

# HAP Express

Charleston Housing's Landlord Newsletter



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## Change in Lead Rules will affect Housing

On September 15, 2000 HUD's new lead-base paint regulation goes in effect with the purpose of further eliminating lead hazards in housing occupied by families receiving Section 8 rental assistance.

The regulation will only apply to dwellings built before 1978 and are occupied or to be occupied by families with a child of less than six years of age.

The effort by HUD to reduce lead hazards in assisted housing has been ongoing over the past several years, but the emphasis of the new law is on re-

ducing lead dust in homes.

Lead dust from a deteriorated surface is the most common source of childhood exposure. It is estimated that 800,000 children in the United States under the age of six have lead in their blood above safe levels as set by the Center for Disease Control (CDC). The majority of these children are in low income families that reside in units with a high concentration of lead paint.

The new regulation will require Charleston Housing to conduct a visual assessment during all

initial and annual inspections to determine if deteriorated or disturbed paint surfaces exist.

If deteriorated paint is found, the surface must be stabilized. This involves repairing damaged surfaces, removing loose paint and applying a new protective coat of paint.

Paint stabilization can only be done by a trained and licensed individual. In addition, safe work practices must be used when stabilizing paint. These practices involve occupant protection, worksite preparation, cleanup and safe treatment methods.

Once the paint is stabilized the unit must pass clearance. This involves a visual examination, dust sampling and laboratory analysis of dust samples. The owner is required to inform the occupants of the results of the clearance tests.

The person conducting the clearance must be trained and licensed and can not be associated with the individual that stabilized the paint.

The cost for both the paint stabilization and clearance will be an owner's responsibility. If an owner refuses to make necessary repairs then the property will not be permitted on the Section 8 program in the future.

## Licensed Lead Paint Workers and Testers Needed

One of the first challenges presented by the change in lead paint rules is finding trained and licensed individuals able to perform paint stabilization work and the clearance examination.

In West Virginia, there is only one in-state lead paint training provider. This company offers courses for lead worker and lead inspector. A lead paint inspector is trained to conduct the necessary

clearance test.

Both of these positions require licensing through the state Bureau for Public Health.

This is likely to become a growing business in our area.

Charleston Housing has already been contacted by out of state firms interested in doing work.

However, if costs are to be held down it is important that local individuals take the initiative to get licensed.



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## Landlord Meeting To Discuss Changes in Lead Paint Regulations

Tuesday, August 15, 2000  
6:30 p.m. in the Conference Room  
911 Michael Ave., Charleston

## The Affects of Lead on Children

Even low levels of lead can permanently affect children. Elevated blood lead levels can cause: nervous system and kidney damage; learning disabilities; speech and behavior problems; decreased muscle and bone growth and hearing damage.

Lead can even harm a fetus through brain damage and miscarriage.

Obviously the affect on families and society is

great from the damage done by lead poisoning. More tax dollars will be spent on medical and special educational costs.

Charleston Housing is committed to informing and educating both landlords and tenants of the dangers of lead paint. If owners and families work together this hazard can be reduced.

## Acceptable Methods of Lead Paint Removal

Existing lead paint regulations do not require trained individuals to perform paint stabilization. Until 9/15/00 if an owner intends to repair painted surfaces they should follow these methods of lead paint removal.

- Wet Scraping or sanding\*
- Chemical stripping on or off site.
- Replacing painted components.
- Scraping with infra-red or coil type heat guns below 1,100 degree F.
- Contained hydro-blasting.
- HEPA vacuum pressure wash.
- Covering deteriorated painted surfaces with durable materials with joints and edges sealed and caulked.

\* Dry scraping is not acceptable, except: within 1 ft. of an electrical outlet; for no more than 2 sq. ft. in any one interior room; or for no more than 20 sq. ft on exterior surfaces.