

Chapter 1 : Catalog Record: Lead-based paint hazard in American housing | Hathi Trust Digital Library

The purpose of the Lead-Based Paint Hazard Reduction (LHR) grant program is to assist states, cities, counties/parishes, Native American Tribes or other units of local government in undertaking comprehensive programs to identify and control lead-based paint hazards in.

If you are a renter, learn your rights. Most water systems test for lead at a certain number of homes as a regular part of water monitoring. These tests give a system-wide picture of whether or not corrosion is being controlled but do not reflect conditions at each home served by that water system. Since each home has different plumbing pipes and materials, test results are likely to be different for each home. You may want to test your water if: Your home has lead pipes lead is a dull gray metal that is soft enough to be easily scratched with a house key ; or Your non-plastic plumbing was installed before You can buy lead testing kits in home improvement stores to collect samples to then send to a laboratory for analysis. EPA recommends sending samples to a certified laboratory for analysis; lists are available from state or local drinking water authority. Your water supplier may also have useful information, including whether the service line connecting your home to the water main is made of lead. If your home tests positive for lead: Flush your pipes before drinking, and only use cold water for cooking and drinking. Anytime the water in a particular faucet has not been used for six hours or longer, flush your cold-water pipes by running the water until it becomes cold. Contact your water utility to verify flushing times for your area. Consider replacing lead-containing plumbing fixtures. If you are considering this, keep in mind that the Safe Drinking Water Act SDWA requires that only lead-free pipe, solder, or flux may be used in the installation or repair of a public water system, or any plumbing in residential or non-residential facility providing water for human consumption. Beginning January , changes to the Safe Drinking Water Act will further reduce the maximum allowable lead content of pipes, pipe fittings, plumbing fittings, and fixtures to 0. The Safe Drinking Water Act requires plumbing fittings and fixtures intended to dispense water for human consumption e. Learn what you can do to stop children from coming into contact with lead before they are harmed. Test Your Child Find out if your child has elevated levels of lead in his or her blood. Because lead poisoning often occurs with no obvious symptoms, it frequently goes unrecognized. You can test your child for lead poisoning by asking your pediatrician to do a simple blood test. Children with elevated blood lead levels can have serious health effects. If you know your child has lead poisoning, talk to your pediatrician and local health agency about what you can do. On May 17, , the U. Food and Drug Administration warned that certain blood lead testing systems manufactured by Magellan Diagnostics may provide results lower than the actual level of lead present in blood when performed on blood drawn from a vein. The Centers for Disease Control and Prevention currently recommends that parents of children under six years of age, pregnant women, and nursing mothers who have been tested for lead exposure consult a health care professional about whether they should be retested. Check the Condition of Schools and Childcare Facilities Although your home may be free of lead-based paint hazards, your child could still be exposed elsewhere, particularly if they spend time in a building built before Here is a list of places to look: Also, make sure the staff has the children wash their hands thoroughly after playing outside and before eating or sleeping. Outside, check for bare soil and test for lead. Painted toys and furniture - Make sure the paint is not cracking, chipping, or peeling. Also, ask about testing all of the drinking water outlets in the facility and on the playground, especially those that provide water for drinking, cooking, and preparing juice and infant formula. Read more about drinking water in schools and child care facilities. Contact Us to ask a question, provide feedback, or report a problem.

Chapter 2 : Grants to USA Agencies to Remediate Housing Hazards Related to Lead-Based Paint

About Lead-Based Paint. Lead is a highly toxic metal that may cause a range of health problems, especially in young children. When lead is absorbed into the body, it can cause damage to the brain and other vital organs, like the kidneys, nerves and blood.

State government and Native American tribal applicants whether they are the principal applicant or partner applicants in a consortium are eligible to apply for funding under this NOFA only if they have an Environmental Protection Agency EPA authorized lead-based paint training and certification program as of the submission deadline date. Multiple agencies within a local government, or multiple units of local government, or a state and one or more units of local government may apply as a consortium; however, an eligible principal lead applicant that will be responsible for ensuring compliance with all requirements in this NOFA must be identified. Where an application involves multiple entities, each entity must meet the civil rights threshold requirement of Resolution of Civil Rights Matters. To do so, you must provide the specific statutory citation s e. Be sure to verify that each web address cited is active and available without cost. Applicants with a large, urban jurisdictions with at least 3, pre occupied rental housing units either alone or through a consortium , as listed at the Census website [click here](#) or as listed in this program link [Click here](#). The following are not eligible entities for this competition and applications will not be reviewed: Applications from organizations established under section c including any subsidiary sections of the Internal Revenue Code will not be reviewed. Administrative costs, as defined in Sections III. Administrative costs are determined based on the nature of the activity being performed and, therefore, may be found in both the direct and indirect cost categories. Lead Hazard Control Costs. This NOFA requires awardees to expend not less than 65 percent of the federal award on direct lead hazard control activities, as outlined in Section 1, above. The federal award amount alone is used to determine the minimum percent of expenditure and does not include the requested Healthy Homes Supplemental funds. Indirect costs may only be charged to an OHLCHH grant program under a cost allocation plan, an indirect cost rate agreement, or in accordance with the requirements of 2 CFR Ineligible Costs and Activities. You may not use grant funds for any of the following activities: Purchase of real property. Chelation or other medical treatment costs, including case management, related to children with elevated blood lead levels EBLs. Non-federal funds used to cover these costs may not be counted as part of the matching contribution. Lead hazard evaluation or control activities in public housing, project-based Section 8 housing, housing for the elderly or persons with disabilities except if a child under age 6 resides or is expected to reside in such a housing unit , or a zero bedroom housing unit in which there is no pregnant woman or child under the age of 6 documented living in the unit at the time of assistance, or housing built after The community in which the area is situated is participating in the National Flood Insurance Program in accordance with the applicable regulations 44 CFR parts 59â€”79 , or less than a year has passed since FEMA notification regarding these hazards; and 2. Where the community is participating in the National Flood Insurance Program, flood insurance on the property is obtained in accordance with section a of the Flood Disaster Protection Act 42 U. You are responsible for assuring that flood insurance is obtained and maintained for the appropriate amount and term. Demolition of housing units or detached buildings. The following is a breakdown of estimated total funding available: In addition, applicants must maintain an active SAM registration with current information while they have an active Federal award or an application or plan under consideration by HUD. Anyone planning to submit applications on behalf of an organization must register at Grants. Registration for SAM and Grants. Applicants without a valid registration cannot submit an application through Grants. Complete registration instructions and guidance are provided at Grants. See also Section IV. B for necessary form and content information. The application deadline is Applications must be received no later than the deadline. HUD strongly recommends applications be submitted at least 48 hours before the deadline and during regular business hours to allow enough time to correct errors or overcome other problems. View this opportunity on Grants.

Chapter 3 : Lead Based Paint Hazards | Belmont Housing Resources

Lead-based paint hazard in American housing: hearing before the Subcommittee on Housing and Urban Affairs of the Committee on Banking, Housing, and Urban Affairs, United States Senate, One Hundred Second Congress, first session.

Building Standards Minnesota Housing Lead-Based Paint Policy Before committing loan proceeds to a particular use, Minnesota Housing may require the residential property undergo lead hazard evaluation and reduction. On December 16, , the Minnesota Housing Board adopted the following policy regarding lead hazards in housing: It is the policy of Minnesota Housing to generally comply with the requirements of 24 CFR part 35 when providing federal assistance. It is also the policy of Minnesota Housing that programs funded with other than federal funds will address lead hazards when the program requires the treatment of other health hazards. Where lead identification and reduction are required by this policy, it will generally be conducted in accordance with the standards of 24 CFR part 35, except that lead hazard abatement shall not be required solely on the basis of the amount of assistance provided, and as the standards may otherwise be modified in procedural manuals and guidelines adopted by Minnesota Housing. For buildings that receive both federal and non-federal funds for the same purpose, the agency shall defer to the federal requirements. Housing built after January 1, ; Housing exclusively for the elderly or people with disabilities, unless a child under age 6 is expected to reside there; Zero-bedroom dwellings, including efficiency apartments, single-room occupancy housing, and emergency shelters with max. Unless exempt, the following requirements for lead hazard evaluation and reduction shall apply to rental properties receiving Minnesota Housing assistance: The lead hazard evaluation and lead hazard reduction methods used shall comply with all applicable regulations. When two or more standards govern the same condition or when a property will be assisted by more than one Minnesota Housing program, conformance to the most restrictive standard is required. If residential property receives no funds that are subject to 24 CFR part 35 in conjunction with Minnesota Housing financing, the requirements of 24 CFR part 35 shall apply, except as modified below: Minnesota Housing Capital Funding Rehabilitation: Lead hazard evaluation and reduction shall comply with Subpart J-Rehabilitation as modified below: Delete in its entirety. The first sentence shall be modified to read: Minnesota Housing reserves the right to require a risk assessment on any property regardless of what is dictated by level of rehabilitation assistance. Lead hazard evaluation and reduction shall comply with Subpart K-Acquisition, Leasing Support Services, or Operation, except as modified below: Leasing, support services, or operation do not include project-based or tenant-based rental assistance. Minnesota Housing Non-Capital Funding: Lead hazard evaluation and reduction shall comply with Subpart K-Acquisition, Leasing Support Services, or Operation as modified above. The lead rules that apply in the situation of Minnesota Housing providing project-based temporary assistance are those that will apply when federal assistance becomes available, with appropriate edits to accommodate Minnesota Housing as the source of rental assistance rather than the federal government. Subpart H is modified as described below: The purpose of this subpart H is to establish procedures to eliminate as far as practicable lead-based paint hazards in housing units receiving project-based temporary rental assistance. The introductory paragraph is amended to read: The purpose of this subpart M is to establish procedures to eliminate as far as practicable lead-based paint hazards in housing occupied by families receiving tenant-based rental assistance. It may assign to another entity the activities of the designated party in this subpart, but remains responsible for their compliance with this subpart. The grantee or recipient shall ensure that the owner to whom it pays rent subsidy complies with the requirements in this subpart that are applicable to owners. If residential property receives assistance that is subject to Code of Federal Regulations 24 CFR part 35 for two or more purposes e.

Chapter 4 : The prevalence of lead-based paint hazards in U.S. housing.

The purpose of the Lead-Based Paint Hazard Reduction (LHR) grant program is to assist states, cities, counties/parishes, Native American Tribes or other units of local government in undertaking comprehensive programs to identify and control lead-based paint hazards in eligible privately-owned rental or owner-occupied housing populations.

Communications must refer to the above docket number and title. There are two methods for submitting public comments. All submissions must refer to the above docket number and title. Submission of Comments by Mail. Electronic Submission of Comments. HUD strongly encourages commenters to submit comments electronically. Electronic submission of comments allows the commenter maximum time to prepare and submit a comment, ensures timely receipt by HUD, and enables HUD to make comments immediately available to the public. Commenters should follow the instructions provided on that site to submit comments electronically. To receive consideration as public comments, comments must be submitted through one of the two methods specified above. It is not acceptable to submit comments by facsimile fax. Again, all submissions must refer to the docket number and title of the rule. Public Inspection of Public Comments. For legal questions, contact John B. The above telephone numbers are not toll-free numbers. Hearing and speech-impaired persons may access the above telephone numbers via TTY by calling the toll-free Federal Relay Service at Background Back to Top A. Current reviews by the U. Even so, there are a considerable number of assisted housing units that have lead-based paint in which children under age 6 reside. As detailed in the regulatory impact assessment accompanying this notice, there are about 4. Of those units, about 57, units are estimated to have lead-based paint hazards about 14, 16, and 27 thousand, respectively. B, below to undertake actions to eliminate the lead-based paint hazards or the lead-based paint. Indeed, Congress required lead hazard evaluation and control in precisely those three categories of housing when it enacted sections and of Title X, under which the LSHR was issued, so that the lead hazard control grants and the LSHR complement each other in the housing stock they address. HUD emphasizes that the scope of its authority under Title X is limited to lead-based paint hazard reduction in housing, and the scope of this rule is further limited to the reduction of those hazards in HUD-assisted housing. Lead-based paint hazards are lead-based paint and all residential lead-containing dusts and soils regardless of the source of the lead, which, due to their condition and location, would result in adverse human health effects. Title X required the EPA to promulgate standards for lead-based paint hazards, specifically, paint-lead hazards, dust-lead hazards, and soil-lead hazards, which it did through rulemaking. For instance, if the EIBLL is the blood lead level at which an evaluation for lead-based paint hazards and interim controls of such hazards identified i. Regarding the CDC Response to ACCLPP recommendation X, which emphasizes the importance of environmental assessments to identify and mitigate lead hazards as a primary prevention technique, as noted above, the LSHR requires this of all of the assisted housing covered by the rule. Similarly, on the item that CDC adopt prevention strategies to reduce environmental lead exposures in soil, dust, paint, and water before children are exposed, under the LSHR, as noted above, HUD has been implementing the prevention strategy to reduce environmental lead exposures in soil, dust, and paint, the media for which it has authority to do so under Title X. Regarding the recommendation XIII, specifically, the element of the recommendation that has a housing connection, on CDC improving the use of data from screening programs, HUD and CDC collaborated on matching addresses of HUD-assisted residents with national health survey data to develop a method for improving the targeting of lead hazard control efforts and resources. During this time, federal agencies involved with reducing childhood lead exposures, including HUD, CDC, EPA and NIEHS, have continued to explore how best to use scientific and medical information to approach the problem of childhood lead exposures and develop approaches for prioritizing action within the limits of available resources. Specifically, HUD is proposing to revise the LSHR regarding target housing covered by the five subparts of the LSHR that are related to children under age 6 exposed to lead in housing where the Federal Government maintains a continuing financial or ownership relationship. In regard to housing for which the current rule requires response to EIBLL cases and this proposed rule would require response to EBL cases, the following types of hazard evaluation and reduction

activities are required, whether or not a child with an EIBLL resides or is expected to reside in a unit covered by the LSHR: Subparts I and L. This is a surface-by-surface investigation to determine the presence including the location of lead-based paint and providing a report explaining the results of the investigation. Lead risk assessments involve visual assessment for deteriorated paint, testing of deteriorated paint to determine if it is lead-based paint and thus, a lead-based paint hazard because of the deterioration, dust wipe sampling of window sills and floors, and sampling of bare soil. Visual assessment for deteriorated paint: Reevaluations involve a visual assessment of painted surfaces and limited dust and soil sampling conducted periodically following lead-based paint hazard reduction where lead-based paint is still present. Periodic inspection for deteriorated paint: These periodic inspections are conducted as part of the inspection of the assisted housing. Abatement of LBP hazards: L during comprehensive modernization. Abatement is set of measures designed to permanently for an expected design life of at least 20 years eliminate lead-based paint or lead-based paint hazards Abatement includes: Removing lead-based paint and dust-lead hazards, permanently enclosing or encapsulating lead-based paint, replacing components or fixtures painted with lead-based paint, and removing permanently covering soil-lead hazards; along with all the preparation, cleanup, disposal, and post-abatement reoccupancy clearance testing activities associated with those measures. Interim controls of LBP hazards: Subparts D, I, and L pending abatement during comprehensive modernization. Interim controls are measures designed to reduce temporarily human exposure or likely exposure to lead-based paint hazards. Lead hazard evaluation and control activities in HUD-assisted and HUD-owned housing are subject to the requirements of the applicable civil rights laws, including the Fair Housing Act as amended for example, by the Fair Housing Amendments Act, and its prohibition of discrimination on the basis of disability or familial status including the presence of a child under age of 18, or of a pregnant woman, Title VI of the Civil Rights Act of prohibiting discrimination on the basis of race, color, and national origin, Title IX of the Education Amendments of prohibiting discrimination on the basis of sex, and section of the Rehabilitation Act of prohibiting discrimination on the basis of disability. The applicability of the fair housing laws, regulations, and guidance to these activities would continue without change by this proposed rule. In addition, this rule proposes to revise the type of hazard control undertaken when lead-based paint or other hazards are identified and, in the case of housing projects with more than one unit, address lead-based paint hazards in those other units in which children under age 6 reside. Figure 1 provides an overview of the proposed protocol for addressing elevated blood lead level cases in assisted housing covered by the LSHR; its details are discussed below. The designated party is the owner or other entity e. The protocol would include the designated party: Controlling other housing-related sources of lead exposure in the building, such as lead-contaminated debris. Being encouraged to gain the collaboration of the occupants in addressing the presence and use of sources of lead exposure that are not housing-related. Reviewing the findings of any previous lead-based paint inspection, risk assessment, environmental investigation, or reevaluation for the property. Conducting a comprehensive interview of the family of the child, based on the CDC EBLL environmental investigation checklist or HUD EBLL questionnaire both are in the chapter, or a comparable questionnaire such as one from the public health department. Conducting a risk assessment. Hobby contamination involving lead e. Providing to the HUD field office documentation that the designated party has conducted the activities above, within 10 business days of the deadline for each activity. If so, the designated party would not need to conduct another environmental investigation. Similarly, if the designated party had conducted a risk assessment of the index unit and common areas servicing the unit during that period, it would not need to conduct another risk assessment, it would need to conduct only the additional elements of an environmental investigation. If so, the protocol would include the designated party either: These sources of lead exposure include: Lead-based paint hazards i. The procedure for environmental investigations, as provided in chapter 16 of the Guidelines, is summarized above. Reevaluations or, for tenant-based rental assistance, periodic housing quality standard inspections are already part of the regular ongoing lead-based paint management required in the subparts this proposed rule would amend, so they are not part of this amendment. In this context, the controls are limited to lead-based paint hazards, rather than lead exposures from the personal contents of the housing residents and visitors, the public water supply, ambient air levels or industrial emissions. As described below, across the

different subparts of the LSHR, there are some differences in terminology, scoping, and exceptions, based on the specifics of the housing assistance. Dwelling Unit in Which the Child Resided HUD is proposing that, when a child under age 6 residing in target housing where the Federal government maintains a continuing financial or ownership relationship is reported to have an EBLL, the designated party must complete an environmental investigation of the index unit, and of common areas servicing the index unit, within 15 calendar days of the designated party being notified. The subparts apply when the Federal government maintains a continuing financial or ownership relationship to the target housing vs. Under the currently codified rule, the blood lead threshold for conducting the environmental investigation is fixed. Under this proposed rule, the threshold for the EBLL would change when CDC updates its guidance for a childhood blood lead level such that an environmental intervention should be conducted. As of , this was the reference range level for children under age 6 i. Thus, the status of housing of children with blood lead levels based on measurements taken before the transition period ends that are in the range between the earlier and newer reference range values would not be affected by the change. For example, if the earlier reference range value was 5. If, and so long as there is sufficient demand for notifications to be sent by mail or fax, the OLHCHH will make those submittal pathways available. If the investigation identified lead-based paint hazards in these areas, the designated party or the owner, as applicable would be required to conduct interim controls of the hazards within 30 calendar days of receiving the report of the investigation, as in the current rule. Similarly, as part of this rulemaking, HUD encourages the designated party to address sources of lead exposure other than lead-based paint hazards. The public health department may issue an abatement order in regard to those sources; compliance with such an order is a requirement of state, tribal or local law, as applicable. Some or all of the sources of lead exposure may be outside of the scope of Title X and the LSHR because they are not housing-related sources. For example, the sources may be non-housing items, such as lead-containing cosmetics, pottery, folk remedies, etc. Both of those Web pages have further links to Web pages on specific topics. Regarding these sources, HUD encourages the designated party to gain the cooperation of the occupants in addressing the presence and use of non-housing-related sources of lead exposures. Hazard reduction would be considered complete when either: If so, it need not redo the hazard reduction. On the other hand, if the index unit has been found not to have lead-based paint hazards, HUD is proposing that no risk assessment or visual assessment, as applicable, be required in other assisted units in the building or project.

Chapter 5 : Lead-based paint in the United States - Wikipedia

The Residential Lead-Based Paint Hazard Reduction Act of hearing before the Subcommittee on Housing and Urban Affairs of the Committee on Banking, Housing, and Urban Affairs, United States Senate, One Hundred Second Congress, second session, on S.

For the purposes of this Act, the following definitions shall apply: The term "abatement" means any set of measures designed to permanently eliminate lead-based paint hazards in accordance with standards established by appropriate Federal agencies. Such term includes -- A the removal of lead-based paint and lead-contaminated dust, the permanent containment or encapsulation of lead-based paint, the replacement of lead-painted surfaces or fixtures, and the removal or covering of lead contaminated soil; and B all preparation, cleanup, disposal, and postabatement clearance testing activities associated with such measures. The term "accessible surface" means an interior or exterior surface painted with lead-based paint that is accessible for a young child to mouth or chew. The term "certified contractor" means -- A a contractor, inspector, or supervisor who has completed a training program certified by the appropriate Federal agency and has met any other requirements for certification or licensure established by such agency or who has been certified by any State through a program which has been found by such Federal agency to be at least as rigorous as the Federal certification program; and B workers or designers who have fully met training requirements established by the appropriate Federal agency. The term "contract for the purchase and sale of residential real property" means any contract or agreement in which one party agrees to purchase an interest in real property on which there is situated 1 or more residential dwellings used or occupied, or intended to be used or occupied, or intended to be used or occupied, in whole or in part, as the home or residence of 1 or more persons. The term "deteriorated paint" means any interior or exterior paint that is peeling, chipping, chalking or cracking or any paint located on an interior or exterior surface or fixture that is damaged or deteriorated. The term "evaluation" means a risk assessment, inspection, or risk assessment and inspection. The term "federally assisted housing" means residential dwellings receiving project-based assistance under programs including -- A section d 3 or of the National Housing Act; B section 1 of the Housing and Urban Development Act of ; C section 8 of the United States Housing Act of ; or D sections a , , , , and of the Housing Act of The term "federally owned housing" means residential dwellings owned or managed by a Federal agency, or for which a Federal agency is a trustee or conservator. The term "federally supported work" means any lead hazard evaluation or reduction activities conducted in federally owned or assisted housing or funded in whole or in part through any financial assistance program of the Department of Housing and Urban Development, the Farmers Home Administration, or the Department of Veterans Affairs. The term "friction surface" means an interior or exterior surface that is subject to abrasion or friction, including certain window, floor, and stair surfaces. The term "impact surface" means an interior or exterior surface that is subject to damage by repeated impacts, for example, certain parts of door frames. The term "inspection" means a surface-by- surface investigation to determine the presence of lead-based paint as provided in section c of the Lead-Based Paint Poisoning Prevention Act and the provision of a report explaining the results of the investigation. The term "interim controls" means a set of measures designed to reduce temporarily human exposure or likely exposure to lead-based paint hazards, including specialized cleaning, repairs, maintenance, painting, temporary containment, ongoing monitoring of lead-based paint hazards or potential hazards, and the establishment and operation of management and resident education programs. The term "lead-based paint" means paint or other surface coatings that contain lead in excess of limits established under section c of the Lead-Based Paint Poisoning Prevention Act. The term "lead-based paint hazard" means any condition that causes exposure to lead from lead- contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate Federal agency. The term "lead-contaminated dust" means surface dust in residential dwellings that contains an area or mass concentration of lead in excess of levels determined by the appropriate Federal agency to pose a threat of adverse health effects in pregnant women or young

children. The term "lead-contaminated soil" means bare soil on residential real property that contains lead at or in excess of the levels determined to be hazardous to human health by the appropriate Federal agency. The term "mortgage loan" includes any loan other than temporary financing such as a construction loan that -- A is secured by a first lien on any interest in residential real property; and B either -- i is insured, guaranteed, made, or assisted by the Department of Housing and Urban Development, the Department of Veterans Affairs, or the Farmers Home Administration, or by any other agency of the Federal Government; or ii is intended to be sold by each originating mortgage institution to any federally chartered secondary mortgage market institution. The term "originating mortgage institution" means a lender that provides mortgage loans. The term "priority housing" means target housing that qualifies as affordable housing under section of the Cranston-Gonzalez National Affordable Housing Act U. The term "public housing" has the same meaning given the term in section 3 b of the United States Housing Act of 42 U. The term "reduction" means measures designed to reduce or eliminate human exposure to lead-based paint hazards through methods including interim controls and abatement. The term "residential dwelling" means -- A a single-family dwelling, including attached structures such as porches and stoops; or B a single-family dwelling unit in a structure that contains more than 1 separate residential dwelling unit, and in which each such unit is used or occupied, or intended to be used or occupied, in whole or in part, as the home or residence of 1 or more persons. The term "residential real property" means real property on which there is situated 1 or more residential dwellings used or occupied, or intended to be used or occupied, in whole or in part, as the home or residence of 1 or more persons. The term "risk assessment" means an on-site investigation to determine and report the existence, nature, severity and location of lead-based paint hazards in the residential dwellings, including -- A information gathering regarding the age and history of the housing and occupancy by children under age 6; B visual inspection; C limited wipe sampling or other environmental sampling techniques; D other activity as may be appropriate; and E provision of a report explaining the results of the investigation. The term "target housing" means any housing constructed prior to , except housing for the elderly or persons with disabilities unless any child who is less than 6 years of age resides or is expected to reside in such housing for the elderly or persons with disabilities or any 0-bedroom dwelling. The Secretary is authorized to provide grants to eligible applicants to evaluate and reduce lead-based paint hazards in priority housing that is not federally assisted housing, federally owned housing, or public housing, in accordance with the provisions of this section. A State or unit of local government that has an approved comprehensive housing affordability strategy under section of the Cranston-Gonzalez National Affordable Housing Act 42 U. To receive a grant under this section, a State or unit of local government shall submit an application in such form and in such manner as the Secretary shall prescribe. The Secretary shall award grants under this section on the basis of the merit of the activities proposed to be carried out and on the basis of selection criteria, which shall include -- 1 the extent to which the proposed activities will reduce the risk of lead-based paint poisoning to children under the age of 6 who reside in priority housing; 2 the degree of severity and extent of lead-based paint hazards in the jurisdiction to be served; 3 the ability of the applicant to leverage State, local, and private funds to supplement the grant under this section; 4 the ability of the applicant to carry out the proposed activities; and 5 such other factors as the Secretary determines appropriate to ensure that grants made available under this section are used effectively and to promote the purposes of this Act. The applicant may provide the services described in this section through a variety of programs, including grants, loans, equity investments, revolving loan funds, loan funds, loan guarantees, interest write-downs, and other forms of assistance approved by the Secretary. The Secretary shall develop the capacity of eligible applicants to carry out the requirements of section b 16 of the Cranston-Gonzalez National Affordable Housing Act and to carry out activities under this section. Each recipient of a grant under this section shall make contributions toward the cost of activities that receive assistance under this section in an amount not less than 10 percent of the total grant amount under this section. Grants under this subtitle may not be used to replace other amounts made available or designated by State or local governments for use for the purposes under this subtitle. An applicant shall ensure that not more than 10 percent of the grant will be used for administrative expenses associated with the activities funded. An applicant shall maintain and provide the Secretary with financial records sufficient, in the determination of the

Secretary, to ensure proper accounting and disbursing of amounts received from a grant under this section. An applicant under this section shall submit to the Secretary, for any fiscal year in which the applicant expends grant funds under this section, a report that -- 1 describes the use of the amounts received; 2 states the number of risk assessments and the number of inspections conducted in residential dwellings; 3 states the number of residential dwellings in which lead- based paint hazards have been reduced through interim controls; 4 states the number of residential dwellings in which lead- based paint hazards have been abated; and 5 provides any other information that the Secretary determines to be appropriate. The Secretary shall publish a Notice of Funding Availability pursuant to this section not later than days after funds are appropriated for this section. Effective 2 years after the date of promulgation of regulations under section of the Toxic Substances Control Act, no grants for lead-based paint hazard evaluation or reduction may be awarded to a State under this section unless such State has an authorized program under section of the Toxic Substances Control Act. A participating jurisdiction may use funds provided under this subtitle for the evaluation and reduction of lead-based paint hazards, as defined in section of the Residential Lead-Based Paint Hazard Reduction Act of Section 2 a of the National Housing Act 12 U. Section d 4 iv of the National Housing Act 12 U. Section a of the Housing Act of 42 U. Beginning on January 1, , procedures established under paragraphs 1 and 2 shall require the inspection and abatement of lead-based paint hazards in all federally owned target housing constructed prior to Beginning on January 1, , procedures established under paragraphs 1 and 2 shall require an inspection for lead-based paint and lead-based paint hazards in all federally owned target housing constructed between and The results of such inspections shall be made available to prospective purchasers, identifying the presence of lead-based paint and lead-based paint hazards on a surface-by-surface basis. The Secretary shall have the discretion to waive the requirement of this subparagraph for housing in which a federally funded risk assessment, performed by a certified contractor, has determined no lead-based paint hazards are present. To the extent that subparagraphs A and B increase the cost to the Government of outstanding direct loan obligations or loan guarantee commitments, such activities shall be treated as modifications under section e of the Federal Credit Reform Act of and shall be subject to the availability of appropriations. To the extent that paragraphs A and B impose additional costs to the Resolution Trust Corporation and the Federal Deposit Insurance Corporation, its requirements shall be carried out only if appropriations are provided in advance in an appropriations Act. In the absence of appropriations sufficient to cover the costs of subparagraphs A and B , these requirements shall not apply to the affected agency or agencies. When preparing"; and B by adding at the end the following new paragraph: When preparing that portion of a housing strategy required by subsection b 16 , a jurisdiction shall consult with State or local health and child welfare agencies and examine existing data related to lead-based paint hazards and poisonings, including health department data on the addresses of housing units in which children have been identified as lead poisoned. The Secretary, in consultation with the Administrator of the Environmental Protection Agency establish a task force to make recommendations on expanding resources and efforts to evaluate and reduce lead-based paint hazards in private housing. The task force shall include individuals representing the Department of Housing and Urban Development, the Farmers Home Administration, the Department of Veterans Affairs, the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Environmental Protection Agency, employee organizations in the building and construction trades industry, landlords, tenants, primary lending institutions, private mortgage insurers, single-family and multifamily real estate interests, nonprofit housing developers, property liability insurers, public housing agencies, low-income housing advocacy organizations, national, State and local lead-poisoning prevention advocates and experts, and community-based organizations located in areas with substantial rental housing. The members of the task force shall not receive Federal compensation for their participation. In carrying out this Act, the Secretary shall consult on an ongoing basis with the Administrator of the Environmental Protection Agency, the Director of the Centers for Disease Control, other Federal agencies concerned with lead poisoning prevention, and the task force established pursuant to section Not later than 12 months after the date of enactment of this Act, the Secretary, in consultation with the Administrator of the Environmental Protection Agency, the Secretary of Labor, and the Secretary of Health and Human Services acting through

the Director of the Centers for Disease Control , shall issue guidelines for the conduct of all federally supported work involving risk assessments, inspections, interim controls, and abatement of lead-based paint hazards. Such guidelines shall be based upon criteria that measure the condition of the housing and the presence of children under age 6 for the purposes of risk assessments and shall not be based upon criteria that measure the health of the residents of the housing. Not later than 2 years after the date of enactment of this Act, the Secretary and the Administrator of the Environmental Protection Agency shall promulgate regulations under this section for the disclosure of lead-based paint hazards in target housing which is offered for sale or lease. The regulations shall require that, before the purchaser or lessee is obligated under any contract to purchase or lease the housing, the seller or lessor shall -- A provide the purchaser or lessee with a lead hazard information pamphlet, as prescribed by the Administrator of the Environmental Protection Agency under section of the Toxic Substances Control Act; B disclose to the purchaser or lessee the presence of any known lead-based paint, or any known lead-based paint hazards, in such housing and provide to the purchaser or lessee any lead hazard evaluation report available to the seller or lessor; and C permit the purchaser a day period unless the parties mutually agree upon a different period of time to conduct a risk assessment or inspection for the presence of lead-based paint hazards. Regulations promulgated under this section shall provide that every contract or the purchase and sale of any interest in target housing shall contain a Lead Warning Statement and a statement signed by the purchaser that the purchaser has -- A read the Lead Warning Statement and understands its contents; B received a lead hazard information pamphlet; and C had a day opportunity unless the parties mutually agreed upon a different period of time before becoming obligated under the contract to purchase the housing to conduct a risk assessment or inspection for the presence of lead-based paint hazards. The Lead Warning Statement shall contain the following text printed in large type on a separate sheet of paper attached to the contract: Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase. Whenever a seller or lessor has entered into a contract with an agent for the purpose of selling or leasing a unit of target housing, the regulations promulgated under this section shall require the agent, on behalf of the seller or lessor, to ensure compliance with the requirements of this section. A suit may be brought against the Secretary of Housing and Urban Development and the Administrator of the Environmental Protection Agency under section 20 of the Toxic Substances Control Act to compel promulgation of the regulations required under this section and the Federal district court shall have jurisdiction to order such promulgation. Any person who knowingly violates any provision of this section shall be subject to civil money penalties in accordance with the provisions of section of the Department of Housing and Urban Development Reform Act of 42 U. The Secretary is authorized to take such lawful action as may be necessary to enjoin any violation of this section. Any person who knowingly violates the provisions of this section shall be jointly and severally liable to the purchaser or lessee in an amount equal to 3 times the amount of damages incurred by such individual. In any civil action brought for damages pursuant to paragraph 3 , the appropriate court may award court costs to the party commencing such action, together with reasonable attorney fees and any expert witness fees, if that party prevails. It shall be a prohibited act under section of the Toxic Substances Control Act for any person to fail or refuse to comply with a provision of this section or with any rule or order issued under this section. Nothing in this section shall affect the validity or enforceability of any sale or contract for the purchase and sale or lease of any interest in residential real property or any loan, loan agreement, mortgage, or lien made or arising in connection with a mortgage loan, nor shall anything in this section create a defect in title. The regulations under this section shall take effect 3 years after the date of the enactment of this title. Such term includes -- " A the removal of lead-based paint and lead-contaminated dust, the permanent containment or encapsulation of lead-based paint, the replacement of lead-painted surfaces or fixtures, and the removal or covering of lead-contaminated soil; and " B all preparation, cleanup, disposal, and postabatement clearance testing activities associated with such measures. Not later than 18 months after the date of the enactment of this section, the Administrator shall, in consultation with the Secretary of Labor, the Secretary of Housing and

Urban Development, and the Secretary of Health and Human Services acting through the Director of the National Institute for Occupational Safety and Health , promulgate final regulations governing lead-based paint activities to ensure that individuals engaged in such activities are properly trained; that training programs are accredited; and that contractors engaged in such activities are certified. Such regulations shall contain standards for performing lead-based paint activities, taking into account reliability, effectiveness, and safety. Such regulations shall require that all risk assessment, inspection, and abatement activities performed in target housing shall be performed by certified contractors, as such term is defined in section of the Residential Lead-Based Paint Hazard Reduction Act of Final regulations promulgated under 1 shall contain specific requirements for the accreditation of lead-based paint activities training programs for workers, supervisors, inspectors and planners, and other individuals involved in lead-based paint activities, including, but not limited to, each of the following: The Administrator or the State in the case of an authorized State program shall impose a fee on -- " A persons operating training programs accredited under this title; and " B lead-based paint activities contractors certified in accordance with paragraph 1. The fees shall be established at such level as is necessary to cover the costs of administering and enforcing the standards and regulations under this section which are applicable to such programs and contractors. The fee shall not be imposed on any State, local government, or nonprofit training program. The Administrator or the State in the case of an authorized State program may waive the fee for lead-based paint activities contractors under subparagraph A for the purpose of training their own employees. In order to reduce the risk of exposure to lead in connection with renovation and remodeling of target housing, public buildings constructed before , and commercial buildings, the Administrator shall, within 18 months after the enactment of this section, promulgate guidelines for the conduct of such renovation and remodeling activities which may create a risk of exposure to dangerous levels of lead. The Administrator shall disseminate such guidelines to persons engaged in such renovation and remodeling through hardware and paint stores, employee organizations, trade groups, State and local agencies, and through other appropriate means. The Administrator shall conduct a study of the extent to which persons engaged in various types of renovation and remodeling activities in target housing, public buildings constructed before , and commercial buildings are exposed to lead in the conduct of such activities or disturb lead and create a lead-based paint hazard on a regular or occasional basis. The Administrator shall complete such study and publish the results thereof within 30 months after the enactment of this section. Within 4 years after the enactment of this section, the Administrator shall revise the regulations under subsection a to apply the regulations to renovation or remodeling activities in target housing, public buildings constructed before , and commercial buildings that create lead-based paint hazards. In determining which contractors are engaged in such activities, the Administrator shall utilize the results of the study under paragraph 2 and consult with the representatives of labor organizations, lead-based paint activities contractors, persons engaged in remodeling and renovation, experts in lead health effects, and others. If the Administrator determines that an category of contractors engaged in renovation or remodeling does not require certification, the Administrator shall publish an explanation of the basis for that determination. Any State which seeks to administer and enforce the standards, regulations, or other requirements established under section or , or both, may, after notice and opportunity for public hearing, develop and submit to the Administrator an application, in such form as the Administrator shall require, for authorization of such a State program. Any such State may also certify to the Administrator at the time of submitting such program that the State program meets the requirements of paragraphs 1 and 2 of subsection b. Upon submission of such certification, the State program shall be deemed to be authorized under this section, and shall apply in such State in lieu of the corresponding Federal program under section or , or both, as the case may be, until such time as the Administrator disapproves the program or withdraws the authorization. Within days following submission of an application under subsection a , the Administrator shall approve or disapprove the application. The Administrator may approve the application only if, after notice and after opportunity for public hearing, the Administrator finds that -- " 1 the State program is at least as protective of human health and the environment as the Federal program under section or , or both, as the case may be, and " 2 such State program provides adequate enforcement. Upon authorization of a State program under this section, it shall be unlawful for any person to violate or fail or refuse to comply

with any requirement of such program. If a State is not administering and enforcing a program authorized under this section in compliance with standards, regulations, and other requirements of this title, the Administrator shall so notify the State and, if corrective action is not completed within a reasonable time, not to exceed days, the Administrator shall withdraw authorization of such program and establish a Federal program pursuant to this title.

On June 19, HUD posted a Notice of Funding Availability (NOFA) for federally recognized Native American tribal governments, city or county townships, county governments, state governments, and special district governments for its Lead-Based Paint Hazard Reduction program.

Definition[edit] The U. Many of them apply to evaluating a property for lead-based paint. There are two different testing procedures that are similar but yield different information. Lead-based paint inspections will evaluate all painted surfaces in a complex to determine where lead-based paint, if any, is present. The other testing is a lead-based paint risk assessment. In this testing, only deteriorated painted surfaces are tested and dust wipe samples are collected. This information will help the risk assessor determine if there are any lead hazards. Many property owners decided to get a combination of both tests to determine where the lead-based paint is present and what hazards are present as well. In addition, if a child is poisoned in a property, the owner may be required to perform abatement permanent elimination of the lead hazard. It requires that the potential buyer or tenant be given the lead information pamphlet, "Protect Your Family From Lead In Your Home," or other EPA-approved pamphlet as well as a specific disclosure statement. The option of whether to test for the presence of lead-based paint is left to the owner, so long as a decision not to test is disclosed. July 15, Volume 74, Number became effective April 22, Under the rule, contractors performing renovation, repair and painting projects that disturb lead-based coatings including lead paint, shellac or varnish in child-occupied facilities built before must be certified and must follow specific work practices to prevent lead contamination. Activities performed by all of these trades can disturb lead-based paint and have the potential to create hazardous lead dust. For most individuals, eight hours of training is required. However, individuals who have successfully completed renovation courses developed by HUD or EPA, or an abatement worker or supervisor course accredited by EPA or an authorized State or Tribal program, can become certified renovators by taking a four-hour EPA-accredited renovator refresher training. The RRP rule is controversial, primarily due to the increased cost remodelers incur as a result of having to set up dust containment apparatuses, [11] including sealing off doorways and HVAC ducts with plastic. Various national trade associations have been very vocal in their opposition, [12] some going so far as to sue the EPA. Though the EPA considered expanding the rule to require contractors to pass a third-party dust wipe clearance exam [13] these revisions were rejected in July, Although the rule was not fully implemented until April , certain elements were required before, and others required attention well before April Beginning October , firms could apply for EPA or state certification. Beginning April , all businesses engaged in renovation, repair or painting activities in homes, residential buildings, schools and child care facilities built prior to must be certified, use certified workers, and follow specific lead-safe work practices to prevent lead contamination. Lead Industries Association to force the former manufacturers of lead paint to pay for the cleanup of current lead hazards in Rhode Island. After a trial that ended in a hung jury in , the state refiled the case. In February , the jury decided in favor of the state and said that Sherwin-Williams , NL Industries and Millennium Holdings would have to pay for the clean-up of lead paint in the state. The California Supreme Court has reviewed the contingency fee agreement between the municipalities and private counsel. A briefing schedule is currently being set. Real estate maintenance and renovation[edit] This section contains content that is written like an advertisement. Please help improve it by removing promotional content and inappropriate external links , and by adding encyclopedic content written from a neutral point of view. April This section contains instructions, advice, or how-to content. The purpose of Wikipedia is to present facts, not to train. Please help improve this article either by rewriting the how-to content or by moving it to Wikiversity , Wikibooks or Wikivoyage. April Humans can be poisoned during unsafe renovations or repainting jobs on housing that has lead paint. Therefore, homeowners are encouraged to carefully stabilize any deteriorated peeling, chipping, cracking, etc. More than , children in the United States have significantly harmful levels of lead in their bodies. These methods are now prohibited by the United States Department of Housing and Urban Development HUD because they have been proved to create significant levels of lead dust during remodeling, renovation and painting. They must be avoided, especially in

properties where children under age six reside. Adult workers using unsafe work practices or improper protective gear may also become lead-poisoned. There are specialized paint strippers for use with lead paint such as "Lead-Out" paint stripper, "Strip-Tox", "Lead-X", and others. Some of these specialized strippers render lead non-hazardous decreasing the risks associated with lead paint removal. HUD requires a dust test for "clearance" at the end of any remodeling or repainting job be performed by a third-party professional who is independent of the entity performing the work. Instruments of this sort have an inconclusive range, and when a reading falls in this range range is different for each instrument and model , a paint chip may be taken and sent for laboratory analysis. Testing for lead in dust, water, and air also require laboratory analysis. Commercially available lead test kits are often used to test for the presence of lead, but they are not reliable and not authorized by HUD to be used in determining if a property is lead-based-paint free.

Chapter 7 : Residential Lead-Based Paint Hazard Reduction Act of Title X | Lead | US EPA

(3) pre American housing stock contains more than 3,, tons of lead in the form of lead-based paint, with the vast majority of homes built before containing substantial amounts of lead-based paint;

This article has been cited by other articles in PMC. Abstract In this study we estimated the number of housing units in the United States with lead-based paint and lead-based paint hazards. We included measurements of lead in intact and deteriorated paint, interior dust, and bare soil. A nationally representative, random sample of housing units was evaluated in a survey between and ; the units and their occupants did not differ significantly from nationwide characteristics. Results indicate that 38 million housing units had lead-based paint, down from the estimate of 64 million. Twenty-four million had significant lead-based paint hazards. Of those with hazards, 1. Department of Housing and Urban Development and the U. The prevalence of lead-based paint and hazards increases with age of housing, but most painted surfaces, even in older housing, do not have lead-based paint. Housing in the Northeast and Midwest had about twice the prevalence of hazards compared with housing in the South and West. Public- and private-sector resources should be directed to units posing the greatest risk if future lead poisoning is to be prevented. Selected References These references are in PubMed. This may not be the complete list of references from this article. Childhood exposure to lead in surface dust and soil: The longer-term effectiveness of residential lead paint abatement. Evaluation of the HUD lead hazard control grant program: A side-by-side comparison of dust collection methods for sampling lead-contaminated house dust. A pooled analysis of 12 epidemiologic studies. Pathways of lead exposure in urban children. Prevalence of radiographic evidence of paint chip ingestion among children with moderate to severe lead poisoning, St Louis, Missouri, through Home refinishing, lead paint, and infant blood lead levels. Am J Public Health. Lead intoxication in infancy.

Chapter 8 : Los Angeles Times - We are currently unavailable in your region

The prevalence of lead-based paint and hazards increases with age of housing, but most painted surfaces, even in older housing, do not have lead-based paint. Between 2% and 25% of painted building.

Chapter 9 : Protect Your Family from Exposures to Lead | Lead | US EPA

The prevalence of lead-based paint and hazards increases with age of housing, but most painted surfaces, even in older housing, do not have lead-based paint. Between 2% and 25% of painted building components were coated with lead-based paint.