

LEAD REQUIREMENTS FOR HOUSING PROVIDERS

More Than You Knew You Needed to Know About Lead!

LEAD REQUIREMENTS:

- Distribute the “Protect Your Family from Lead in Your Home¹” booklet (required since '96), and
- Get a disclosure form² signed prior to contract (required since '96).
- Provide the “Renovate Right³” brochure and disclosure form prior to repairs / renovations.
- Hire a contractor who is lead-safe certified or become certified yourself.

Limited exemptions apply. Details are provided in the Renovate Right brochure, on the HUD and EPA websites. You can also call the LeadLine with specific questions: 503/988-4000.



“Lead poisoning is **the No. 1 environmental hazard threatening children**”

EXEMPTIONS INCLUDE:

- Minor repairs affecting surfaces that may contain lead-based paint. Minor is defined as less than six (6) square feet inside or less than twenty (20) square feet outside.
- Emergency renovations. Note that cleanup and verification requirements must be abided by.
- Housing for older persons, unless a child under the age of 6 resides there.
- If a Certified Inspector or Risk Assessor determines the affected components are free of lead-based paint.
- Renovations performed by homeowners in their own homes where the homeowner resides

NOTE: Demolition, regardless of the amount, and window replacement projects always require compliance.

CONSEQUENCES FOR NON-COMPLIANCE:

HUD / EPA enforcement actions include civil penalties, administrative orders, injunctions, and criminal actions. EPA uses a variety of methods to determine whether business are complying, including inspecting work sites, reviewing records and reports, and responding to citizen tips and complaints. Non-compliance with the new requirements could cost you as much as \$32,500 per violation per person.

DO YOU HAVE QUESTIONS?

Call the LeadLine! It's a free service: 503/988-4000

THE BACK STORY... THE HEALTH RISKS OF LEAD-BASED PAINT POISONING:

“A child crawls around an apartment complex, and 20 years later, he ends up in prison. A strange leap? Not if that unit contained lead, suggests a recent study finding powerful evidence that childhood lead exposure is a strong predictor of getting arrested as an adult.

The study, released by PLoS Medicine tracked 250 children in Cincinnati from womb to adulthood and found that kids with higher blood lead levels were more likely to be troublesome as they grew up. In fact, the higher the blood levels, the higher the chances of violence, and even arrest.

“One of the primary culprits?
Our housing stock!”

3/4 of all units
built before 1978

have lead hazards!

“These studies may jolt people who think we fixed the lead poisoning problem in the 1970s,” says Russ Haven, legislative council for the New York Public Interest Research Group. “Sure, we’ve made great progress over the years, but lead paint continues to poison kids and rob them of the ability to learn, interact, and realize their full potential.”

In fact, lead poisoning is the No. 1 environmental hazard threatening children throughout the United States, affecting an estimated 310,000 children under the age of 6, according to the Baltimore-based Coalition to End Childhood Lead Poisoning.¹

Irreversible Health Effects In Children May Include:

- Brain and Nerve Damage
- Reduced IQ and Behavior Problems
- Impaired Growth and Learning Disabilities
- Liver, Kidney, Heart, Muscle and Bone Damage
- Reproductive Problems
- Hearing Loss
- Anemia

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...In Adults:

- Impotency, Infertility and Miscarriages
- Kidney, Heart and Nerve Damage

‘Want to know what one of the primary culprits are? It’s our housing stock! Three-quarters of all housing units built before 1978 contains lead-based paint, according to the Environmental Protection Agency (EPA). Approximately 35% of the nation’s housing units – 34 million homes – contain lead-based paint products.

To protect residents, housing providers (landlords, Realtors®, owners, sellers, and contractors) have been tasked by the federal government with consumer advocacy efforts.

THE NW STORY:

Over 80% of the housing stock in Multnomah County was built before 1978 and may contain lead paint. Over half of homes in Portland are built before 1950 and are likely to contain lead paint.

Lead paint hazards can cause permanent brain damage, learning and behavioral problems, impaired speech and language, and slowed growth.

TO LEARN MORE:

- Call the LeadLine! It’s a free service: 503/988-4000
- Visit www.FHCO.org/lead.htm for brochures, articles, and more information on lead hazards and disclosure requirements.
- Community Energy Project (CEP) is a non-profit offering an amazing program on the real dangers of lead poisoning and the steps for maintaining and cleaning older homes that may have lead-based paint hazards. Contact CEP at 503/284.6827 to inquire about a presentation for your community, office, or organization.
- Concerned that someone you know may have lead poisoning? Request a blood lead level test at your doctor’s office, county clinic, or contact the Josiah Hill III Clinic at 503/802-7389.

¹ “Got Lead?” Article by Rachel Z. Azoff