Attachment # 9

Lead Hazard Requirements Information

Key Requirements of the Lead Safe Housing Rule

In This Section

Key Requirements of the Lead Safe Housing Rule
Communication with Residents
Lead Hazard Evaluation/Assessment
Lead Hazard Reduction Methods
Ongoing Maintenance
Environmental Intervention Blood Lead Levels

The Lead Safe Housing Rule requires different approaches to addressing lead hazards in different types of housing. These approaches are summarized in the **Lead Safe Housing Requirements Summary Table** that you can download as a quick reference to the requirements.

The requirements for each type of housing are best understood if you first consider these five "Key Requirements" that make up the Lead Safe Housing Rule. Therefore,
after completing this topic, you will be able to:

- Determine when and how to meet notification requirements.
- Explain the different methods and qualifications for conducting a lead hazard evaluation.
- Describe the methods, qualifications and options for performing Lead Hazard Reduction activities.
- Explain what on-going maintenance activities are required when these activities are required by regulation.
- Describe the steps a grantee and owner must follow when an EIBLL child is identified and the grantee and owner have a responsibility to respond.

Thus, the five "key requirements" (and subject areas for this topic) are:

1. **Communication with Residents.** Grantees must meet the lead disclosure requirements that apply to all housing (assisted or unassisted) at lease or sale and provide certain notices to residents.

2. **Lead Hazard Evaluation/Assessment.** Any housing that receives HOME funds must undergo some form of evaluation or assessment (unless lead is **presumed** to be present).

3. **Lead Hazard Reduction Methods.** After the appropriate evaluation or assessment, the grantee must conduct Lead Hazard Reduction. Such work must be done using **lead safe work practices** and is not

considered complete until **clearance** is performed.

4. **Ongoing Maintenance.** Some types of housing programs are subject to ongoing maintenance requirements.

5. **Environmental Intervention Blood Lead Levels.** For some types of housing programs, specific actions are required for children with Environmental Intervention Blood Lead Levels.

SUMMARY OF LEAD-BASED PAINT REQUIREMENTS BY ACTIVITY

	Rehabilitation (Subpart J)			TBRA (Subpart M)	A,L,SS,O (Subpart K)
	≤$5,000	$5,000 - $25,000	>$25,000		Homebuyer and Special Needs*
Approach to Lead Hazard Evaluation and Reduction	1. Do no harm	3. Identify and control lead hazards	4. Identify and abate lead hazards	2. Identify and stabilize deteriorated paint	2. Identify and stabilize deteriorated paint
Notification	Yes	Yes	Yes	Yes	Yes
Lead Hazard Evaluation	Paint Testing (of surfaces to be disturbed)	Paint Testing and Risk Assessment	Paint Testing and Risk Assessment	Visual Assessment	Visual Assessment
Lead Hazard Reduction	Repair surfaces disturbed during rehabilitation	Interim Controls	Abatement (Interim Controls on exterior surfaces not disturbed by rehabilitation)	Paint Stabilization	Paint Stabilization
	Safe work practices Clearance	Safe work practices Clearance	Safe work practices Clearance	Safe work practices Clearance	Safe work practices Clearance
Ongoing Maintenance	For HOME rental only	For HOME rental only	For HOME rental only	Yes	Yes (if ongoing relationship)
EIBLL Requirements	No	No	No	Yes	No
Options	Presume lead-based paint Use safe work practices on all surfaces	Presume lead-based paint and/or hazards Use standard treatments	Presume lead-based paint and/or hazards Abate all applicable surfaces	Test deteriorated paint Use safe work practices only on lead-based paint surfaces	Test deteriorated paint Use safe work practices only on lead-based paint surfaces

* Special Needs Housing may be subject to the requirements of Subpart J, M, or K depending on the nature of the assistance provided. However, since most special needs housing involves acquisition, leasing, support services, and operations, for the purposes of this table, it has been placed in this column.