



PorchLight – Community Services of Seattle Housing Authority
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Summary of lead based paint regulations For units built before 1978

This is to inform you of your responsibilities as a Participating Section 8 Landlord. The Lead Safe Housing Rule is designed to protect you, your employees and your tenants from lead poisoning.

The regulations set hazard reduction requirements that give much greater emphasis to reducing lead in house dust and thereby reduce the exposure to young children. The Housing Authority, as part of its regular initial or annual inspection process, will conduct a visual evaluation of the interior and exterior painted surfaces including common areas, stairways, boundary fences and garages during the initial and periodic inspections of the rental property. The inspector will look for **any signs of deteriorated** paint such as peeling, chipping, chalking or cracking, of any paint or coating located on the interior or exterior surface that is otherwise damaged or separated from the substrate.

The Seattle Housing Authority strongly urges landlords to regularly inspect their property and remove any defective paint according to the Federal requirements prior to the initial or annual inspection. A good owner maintenance program is the easiest solution to prevent paint problems from occurring.

If deteriorated paint is found, and the unit was built before 1978 and is expected to be or is occupied by a family with a child under 6 years of age or a pregnant household member, the regulations require the owner to perform “paint stabilization” activities using “safe work practice”.

- ✓ All interior and exterior deteriorated paint must be removed or encapsulated, and where paint is removed, the area must be repainted.
- ✓ Damaged substrate surfaces must also be repaired.
- ✓ A person **trained** and **certified** in Safe Work Practices must conduct all work. This person must have successfully completed the Remodeler’s and Renovator’s Lead-Based Paint Training Course or Safe Work Practices Training Course approved by HUD. This work also involves the use of specialized equipment such as a HEPA Vacuum, and respirator.
- ✓ The Owner must ensure and certify that paint stabilization was conducted using safe work methods including, occupant protection, and work site preparation and clean up. They include but are not limited to such practices as closing off the area with plastic sheeting, protecting workers, and cleaning the area thoroughly before allowing the Section 8 client back into the effected area.

- ✓ The unit must then pass a clearance examination that includes a visual assessment of the unit/work area and surface wipe samples of the affected rooms that are sent to a lab for analysis to determine the presence of lead on floors, windowsills and troughs. Contact the Housing Authority for information on how to obtain the clearance testing. If the work site was not properly contained, then the entire unit must pass clearance. If the work area was properly sealed off, testing can be conducted on the work site and area immediately outside the containment.
- ✓ The owner must provide notification to the occupants in writing of the hazard reduction activities and the result of the clearance or any other testing completed on the unit.
- ✓ The owner must conduct on going monitoring and maintenance of the unit to prevent lead hazards.

De Minimis Levels- *“Greater than”* means deteriorated paint totaling more than (a) 20 square feet on any one type of exterior surface(s); (b) 2 square feet in any one interior room or space; and/or (c) 10 percent of the total surface area on an interior or exterior component with a small surface area such as window sills and trim.

“Less than” includes all amounts at or below a, b or c listed in the “greater than” definition. Clearance examinations are not required when maintenance and hazard reduction activities do not disturb painted surfaces defined as “less than”. Use of “Safe Work Practices” is highly recommended by the Housing Authority.

If the unit or areas of deteriorated paint have been tested by a certified laboratory or Certified Risk Assessor and have found no lead present, the Housing Authority will exempt these areas from any immediate or future removal procedures.

The Seattle Housing Authority is committed to making this process as efficient as possible and will assist in providing information and resources to you at your request.

Housing Quality Standards Inspection Services

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