

Santa Clara County Office of Supportive Housing Lead Base Paint Policy

These following lead based paint (LBP) requirements apply to CoC Programs in which Tenant-Based Rental Assistance (TBRA) is provided. These requirements are applicable for units that are built prior to 1978 and will house children under 6 years of age.

The following outlines the roles and responsibilities of the various parties involved to ensure that the steps are implemented properly and appropriate actions are taken.

The Subrecipient must:

1. Obtain the following information prior to completing the unit inspection:
 - a. Year unit was built
 - b. Ages of children in the household
 - c. Determine whether lead based paint addendum is required as part of the lease signing
2. Visually observe and document during HQS inspections any peeling paint, paint deterioration or any evidence of the presence of lead based paint. If any observation is made, the recipient / subrecipient must:
 - a. Engage a qualified visual assessor to conduct a visual assessment on all surfaces to identify deteriorated paint.
 - i. Safe work practices and clearance are not required for disturbance of paint in amounts below de minimis; however, the de minimis status must be documented in the paint testing report, work write-up, or other appropriate document.
 1. De minimis levels are exceptions to safe work practices and defined as work which disturbs less than:
 - a. 20 square feet on exterior surfaces;
 - b. 2 square feet in any one interior room or space; or
 - c. 10 percent of area of an interior or exterior component with a small area (sills, baseboards, etc.)
 - b. Complete the Lead Based Paint Certification with the owner and the tenant will be notified.

The Owner must:

1. Provide occupants the "Protect Your Family" pamphlet at the time of move-in or lease up.
2. Provide a completed lead disclosure form to occupants during lease-up or move-in along with any known records or reports regarding lead-based paint or lead hazards at the property.
3. Conduct paint stabilization on any deteriorated paint.
 - a. The owner uses workers trained in lead safe work practices (RRP training and certification) or supervised by a lead abatement supervisor who is also a certified renovator.
 - b. The owner uses and documents safe work practices complying with the EPA Renovation, Repair and Painting Rule.

- c. The owner incorporates occupant protection, including relocation if necessary. If relocation was not required, document the relocation exemptions.
4. Engage a certified lead professional to conduct a clearance examination when work is complete.
5. Send occupants a Notice of Lead Hazard Reduction within 15 calendar days of the clearance examination results.
6. Agrees to incorporate ongoing lead-based paint maintenance activities into regular building operations.
 - a. At unit turnover or every 12 months, the owner conducts a visual assessment for deteriorated paint, bare soil, and the failure of any hazard reduction measure.
 - b. The owner uses paint stabilization if deteriorated paint is found, unless an evaluation has found it is not lead-based paint.
 - c. The owner treats bare soil with standard treatments, unless a current evaluation has found it is not a soil-lead hazard
 - d. The owner uses safe work practices.
 - e. A certified professional performs clearance testing.
 - f. The owner provides written notice to occupants asking them to report deteriorated paint.
7. Take immediate action if a child is discovered with Environmental Intervention Blood Lead Levels (EIBLL)
 - a. The owner conducts a risk assessment of the unit and common areas within 15 days of notification from a medical health care provider. If information is received from a non-medical health care provider, verify the information immediately with the public health department or medical health care provider.
 - b. The owner completes hazard reduction using interim controls or abatement within 30 days of the risk assessment report.
 - c. The owner notifies building residents of any lead hazard evaluation and reduction activities.
 - d. The owner reports the name and address of the EIBLL child to the Public Health Department within 5 working days of being notified by a medical health care provider.

The Recipient must:

1. Attempt to obtain from the Public Health Department the names and/or addresses of children less than 6 years of age with an identified elevated blood lead level.
2. Report an updated list of the addresses of units receiving assistance under tenant-based rental assistance to the Public Health Department, as requested.
3. Match information on cases of elevated blood lead levels with the names and addresses of families receiving tenant-based rental assistance if such information provided by the Public Health Department.