 1	Wall	Drywall		Intact	White	6/22/2004 10:54:32	NEG	0.01 ± 0.31	0.39 ± 1.07	0.01 ± 0.31
91	3	C	Room 1	Wall	Drywall		Intact	White	6/22/2004 10:54:47	NEG	0.00 ± 0.11	-0.76 ± 1.12	0.00 ± 0.11
92	3	D	Room 1	Wall	Drywall		Intact	White	6/22/2004 10:55:05	NEG	0.00 ± 0.12	0.33 ± 1.16	0.00 ± 0.12
93	3		Room 1	Ceiling	Drywall		Intact	White	6/22/2004 10:55:29	NEG	0.00 ± 0.10	-0.30 ± 1.69	0.00 ± 0.10
94	3	A	Kitchen	Wall	Drywall		Intact	White	6/22/2004 10:56:04	NEG	0.02 ± 0.35	-0.76 ± 1.49	0.02 ± 0.35
95	3	B	Kitchen	Wall	Drywall		Intact	White	6/22/2004 10:56:18	NEG	0.00 ± 0.12	-0.31 ± 1.89	0.00 ± 0.12
96	3	C	Kitchen	Wall	Drywall		Intact	White	6/22/2004 10:56:32	NEG	0.00 ± 0.19	0.08 ± 1.37	0.00 ± 0.19
97	3	D	Kitchen	Wall	Drywall		Intact	White	6/22/2004 10:56:44	NEG	0.00 ± 0.02	-0.32 ± 1.53	0.00 ± 0.02
98	3		Kitchen	Ceiling	Drywall		Intact	White	6/22/2004 10:57:03	NEG	0.00 ± 0.12	0.45 ± 1.17	0.00 ± 0.12
99	3	A	Kitchen	Door	Wood	Casing	Intact	White	6/22/2004 10:57:29	NEG	0.00 ± 0.13	-0.90 ± 1.59	0.00 ± 0.13
100	3	A	Kitchen	Door	Metal	Door	Intact	White	6/22/2004 10:57:42	NEG	0.01 ± 0.22	-0.53 ± 1.84	0.01 ± 0.22
101	3		Kitchen	Stairs	Wood	Tread	Intact	Brown	6/22/2004 10:58:03	NEG	0.00 ± 0.02	0.40 ± 1.96	0.00 ± 0.02
102	3		Kitchen	Stairs	Wood	Riser	Intact	Brown	6/22/2004 10:58:15	NEG	0.00 ± 0.14	0.39 ± 1.68	0.00 ± 0.14
103	3		Kitchen	Stairs	Wood	Baseboard Ins	Intact	Brown	6/22/2004 10:58:28	NEG	0.00 ± 0.20	1.07 ± 1.39	0.00 ± 0.20
104	3		Kitchen	Stairs	Wood	Rail cap	Intact	Brown	6/22/2004 10:58:40	NEG	0.01 ± 0.03	-0.09 ± 1.70	0.01 ± 0.03
105	3	A	Bath 1	Wall	Drywall		Intact	White	6/22/2004 10:59:03	NEG	0.01 ± 0.25	0.42 ± 1.25	0.01 ± 0.25
106	3	B	Bath 1	Wall	Drywall		Intact	White	6/22/2004 10:59:15	NEG	0.03 ± 0.27	-0.66 ± 1.77	0.03 ± 0.27
107	3	C	Bath 1	Wall	Drywall		Intact	White	6/22/2004 10:59:28	NEG	0.02 ± 0.26	-0.60 ± 1.42	0.02 ± 0.26
108	3	D	Bath 1	Wall	Drywall		Intact	White	6/22/2004 10:59:40	NEG	0.01 ± 0.23	0.12 ± 1.62	0.01 ± 0.23
109	3	D	Bath 1	Door	Wood	Casing	Intact	White	6/22/2004 10:59:54	NEG	0.01 ± 0.26	-0.35 ± 1.95	0.01 ± 0.26
110	3	D	Bath 1	Door	Wood	Door	Intact	Brown	6/22/2004 11:00:09	NEG	0.01 ± 0.21	0.14 ± 1.08	0.01 ± 0.21
111	3	A	Room 1	Wall	Drywall		Intact	White	6/22/2004 11:01:15	NEG	0.00 ± 0.01	0.26 ± 1.09	0.00 ± 0.01
112	3	B	Room 1	Wall	Drywall		Intact	White	6/22/2004 11:01:34	NEG	0.00 ± 0.12	-0.11 ± 1.44	0.00 ± 0.12
113	3	C	Room 1	Wall	Drywall		Intact	White	6/22/2004 11:01:46	NEG	0.01 ± 0.21	-0.61 ± 1.52	0.01 ± 0.21
114	3	D	Room 1	Wall	Drywall		Intact	White	6/22/2004 11:02:00	NEG	0.00 ± 0.01	0.40 ± 1.15	0.00 ± 0.01
115	3		Room 1	Ceiling	Drywall		Intact	White	6/22/2004 11:02:25	NEG	0.00 ± 0.01	-0.01 ± 1.08	0.00 ± 0.01
116	3	A	Room 1	Window	Wood	Stool	Intact	White	6/22/2004 11:02:46	NEG	0.00 ± 0.13	-0.36 ± 1.36	0.00 ± 0.13

# Testing Components

## Commonly Encountered Interior Painted Components That Should Be Tested Include:

Air Conditioners	Fireplaces
Balustrades	Floors
Baseboards	Handrails
Bathroom Vanities	Newel Posts
Beams	Other Heating Units
Cabinets	Radiators
Ceilings	Shelf Supports
Chair Rails	Shelves
Columns	Stair Stringers
Counter Tops	Stair Treads and Risers
Crown Molding	Stools and Aprons
Doors and Trims	Walls
Painted Electrical Fixtures	Window Sashes and Trim

## Exterior Painted Components That Should Be Tested Include:

Air Conditioners	Handrails
Balustrades	Lattice Work
Bulkheads	Mailboxes
Ceilings	Painted Roofing
Chimneys	Railing Caps
Columns	Rake Boards
Corner boards	Sashes
Doors and Trim	Siding
Fascias	Soffits
Floors	Stair Risers and Treads
Gutters and Downspouts	Stair Stringers
Joists	Window and Trim

# The Take Away

- Most issues are fairly self evident
  - Unlicensed inspector, expired certifications
  - Missing testing combinations
  - Calibration
  - Missing Summary-Easy to understand

## LEAD HAZARD EVALUATION NOTICE – SAMPLE FORM

Address: \_\_\_\_\_

\_\_\_\_\_

Evaluation Completed (circle one):    Paint Inspection        Paint Testing        Risk Assessment

Date: \_\_\_\_\_

Summary of Results:

\_\_\_\_\_ No lead-based paint or lead-based paint hazards were found.

\_\_\_\_\_ Lead-based paint and/or lead-based paint hazards were found. See attachment for details



# Step 3-Treat LBP Hazard Reduction

# Case Study: Senior Home Repair Program

An older couple apply for assistance to repair deferred maintenance on their 1952 single-family home. They qualify for a deferred loan up to \$20,000 for repairs. The couple watch their grandchildren, ages 5, 7, and 10, after school, until parents pick them up.

The repairs will include exterior painting, a new roof, upgrade kitchen and bath electrical with GFCI outlets, and installation of a wheelchair ramp.

What does your organization need to do to comply with HUD's LBP rules and regulations and ensure the work is done correctly?

# Case Study: Disaster Assistance Program

The POTUS approved a disaster declaration for the county due to a devastating wildfire several months ago. CDBG-DR funds were awarded to the county to repair and restore housing, among other uses.

Mr. and Mrs. Smith, and their two young children, applied for CDBG-DR funding to restore their home and appurtenances to a livable condition; they have been living with relatives since the fires caused significant damage to their historic 1929 home.

The repairs and restoration work will cost an estimated \$40,000

What does your organization need to do to comply with HUD's LBP rules and regulations and ensure the work is done correctly?

# Case Study: Emergency Home Repair Program

A young couple (owner occupants) of a single-family home applied for assistance to respond to a broken water supply line in the upstairs bathroom that caused localized interior flooding damage.

The repairs will include replacing the broken pipe and all water damaged building materials in the flooded bathroom including first floor ceiling beneath the flooded bathroom. The cost estimate for the repair is \$4700.

What does your organization need to do to comply with HUD's LBP rules and regulations and ensure the work is done correctly?

# Locate Certified EPA RRP Firm/Workers

<https://cfpub.epa.gov/flpp/pub/index.cfm?do=main.firmSearch>

Lead Home

Learn About Lead

Protect Your Family

Renovation, Repair and  
Painting Program

Evaluating and Eliminating  
Lead-Based Paint Hazards

Real Estate Disclosure

Science and Technology

Lead Laws and Regulations

Outreach and Grants

En Español: Plomo

**You are here:** [EPA Home](#) » [Lead](#) » Locate Certified Renovation and Lead Dust Sampling Technician Firms

## Locate Certified Renovation and Lead Dust Sampling Technician Firms

Note: This locator identifies lead renovation, repair and painting (RRP) firms certified by EPA. EPA runs the lead RRP program in most states, tribes and territories. However, currently fourteen states and one tribe are authorized by EPA to administer their own RRP programs:

- [Alabama](#)
- [Delaware](#)
- [Georgia](#)
- [Iowa](#)
- [Kansas](#)
- [Massachusetts](#)
- [Mississippi](#)
- [North Carolina](#)
- [Oklahoma](#)
- [Oregon](#)
- [Rhode Island](#)
- [Utah](#)
- [Washington](#)
- [Wisconsin](#)
- [Bois Forte Band](#)

### Do you need to check your home for lead hazards?

This locator relates to renovation, repair and painting work; however if you want to check your home for lead hazards (abatement), [hire a certified risk assessment or inspection firm](#).

For assistance identifying certified firms in these states contact the [National Lead Information Center](#). For a list of entities whose certification has been suspended, revoked, modified or reinstated, [click here](#).

### Find a Firm

To find your nearest EPA certified firm, first select the type of company you're looking for (renovator or evaluation), then please enter either a complete address, or a Zip Code, or a City and State.

# Results for Vail, CO

for more information or to apply online.

[New Search](#)

Show  entries

Filter results:

Firm	Discipline	Certification Number	Expiration Date
<b>SteamMaster Restoration &amp; Cleaning LLC</b> 1901 Main Street Minturn , Colorado 81645 970-827-5555	Renovation	NAT-21010-2	03/10/2020
<b>Summit, Lake, Park &amp; Eagle Restoration Systems, LLC</b> 140 Metcalf Road Avon , Colorado 81620 970-949-3235	Renovation	NAT-F201322-1	04/26/2024
<b>Scott Installations, LLC</b> 1131 West June Creek Edwards , Colorado 81632 970-445-8040	Renovation	NAT-F191666-1	09/19/2023
<b>American Plumbing Heating &amp; Services Inc.</b> 5 Murray Road Edwards , Colorado 81632 (970) 748-8667	Renovation	NAT-F196292-1	12/27/2023
<b>LTR Home Delivery Services, LLC</b> 70 Twenty Grand Dr Silverthorne , Colorado 80498 970-485-5565	Renovation	NAT-F121804-1	05/08/2019

Showing 1 to 5 of 957 entries

[First](#) [Previous](#) **1** [2](#) [3](#) [4](#) [5](#) [...](#) [192](#) [Next](#) [Last](#)

Disclaimer



# Lead Hazard Reduction

## Paint Stabilization

- A method to fix deteriorated paint safely, reducing exposure to deteriorated paint on exterior and interior surfaces through repairs, safe paint removal, and repainting

## Interim controls

- Set of measures designed to reduce temporarily human exposure or likely exposure to lead-based paint hazards

Examples:

- Repairs
- Painting
- Temporary containment
- Specialized cleaning

## Abatement

- Set of measures designed to permanently eliminate lead-based paint or lead-based paint hazards

## Sample Notice of Lead Hazard Reduction

Property Address: \_\_\_\_\_

Today's Date: \_\_\_\_\_

### Summary of the Hazard Reduction Activity:

Start Date: \_\_\_\_\_

Completion Date: \_\_\_\_\_

**Location and type of activity.** (List the location and type of activity conducted or attach a copy of the summary page from the clearance report or the lead hazard scope of work providing this information.)

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Date(s) of clearance testing: \_\_\_\_\_

Summary of results of clearance testing:

- (a) \_\_\_\_\_ No clearance testing was performed.
- (b) \_\_\_\_\_ Clearance testing showed clearance was achieved.
- (c) \_\_\_\_\_ Clearance testing showed clearance was not achieved.

List any components with known lead-based paint that remain in the areas where activities were conducted. List the location of the component (e.g. kitchen-door, bedroom-windows).

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### Person who prepared this summary notice

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Organization: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Owner: \_\_\_\_\_  
(Give to Property Owner with work-write up)

Date: \_\_\_\_\_

If you have any questions about this summary, please contact \_\_\_\_\_ at \_\_\_\_\_

## Protection of Occupants' Belongings and Worksite Preparation for Projects with Lead Hazard Reduction Activities

Property Address: \_\_\_\_\_ Owner: \_\_\_\_\_

Name of Individual Completing this Form: \_\_\_\_\_

Organization: \_\_\_\_\_

Date Completed: \_\_\_\_\_

Instructions: Check all activities performed to protect occupants' belongings and prepare the worksite.

---

Whether or not temporary relocation of occupants is required before and during lead hazard reduction activities, the worksite must be carefully prepared and occupants' belongings protected. Check all that apply.

- Occupants were appropriately notified that their belongings would be protected during the work and what, if anything, they would need to do to prepare for the project.
- Occupants' belongings in the containment area were (check one):
  - relocated to a safe and secure area outside the containment area.

OR

## Post Construction Safe Work Practices Certification

I, \_\_\_\_\_ (*name*), an employee of \_\_\_\_\_ (contractor or organization), certify that we followed safe work practices on \_\_\_\_\_ (*address of property*). Items 1A-1D were adhered to, in compliance with Federal, state and local regulations, except in cases where the work was exempt from safe work practice requirements as described in Item 2.

### ***Check Number 1 or 2***

- \_\_\_\_\_ 1. The following safe work practices were applied as appropriate.
- A. The prohibited work methods listed below were not used.
- Open flame burning or torching.
  - Machine sanding or grinding without a high-efficiency particulate air (HEPA) local exhaust control.
  - Abrasive blasting or sandblasting without HEPA local exhaust control.
  - Heat guns operating above 1,100 degrees Fahrenheit, or those that that operate high enough to char the paint.
  - Dry sanding or dry scraping. (For exceptions to this rule see 24CFR 35.140 (e).)
  - Paint stripping in a poorly ventilated space using a volatile stripper that is a hazardous substance in accordance with regulations of the Consumer Product Safety Commission at 16 CFR 1500.3, and/or a hazardous chemical in accordance with the Occupational Safety and Health Administration at 29 CFR 1010.1000 or 1020.50, as applicable to the work.



Step 4- Clear

# Perform Clearance Testing

Refers to the various environmental evaluation procedures used to determine if:

The lead hazard control work was completed as specified

The area is safe for unprotected workers to enter

The area is a safe place for residents and young children to re-occupy/live



# Clearance

- Dust wipe samples must be collected (by certified risk assessor/inspector or his/her clearance technician) and submitted to an accredited laboratory for analysis
- LBP hazard control is not complete until clearance testing is performed and passed



## Clearance Report Review Worksheet

*The use of this form is optional. It can be used at the completion of an interim controls or standard treatments job to document that clearance was achieved and the clearance report is complete.*

Property Address: \_\_\_\_\_

Date: \_\_\_\_\_

Name of Reviewer: \_\_\_\_\_

Title: \_\_\_\_\_

Question	Yes	No	Notes
<i>The clearance exam report from the clearance examiner must include items number 1 through 6.</i>			
1. Property address and specific unit or common areas identified.			
2. Name, address, signature and certification number of each person involved in the clearance examinations.			
3. Name and identification number of each laboratory conducting an analysis.			
4. Dates of clearance examination.			
5. Results of visual assessment for the presence of deteriorated paint and visible dust, debris, residue or paint chips.			
6. Results of the analysis of dust samples in micrograms square feet ( $\mu\text{g ft}^2$ ) by location of sample			

# Case Study: Senior Home Repair Program

An older couple apply for assistance to repair deferred maintenance on their 1952 single-family home. They qualify for a deferred loan up to \$20,000 for repairs. The couple watch their grandchildren, ages 5, 7, and 10, after school, until parents pick them up.

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The repairs will include replacing the broken pipe and all water damaged building materials in the flooded bathroom including first floor ceiling beneath the flooded bathroom. The cost estimate for the repair is \$4700.

What does your organization need to do to comply with HUD's LBP rules and regulations and ensure the work is done correctly?



# Step 5- Tell

# Step 5 - Tell

- Notify Residents
  - Results of visual or risk assessment and of treatment, i.e., hazard control work, once clearance is achieved.

# Tell

## (Part of Step 2)

### LEAD HAZARD EVALUATION NOTICE – SAMPLE FORM

Address: \_\_\_\_\_  
\_\_\_\_\_

Evaluation Completed (circle one):    Paint Inspection    Paint Testing    Risk Assessment

Date: \_\_\_\_\_

Summary of Results:

\_\_\_ No lead-based paint or lead-based paint hazards were found.

\_\_\_ Lead-based paint and/or lead-based paint hazards were found. See attachment for details

# Step 5 - Tell

## Sample Notice of Lead Hazard Reduction

Property Address: \_\_\_\_\_

Today's Date: \_\_\_\_\_

### Summary of the Hazard Reduction Activity:

Start Date: \_\_\_\_\_

Completion Date: \_\_\_\_\_

**Location and type of activity.** (List the location and type of activity conducted or attach a copy of the summary page from the clearance report or the lead hazard scope of work providing this information.)

---

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---

Date(s) of clearance testing: \_\_\_\_\_

Summary of results of clearance testing:

(a) \_\_\_\_\_ No clearance testing was performed.

# LBP Maintenance Steps at a Glance

- Visual Assessment
- Stabilize deteriorated paint
- Safe work practices (RRP firm and trained renovators)
- Bare soil – standard treatments or interim control
- Interim control or abate failed encapsulation or enclosure
- Clearance of worksite
- Provide occupants written notice to report deteriorated paint or failed abatement
  - Designated party **MUST** respond to such report and fix within 30 days

# LBP Reevaluation

- **Required if** hazard reduction or standard treatments has/have been performed (when evaluation identified paint/soil/dust lead hazard)
- **Not required if:**
  - Initial risk assessment found no lbp hazards
  - LBP Inspection found no lbp
  - All lbp was abated and no failures found during ongoing lbp maintenance visual assessments or other observations by maintenance and repair workers since encapsulation or enclosures performed

# Ongoing LBP Maintenance & Reevaluation

## 24 CFR 35.1355

- LBP Maintenance required when:
  - There is a continuing, active programmatic relationship > 1yr between property and federal program (i.e., HOME rehab, HCV/TBRA, Public Housing, PBA) and LBP remains on the property
- LBP Maintenance NOT required when:
  - LBP inspection report indicates no LBP on property or LBP clearance report indicates all LBP has been removed

# LBP Reevaluation

- **Performed by** a certified lbp risk assessor
- **Schedule:**
  - No later than 2 years from completion of hazard reduction
  - Subsequent reevaluation at intervals of two years (+/- 60 days)
- **To be exempt** from additional reevaluation, at least two consecutive reevaluations conducted at such 2-yr intervals without finding lbp hazard or failure of encapsulation or enclosure
- **Respond** to new hazards
- **Clearance**

# What's **New** – Amendments to Lead Safe Housing Rule

- Published as a proposed rule for public comment- 9/1/16
- Published Final Rule 1/13/17 (**effective 2/13/17, enforceable 7/13/17**)
- Major changes include:
  - Bring definition of Elevated Blood Lead Level in line with CDC (**reduce to 5 µg/dL or greater**)
    - Enable HUD to change the Elevated Blood Lead Level in the future should the CDC threshold change
  - Additional requirements in the event a child is found with an Elevated Blood Lead Level in HUD assisted housing

# DOCUMENT, DOCUMENT

- Evaluations
- Notices of Evaluation(s)
- Clearance Reports
- Notices of Hazard Reduction
- O&M Plan, Visual Assessments
- EIBLL (if prior to 2/13/17) or EBLL  
Documentation
- Documents must be kept **at least** 3 years or as long as an O&M Plan or re-evals are required

# Other Lead-Related Issues



- Historic Preservation:  
24 CFR 58.5(a)
- Fair Housing:  
24 CFR  
100.50(b)(2)

# Historic Preservation

- Limited Exemption...
  - properties listed or eligible for the National Register, if requested by the SHPO, may conduct interim controls instead of abatement
- Historic Preservation Brief 37
- HUD Guidelines – Chapter 18





# EPA Renovation Repair Painting Rule

## PURPOSE:

Minimize exposure from LBP dust during renovation, repair, or painting activities

Effective April 22, 2010



# EPA Renovation, Repair and Painting Rule (RRP)

- Contractors performing renovation repair and painting projects that disturb lead-based paint in homes, child care facilities and pre-schools built before 1978
  - Have their firm certified by EPA or an EPA authorized state
  - Use certified renovators trained by EPA-approved training providers
  - Follow lead-safe work practices
  - Provide “Renovate Right” pamphlet
  - VIOLATIONS: Civil Money Penalties \$37,500



# Main changes to HUD assistance from EPA RRP Rule

- Tenant-based rental assistance:
  - RRP rule covers renovation even if no child under 6 lives in unit
- Training and certification:
  - Use certified renovation firm
  - Have certified RRP renovator(s) at the job, performing the interim control work

# LBP Determination

- EPA:
  - Certified renovators may use EPA-recognized test kit to determine LBP
- HUD:
  - Test kits may be used to confirm LBP, but may not be used to say paint is not LBP
  - Only a certified LBP I/RA may evaluate, test paint or presume LBP
  - A certified renovator may evaluate, test or presume only if also a certified LBP I/RA

# Training and Certification

- EPA:
  - EPA certifies renovators and firms
  - Only a certified renovator is required to have classroom training
  - Workers may receive on-the-job training from the certified renovator
- HUD:
  - All workers / supervisors pass HUD-approved lead safe work practices course (RRP course), or be supervised by abatement supervisor

# Prohibited Work Practices

- EPA:
  - Open flame burning or torching
  - Heat guns above 1100 degrees F
  - Power sanding, etc., without HEPA vacuum attachment
- HUD: EPA's three, plus:
  - Heat guns that char paint
  - Dry scraping over 1 ft. from elect. outlets
  - Volatile strippers in poorly ventilated space

# De minimis amounts

- EPA:
  - 6 sq. ft. per interior space (room, hall, etc.)
  - 20 sq. ft. for exterior work
- HUD:
  - 2 sq. ft. per interior space
  - 10% of small component type
  - 20 sq. ft. for exterior work

# Confirmatory Testing

- EPA:
  - Cleaning verification by renovator, or
  - Clearance examination, if required by contract or regulation
- HUD:
  - Clearance examination done by an independent party

# Notification to Occupants

- EPA: Notify owners and non-owner residents
- HUD: Notify occupants within 15 days after lead hazard evaluation or control activities in their unit (&, if applicable, common areas they access), by:
  - Posting in central common area, or
  - Distributing to each affected unit

# Sanctions & Penalties

- Disclosure:
  - Violators subject to civil money penalties up to \$17,834 (2019) per violation and Child Health Improvement Programs
- LSHR:
  - Designated party or owners may be considered in default of its regulatory agreement or annual contributions contract.
  - May be debarred from receiving HUD assistance or denied future participation in HUD or other federal programs.
  - May be forced to surrender grant funds, or subject to civil money penalties or other sanctions
  - HUD does not have the authority to create penalties under the new rule or currently codified LSHR
- RRP:
  - Violators subject to civil money penalties up to \$37,500 per violation



Policies &  
Procedures

Resources

# Compliance: Policies and Procedures

- **Disclosure –**

- Using latest pamphlet and disclosure form
- Instructions on when disclosure is required
- Who conducts disclosure
- Timing of disclosure in process of serving program participant
- Proper lead reports to be disclosed

# Compliance: Policies and Procedures

- **Notices to Residents –**
  - Templates and completed notifications to residents about LBP evaluation, RRP, hazard reduction activities
  - Details regarding responsible parties for each activity, how and when notification occurs

# Poll

How confident are you that owners you work with are accurately and honestly complying with the Lead Disclosure Rule:

Very confident

Somewhat confident

Not confident

# Compliance: Policies and Procedures

- **Visual Assessment of Paint Condition –**
  - List of staff who perform visual assessments,
  - LBP Training certificates for those staff members on file
  - Correct templates are used to document results and included in appropriate files

# Compliance: Policies and Procedures

- **Paint Testing, Visual Assessment or Presumption (of LBP)**
  - Description of methods in place to determine paint testing requirements (e.g. worksite only, risk assessment, LBP inspection or visual assessment)
  - Use of vendors who possess the proper credentials based on the RFQ/RFP
  - Confirmation the risk assessor/inspectors using the 2012 HUD Guidelines

# Compliance: Policies and Procedures

## • Lead Hazard Reduction

- Organization distinguishes the level of hazard reduction (i.e., paint stabilization, interim controls or hazard abatement)
  - NOTE: hazard abatement is an OPTION for TBRA, SBRA/PBRA, and Leasing
- Procedures describe who is responsible and the source of funding for activity
- Work write-ups/bid specs reflect who is permitted to bid on a job (i.e., abatement contractor/workers and/or certified renovation firm/workers)

# Compliance: Policies and Procedures

- **Lead Hazard Reduction (cont.)**
  - Documentation that lead safe work practices are used (i.e., contracts, work write-ups, site visit reports, contractor certification)
  - Documentation of when and under what circumstances occupant protection, worksite preparation and temporary relocation is handled

# Compliance: Policies and Procedures

- **Clearance**

- Clearance is conducted by qualified examiners
- Communicated to owners/residents
- How instances of clearance failure is addressed

# Lead Rule Compliance Advisor

MONDAY, MAY 02, 2016

HUD.GOV

U.S. Department of Housing and Urban Development



Lead Rule Compliance Advisor

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Lead Hazard Control  
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## Welcome I

[Skip This Introduction](#)

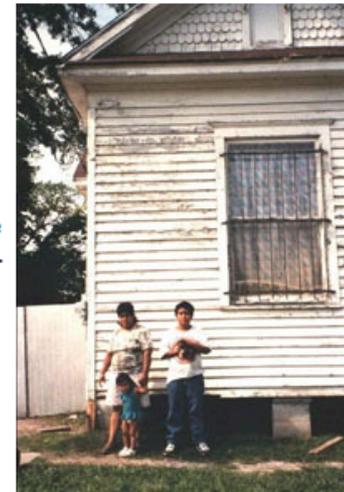
Welcome to the **Lead Rule Compliance Advisor**. This Advisor was designed to present the requirements of the Lead Safe Housing Rule (LSHR). By analyzing your responses to a short number of questions, the Advisor generates a report of project-specific requirements that can be saved on your computer in a word-processing program or printed for the file. Along the way, the Advisor provides links to related resources including a glossary, related regulations, guidance, and sample forms used by many programs and field staff to implement the LSHR's requirements. By using the Advisor, HUD field staff will be better able to provide accurate and consistent guidance to HUD grantees and program participants, and to monitor their lead-related activities.

## Using the Advisor

Please note that you must complete these questions in one sitting or "session." The Advisor does not store your answers. If you close your browser or navigate away from the Advisor you will be required to start again from the beginning.

To transition from one screen to the next in the Advisor you must select one of the available answers and click the *Next* button at the bottom of the screen. If you do not make a selection, clicking on *Next* simply will reload the screen—you must select an answer before you can move on. Please note that your results and any external links may open in a new browser window or tab.

For more information on using the Advisor—including advice about compatible screen resolutions and browsers—please see **Advisor Help**. After using the Advisor please **email your feedback to HUD**.



<https://portalapps.hud.gov/CORVID/HUDDLBPAdvisor/welcome.html>



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This section determines a project's/activity's exemptions from the Lead Safe Housing Rule. If you answer "Yes" to any questions, the project/activity is exempt from the Rule and you will be shown a report with further information about your exemption(s). If the project/activity is not exempt, the Advisor will determine how the Rule applies. If you are familiar with the exemptions and are confident that the project/activity is NOT exempt, you may go directly to the next section of the Advisor.

- Proceed with exemption questions
- The project/property is NOT exempt. Skip the exemption questions and go directly to the Activity Section.

OK

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Please use the checkboxes to choose those exemptions that apply to your project/activity. If you need help determining whether an exemption applies, please click on the "More Info" link for additional information, resources, and regulatory text. Depending on your browser settings the additional information will open in a new tab or window.

- 7. Is the property unoccupied and scheduled to remain vacant until demolition? ([More Info](#))
- 8. Is this a non-residential property? (Note: Child-occupied facilities serving children under six years old, such as child care centers, are covered by the LSHR only if they are located in a residential property covered by this regulation.) ([More Info](#))
- 9. Is this a rehabilitation project that does not disturb painted surfaces? ([More Info](#))
- 10. Is this an emergency action necessary to safeguard against imminent danger to human life, health, or safety, or to protect the property from further structural damage (e.g., after natural disaster or fire)? ([More Info](#))
- None of the above

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Please indicate which HUD Program Office is the source of funding for the project or activity in question. For activities under the American Recovery and Reinvestment Act of 2009, indicate the program office that is the source of the funding.

- Community Planning and Development
- Multifamily Housing
- Office of Native American Programs (ONAP)
- Public Housing
- Single Family Housing

OK

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Office of Community Planning and Development (CPD) Please indicate the type of activity or project that is being funded with CPD resources.

- Rehabilitation
- Project-Based Rental Assistance (project-based assistance)
- Homebuyer assistance
- Leasing (homelessness prevention)
- Support services
- Operation (emergency shelters)
- Tenant-Based Rental Assistance

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Indicate the per-unit level of rehabilitation assistance that the project will receive. The level of assistance is determined by taking the lower of the per-unit rehabilitation hard costs or the per-unit federal assistance, regardless of the use of the funds.

- Up to and including \$5,000
- Over \$5,000--Up to and including \$25,000
- Over \$25,000

OK

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Indicate whether the project **will** include lead hazard evaluation or if there will be a presumption that lead-based paint and lead hazards are present.

- Will conduct a lead-based paint evaluation (paint testing, inspection, or risk assessment)
- Will presume lead paint and lead hazards are present

OK

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## Lead Paint Requirements: Rehabilitation of Over \$5,000—Up to and Including \$25,000/Unit—Test

*These requirements apply to rehabilitation projects with over \$5,000 and up to and including \$25,000 in rehabilitation assistance when a risk assessment is conducted. If this does not describe your project, go back to the previous screens and check your responses.*

To comply with the requirements of the Lead Safe Housing Rule, the steps below must be taken. Review [this flowchart](#) for an overview of the process for a rehabilitation project with over \$5,000 and up to and including \$25,000 of assistance. **The designated party** has ultimate responsibility for ensuring that these steps are implemented properly, but may rely on other partners or participants to undertake an action. The list below identifies the party that commonly implements an action, although this will vary and may not be the designated party. The role of the HUD field staff is to verify that these requirements have been properly implemented.

Click on the “**More Info**” link after each requirement for additional information about the requirement, resources to assist in performing the required activity or documenting compliance, and relevant regulatory text.

1. The owner provides occupants the “Renovate Right: Important Lead Hazard Information for Families, Child Care Providers, and Schools” pamphlet prior to commencing rehabilitation activities. [More Info](#)
2. The designated party engages a certified lead professional to conduct a risk assessment of the unit. [More Info](#)
3. The owner sends a Notice of Evaluation to residents within 15 calendar days of the date the owner receives the risk assessment report. [More Info](#)
4. If the risk assessment found lead hazards, the designated party ensures that the work write-up incorporates the risk assessment recommendations for interim controls, safe work practices ([Comply with the EPA Renovation, Repair and Painting Rule](#)), and occupant protection (including relocation if necessary). [More Info](#)
5. The designated party verifies and documents that the contractor has been trained in lead-safe work practices or will be supervised by a lead abatement supervisor. [More Info](#)
6. The designated party documents that safe work practices and occupant protection (including relocation if

5. The designated party verifies and documents that the contractor has been trained in lead-safe work practices or will be supervised by a lead abatement supervisor. [More Info](#)

6. The designated party documents that safe work practices and occupant protection (including relocation if necessary) were implemented and that all lead-based paint hazards identified in the risk assessment were addressed in the work write-up and treated during the rehabilitation. If relocation was not required, document the relocation exemptions. [More Info](#)

7. The designated party engages a certified lead professional to conduct a clearance test when work is complete. [More Info](#)

8. The designated party keeps a copy of the clearance report in the project file. [More Info](#)

9. The owner sends a Notice of Lead Hazard Reduction Activities with clearance results to residents within 15 calendar days of completion. [More Info](#)

10. The owner implements a plan for ongoing maintenance for projects with HOME-funded rehabilitation assistance. [More Info](#)

- At unit turnover or every 12 months, the owner conducts a visual assessment for deteriorated paint, bare soil, and the failure of any hazard reduction measure.
- The owner uses paint stabilization if deteriorated paint is found, unless an evaluation has found it is not lead-based paint.
- The owner treats bare soil with standard treatments, unless a current evaluation has found it is not a soil-lead hazard.
- The owner uses safe work practices.
- A certified professional performs clearance testing.
- The owner provides written notice to occupants asking them to report deteriorated paint.

**NOTE:** In addition to these LSHR requirements, the owner must provide a completed lead disclosure form to occupants during lease-up or move-in along with any known records or reports regarding lead-based paint or lead hazards at the property. [More Info](#)

**Caution:** Be aware of state and local regulations that apply when addressing lead-based paint and lead hazards. Always observe the most stringent standard to ensure compliance with all relevant regulations.

# Guidance and Performance Criteria

[https://www.hud.gov/program\\_offices/healthy\\_homes/lbp/hudguidelines](https://www.hud.gov/program_offices/healthy_homes/lbp/hudguidelines)

FIGURE 5.4 Forms of Paint Deterioration



FIGURE 5.4a Peeling paint



FIGURE 5.4b Alligatoring paint



FIGURE 5.4c Blistering paint



FIGURE 5.5 Baseboard showing a de minimis amount of deteriorated paint.



FIGURE 5.7 Impact surface on door and frame.

- HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing
- OLHCHH has published two editions of the Guidelines, a technical manual for lead hazard evaluation and control in federally-assisted housing; cited by EPA in its lead rules as a “documented methodology.”

# Lead Regulations Webpage

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## Lead Regulations

There are many regulations and statutes pertaining to lead-paint hazards. We're providing you with links to a number of the most important ones, especially as they relate to our grant programs.

### Information on EPA's Renovation, Repair and Painting Rule

Title X Regulations (Residential Lead-Based Paint Hazard Reduction Act)

- **Public Law 102-550** - Residential Lead-based Paint Hazard Reduction Act of 1992
- **Title X, Sections 1012 and 1013** - Requirements for the Notification, Evaluation, and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance.  
Visit HUD's **Lead-Safe Housing Rule** web site to learn more.
- **Title X, Section 1018** - Requirements for the Disclosure of Known Lead-Based Paint and/or Lead-Based Paint Hazards in Housing (HUD's **Lead-Based Paint Disclosure Rule** web site has more information)

### The Environmental Protection Agency's Lead Regulations for Lead in Paint, Dust, and Soil

U.S. Department of Labor - **Occupational Safety & Health Administration**

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### Related Information

- ▶ The Lead Safe Housing Rule
- ▶ The Lead Disclosure Rule
- ▶ OHHLHC Grant Programs
- ▶ The HUD Guidelines
- ▶ The Renovation, Repair and Painting (RRP) Rule

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/healthy\\_homes/enforcement/regulations](http://portal.hud.gov/hudportal/HUD?src=/program_offices/healthy_homes/enforcement/regulations)

# Thank You!

Karen Griego

Regions 9, 10, and NM Healthy Homes  
Representative

Office of Lead Hazard Control and Healthy Homes

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