

7. CLEANING

- After treatment, all surfaces in the area of treatment must be thoroughly cleaned to remove dust.
- Cleaning must include:

Wet-washing horizontal surfaces with lead specific detergents, and

HEPA (High Efficiency Particulate Accumulator) vacuums.

8. CLEARANCE EXAMINATION

- A Clearance Examination, the last step of paint stabilization, includes the following:

Visual assessment of treatment.
Collection of dust samples.
Clearance report by certified Inspector/risk assessor.

- Clearance MUST be conducted by a certified lead paint inspector/risk assessor:

Contact Charleston Housing for a list of certified inspectors 348-6451, ext. 382.

Clearance dust samples must not exceed the following:

Soil Mg/g	Floors ug/ft ² (mg/m ²)	Window Sills ug/ft ² (mg/m ²)	Window Troughs ug/ft ² (mg/m ²)
2000	40 (0.43)	250 (2.7)	800 (8.6)

- Clearance exams are not required when deteriorated paint is less than the "De Minimis Levels" (See 6. Safe Work Practices)

9. NOTICE TO OCCUPANTS

- You must provide written notice to occupants of stabilization activities within 15 days of receipt of the Clearance Report.

10. ONGOING LEAD-BASED PAINT MAINTENANCE

- You must institute ongoing maintenance of painted surfaces and safe work practices.

Once a year, visually assess painted surfaces to identify deterioration.

Stabilize any deteriorated paint.

Use safe work practices.

11. ENVIRONMENTAL INTERVENTION BLOOD LEVEL CHILDREN

- Special procedures are required if a child under the age of six years residing in a subsidized unit is identified with an EIBL (lead poisoning). When you become aware of this situation immediately contact:
Charleston Housing
Local Health Department

12. CONTACTING CHARLESTON HOUSING

- Immediately contact CH when paint stabilization has been completed for further directions.

P.O. Box 86
Charleston, WV 25321
Telephone: 304-348-6451
Fax: 304-348-8155



STABILIZING DETERIORATED PAINT

FOR LANDLORDS

Section 8
Rental Assistance
Housing Program

DEAR LANDLORD,

A recent visual assessment of a unit occupied, or soon to be occupied, by a Section 8 assisted family has revealed the presence of deteriorated paint.

- **Loose peeling or cracking paint may contain lead and therefore poses a serious health hazard for children under the age of six years.**

The enclosed Deficiencies Notice identifies the specific location (s) of deteriorated paint in or around the unit. In order to be in compliance with the inspection standards of the program, you must stabilize each deteriorated painted surface.

- **You must use certified contractors when performing any operation beyond routine maintenance.**

This brochure provides you with general directions on how to complete paint stabilization. Please review and closely adhere to each of the following steps:

1. COMPLETION TIME-FRAME

- Paint stabilization must be completed prior to occupancy.
- In the case of an annual inspection, paint stabilization must be completed within 30 days of notification of deteriorated paint.

Failure to complete paint stabilization within the designated time

frame will result in housing assistance payments being abated or terminated.

2. SUBSTRATE REPAIR

- You must repair any physical defect that is causing deterioration of a painted surface (example: roof/plumbing leaks).

3. PROHIBITED METHODS OF PAINT REMOVAL

- Open flame burning.
- Machine sanding or blasting without HEPA exhaust control.
- Heat guns above 1100 degrees F
- Paint stripping using volatile substance
- Dry scraping, EXCEPT:

No more than 20 sq. ft. on exterior surfaces.

No more than 2 sq. ft. in any one interior room.

Within 1 ft. of electrical outlets.

4. ACCEPTABLE METHODS OF PAINT REMOVAL

- Wet scraping or sanding.
- Chemical stripping on or off site.
- Replacing painted components
- Scraping with infra-red or coil type heat guns below 1,100 degree F.
- Contained hydro-blasting.

- HEPA vacuum pressure wash.

5. NEW PROTECTIVE COATING OR PAINT

- Covering deteriorated painted surfaces with durable materials with joints and edges sealed and caulked.
- Apply a new protective coating or paint over area(s) that had paint removed.

6. SAFE WORK PRACTICES

Tenants shall not be permitted to enter the work site during stabilization.

- Personal belongings in work areas must be relocated or protected from contamination.
- Soil and playground equipment must be protected from contamination during treatment.
- Work sites shall be prepared to prevent release of lead dust. Paint chips and other debris shall be contained until they can be safely removed.
- Waste/debris must be disposed of per all state or local applicable law.
- These safe work practices are NOT required when paint stabilization disturbs painted surfaces that total less than the following "De Minimis Levels":

20 sq. ft. on exterior surfaces.

2 sq. ft. in any one interior room.

10% of total surface area on an interior or exterior component with a small surface area. Examples: window sills, baseboards, trim, etc.