

ESSEL ENVIRONMENTAL PRESENTS

LEAD PAINT COMPLIANCE GUIDE

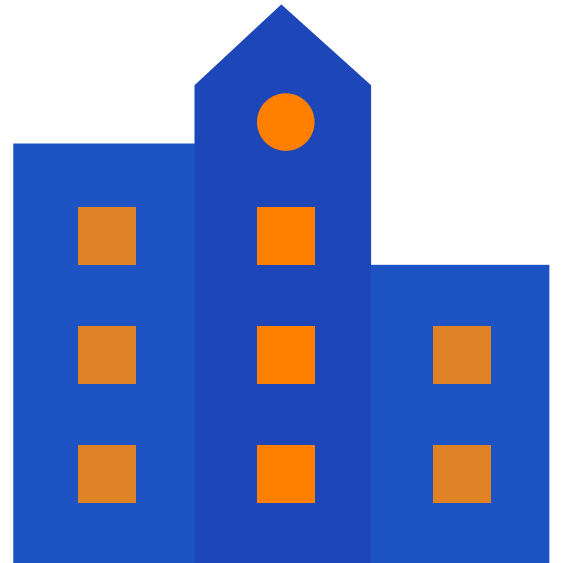
A PRACTICAL GUIDE FOR PROPERTY OWNERS & MANAGERS



**1-800-595-7616
NLAHIRI@ESSELTEK.COM**

WHAT IS LEAD BASED PAINT?

by Stephanie Potter



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.

Lead may also cause behavioral problems, learning disabilities, seizures and in extreme cases, death. Some symptoms of lead poisoning may include headaches, stomachaches, nausea, tiredness and irritability. Children who are lead poisoned may show no symptoms.

Both inside and outside the home, deteriorated lead-paint mixes with household dust and soil and becomes tracked in.

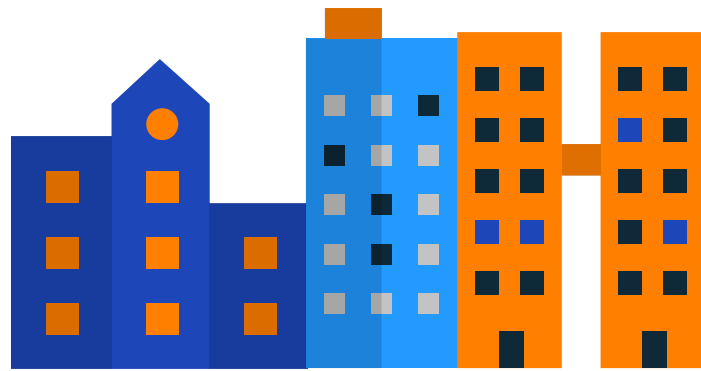
Children may become lead poisoned by:

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

Environmental lead testing is the only way to know whether there is lead in soil, paint or other components.

1-800-595-7616
NLAHIRI@ESSELTEK.COM

HOW DO YOU KNOW IF YOU HAVE LEAD BASED PAINT?

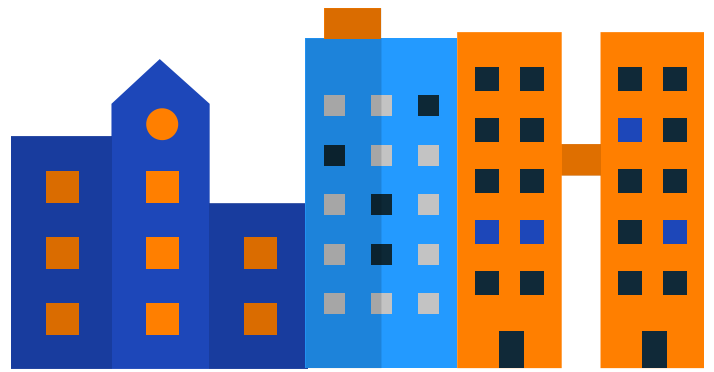


As a property owner & manager – you have two options :

ASSUME – Some owners would rather assume that everything contains lead instead of spending money to test it. When you assume your property to contain lead based paint – you have to disclose this to your tenants, contractors & service providers. Any work that is done at the property needs to be lead compliant and ensure that it does not create a lead hazard. While this method may save the owner/manager some money in the short term – it is a very costly option for the long term. In essence, any work that takes place at the property will have to be using lead certified contractors, service providers would have to be lead awareness trained & the painted surfaces would have to be monitored. Because this is a very expensive proposition – owners opt to test to see what they can eliminate from being considered lead based paint.

TEST – Hire a company that has experience performing surveys on properties like yours. Multifamily, commercial, etc. By doing a HUD compliant survey on your multifamily survey – you will be able to identify which components may be lead containing and which are not. Based on the information from the survey- you will need to notify tenants, contractors and service providers. The results of the testing (survey) may also require you to set up a operations & maintenance program that outline the various operations that is expected to take place at the property and how to make sure contractors, tenants & service providers are following the proper procedures with the lead based paint.

MY PROPERTY HAS LEAD BASED PAINT - NOW WHAT?



If your property contains lead based paint then you must notify your tenants and educate them about lead based paint & how it can be harmful to them. Then, inform them of areas within the property that contain lead and what they can or cannot do on the paint that contains lead.

For contractors & service providers – inform them of the inspection results and require that they have the appropriate training to work around lead based paint. This will reduce the possibility of a contractor or service provider inadvertently creating a lead hazard issue at your property.

WHO IS AFFECTED BY LEAD BASED PAINT REGULATIONS?

CONTRACTORS

Contractors are required to know about Cal OSHA lead regulations & the EPA Lead RRP rule. They should be aware of the work procedures they are allowed to do and ones that they are not. In addition, they should have evidence of training for their employees.

TENANTS

Tenants should be aware of inspection results at the property. They should also be provided a lead disclosure pamphlet that covers all the information they need to know so that they can be safe around lead based paint.

SERVICE

Service providers that may perform repair services or regular maintenance in the property should be aware of lead based paint in and around the property. It would be recommended to require a similar type of training for service providers so they know what they can & cannot do around lead based paint.

WHAT ARE THE REGULATIONS FOR LEAD BASED PAINT?

CAL-OSHA

Title 8 Section 1532.1

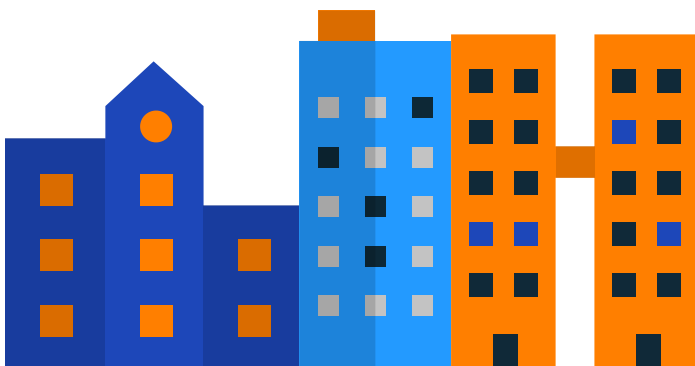
Title 8 General Industry Safety Orders

EPA

Lead RRP Rule

HUD

HUD Lead Standards



1-800-595-7616
NLAHIRI@ESSELTEK.COM

I DONT KNOW IF I HAVE LEAD - HOW DO I GET IT TESTED?

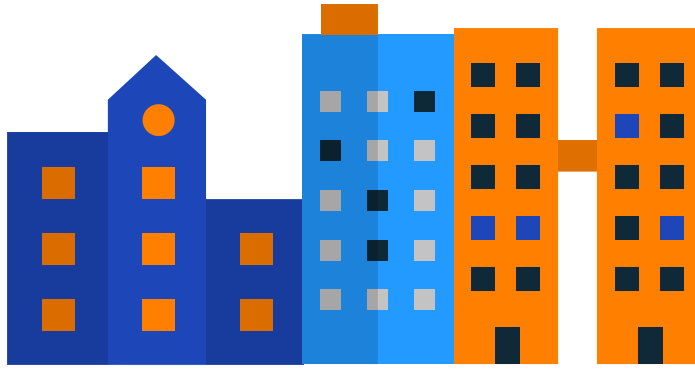
You must have your property tested for lead based paint by a lead certified individual. Generally, the lead certification that you will need will be the Inspector/Assessor provided by the Californai Department of Public Health.

We will test various parts of your property including the interiors of units, exteriors, soffits, trims, windows - essentially any painted surface.

Generally, we use an instrument such as the XRF machine that makes it much faster & less expensive to test various parts of the building. Then, we would take confirmatory paint chip samples and use the combination results to provide the final report.

Depending on the size of the property - a percentage of units are generally tested and the results are expected to be consistent throughout the property - unless a varied renovation history is known.





**THANK YOU FOR
DOWNLOADING THE
LEAD COMPLIANCE
GUIDE**

Call us for a FREE Lead Compliance Review

**1-800-595-7616
NLAHIRI@ESSELTEK.COM**