

# Elevated Blood Lead Level (EBLL) Lead Safe Housing Rule Amendment Training

*We will be starting momentarily*

Fall 2022



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## Webinar Instructions

- PowerPoint and webinar recording will be available on the HUD Exchange
- Participants in 'listen only' mode
- Submit content related questions in Q&A box on right side of screen
- For technical issues, request assistance through the Chat box

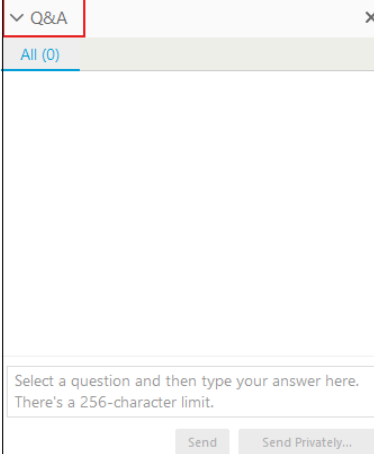


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## Questions?

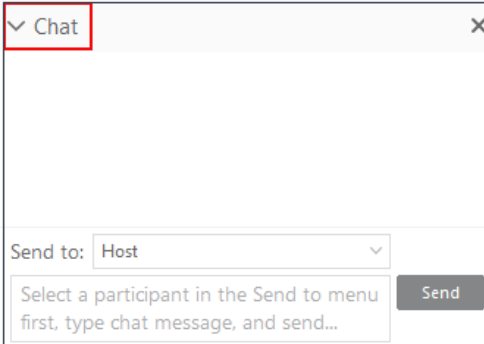
- Please submit your content related questions via the Q&A box
- Send to Host, Presenter and Panelists
- Questions will be answered during the webinar

A screenshot of a Q&A interface. At the top, there is a tab labeled 'Q&A' with a dropdown arrow and a close button 'x'. Below the tab, it says 'All (0)'. The main area is a large empty text box. At the bottom, there is a smaller text box with the instruction 'Select a question and then type your answer here. There's a 256-character limit.' Below this are two buttons: 'Send' and 'Send Privately...'.

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## AV/Technical Issues?

- Please submit audio/visual or other technical questions via the Chat box
- Send the message directly to the Host
- Host will work directly with you to resolve those issues

A screenshot of a Chat interface. At the top, there is a tab labeled 'Chat' with a dropdown arrow and a close button 'x'. The main area is a large empty text box. At the bottom, there is a 'Send to:' dropdown menu with 'Host' selected. Below this is a text box with the instruction 'Select a participant in the Send to menu first, type chat message, and send...'. To the right of this text box is a 'Send' button.

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# Elevated Blood Lead Level (EBLL) Lead Safe Housing Rule Amendment Training For TBRA

Fall 2022



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## Welcome

**Kris Richmond, ICF**

**Les Warner, ICF**

**Bruce Haber, HUD OLHCHH**

**Karen Griego, HUD OLHCHH**



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## How experienced are you with the lead regulations?

- A.** I am new to applying lead regulations
- B.** I have some experience with applying lead regulations
- C.** I know how to perform all the key steps in the lead-based paint compliance process



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## Training Goals and Agenda

1. Review the purpose, rules, and requirements of the Lead Safe Housing Rule (LSHR)
2. Learn about the key definitions and new requirements of the LSHR amendment and how to meet them
3. Focus on response to reported EBLI in children in our units
4. Identify other available resources



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## Sources of Lead

- Lead is a naturally occurring element found in all parts of the environment including dirt
- Past use of leaded gasoline, foundries, smelters, and mining
- Household sources of lead
  - Paint in homes built before 1978
  - Water pumped through lead pipes and plumbing fixtures
  - Certain imported items including some clay pots, toys, jewelry, and home remedies



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## Exposure to Lead

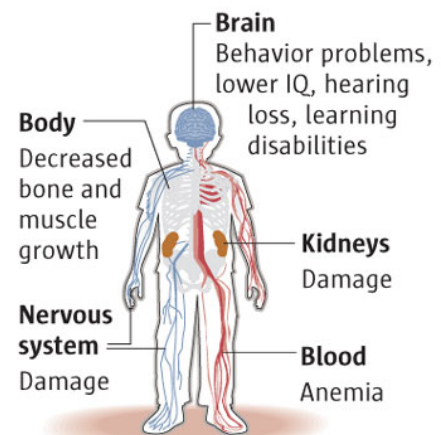
How do children get lead in their blood?

- Crawling, or playing anywhere there is lead dust or contaminated soil
- Putting their hands or other lead-contaminated objects into their mouths
- Eating paint chips found in homes with peeling or flaking lead-based paint



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### CHILDREN



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# Federal Lead Rules

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## Federal Lead Regulations

HUD –  
24 CFR Part  
35

- Subpart A: Lead Disclosure Rule
- Subpart B: General LSHR Requirements & Definitions
- Subpart H, L, M: LSHR Program Requirements
- Subpart R: LSHR Methods and Standards

EPA –  
40 CFR Part  
745

- Subpart F: Lead Disclosure Rule
- Subparts D, L, Q: Lead-Based Paint Activities Rule
- Subparts E and Q: Renovation, Repair, and Painting (RRP) Rule



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## TBRA: Subparts and Applicable Programs for 24 CFR 35

Subpart	Assistance	Programs
M	Tenant-Based	<ul style="list-style-type: none"> <li>• Section 8 certificate and housing choice voucher programs (HCV)</li> <li>• HOME program</li> <li>• Continuum of Care program</li> <li>• Housing Opportunities for Persons with AIDS</li> <li>• Indian Housing Block Grant program</li> </ul>



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## Key Definitions (ref. §35.110)

- **Target Housing** – built before 1978, with some exceptions
- **Lead-Based Paint** – 1.0 mg/cm<sup>2</sup>
- **Lead-Based Paint Hazards**
  - Deteriorated LBP
  - Dust-lead at or above the dust-lead hazard standard
  - Soil-lead at or above the soil-lead hazard standard
  - Friction, impact or chewable surfaces with LBP and an associated dust-lead hazard



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## Lead Safe Housing Rule Applies Except When:

*Information from 24 CFR 35.115*

- Property constructed on or after January 1, 1978
- Zero-bedroom and Single-Room Occupancy units
  - **Exemption does not apply** if a child less than age 6 resides or is expected to reside in the dwelling unit
- Housing for the elderly, or a residential property designated exclusively for persons with disabilities
  - **Exemption does not apply** if a child less than age 6 resides or is expected to reside in the dwelling unit



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## Lead Safe Housing Rule Applies Except When (Cont.):

- Properties found to be LBP free by an inspection, or where all LBP has been identified, removed, and clearance achieved
- An unoccupied property that is to be demolished and remains unoccupied until demolition
- Emergency repairs to protect life, health, safety or structure
- Rehabilitation that does not disturb a painted surface
- Compliance with requirements for testing and remediation may be reasonably delayed due to adverse weather conditions



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## Key Terms

<b>Visual Assessment</b>	An inspection to identify deteriorated paint chips, dust and other debris, AND determine if all previous hazard control measures are intact
<b>Risk Assessment</b>	An inspection following a detailed protocol using chemical testing and/or XRF technology to identify LBP and 4 types of LBP hazards
<b>Clearance</b>	An inspection following a specific protocol using combined visual and quantitative environmental evaluation procedures to determine no LBP hazards remain



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## Key Steps in HUD Lead Regulatory Compliance



### DISCLOSE

- Pamphlet



### LOOK

- Visual assessment



### TREAT

- Paint stabilization



### CLEAR

- Pass clearance



### TELL

- Notify residents



### MAINTAIN

- Ongoing maintenance



**\*Keep records and documentation of all these steps**

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## Lead Disclosure Rules Subpart A

- Applies to almost all pre-1978 for sale and rental units
- The Owner or Lessor:
  - Provides pamphlet
  - Provides proper disclosure form
  - Discloses ALL KNOWN information (LBP, evaluations, hazards, and remediation)
- Must be completed and signed copy retained BEFORE any contract is signed



## Protect Your Family From Lead in Your Home



June 2017

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## Lead Disclosure Rule: The Wrong Disclosure

**NOTIFICATION**  
Watch Out for Lead-Based Paint Poisoning

After carefully reading this notice, please detach this receipt and return it to your local housing authority, landlord, management office, or community development office.

**RECEIPT**  
I have received a copy of the notice entitled:

**Lead-Based Paint A Threat To Your Children**  
January 1993

*Detels Baker*  
*Baker*  
10-94

**Exhibit V**

© U.S. GOVERNMENT PRINTING OFFICE: 1993-50-568



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# Lead Disclosure Rule: The Correct Disclosure

[www.hud.gov/program\\_offices/healthy\\_homes/enforcement/disclosure](http://www.hud.gov/program_offices/healthy_homes/enforcement/disclosure)

[www.epa.gov/sites/production/files/documents/lesr\\_eng.pdf](http://www.epa.gov/sites/production/files/documents/lesr_eng.pdf)

MA, RI, DC - modified disclosure forms



**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**

**Lead Warning Statement**  
Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

**Lessor's Disclosure**

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).  
\_\_\_\_\_

(ii) \_\_\_\_\_ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) \_\_\_\_\_ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).  
\_\_\_\_\_

(ii) \_\_\_\_\_ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

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## TBRA Summary of LBP Requirements

Tenant-Based Rental Assistance* [Subparts A, B, M, & R]	
	*These requirements apply to TBRA units occupied or to be occupied by children under 6 years old and the common areas & exterior painted surfaces associated w/ the units
Disclosure (almost all pre-1978 units regardless of occupancy)	Owner is responsible for providing Protect Your Family pamphlet, disclosure form, and available records and reports to residents at initial occupancy, when their lease is renewed with changed terms, and/or when their lease is renewed after new information on LBP or LBP hazards becomes available.  Disclosure is required for all TBRA units regardless of whether a child under 6 resides in the unit or not.
Exemptions	See list of property exemptions under the Lead Safe Housing Rule.
Approach to Lead Hazard Evaluation and Reduction	Identify and stabilize deteriorated paint
Pre-Renovation Education (EPA Requirement)	Entity performing any rehabilitation, repair, or lead hazard reduction must provide EPA RRP Renovate Right pamphlet to residents prior to start of work.
Lead Evaluation or Visual Assessment	Visual assessment
Lead Hazard Reduction	Paint stabilization Safe work practices & occupant protection Work must be performed by personnel with proper training or supervisor
Clearance and Notification	Clearance is required following abatement, interim controls, and paint stabilization (unless area controlled or stabilized is de minimis) Notice to occupants describing hazard reduction activities including clearance.
Ongoing Maintenance	Annual visual assessment to check for failure of lead hazard reduction work or defective paint. Safely repair deteriorated paint (unless no LBP present) and pass clearance. Safely repair any failed lead hazard reduction work, pass clearance, and provide notice to residents.
EBLL Requirements	If a child discovered with an EBLL, promptly notify HUD, verify if not reported by a health care provider, notify health dept., conduct an environmental investigation and use interim controls or abatement to address hazards. Conduct Risk Assessment on other assisted units with a child under age 6 residing or expected to reside and perform interim controls or abatement to address hazards, clearance, notification to residents and ongoing maintenance.
Options	Test deteriorated paint. Use safe work practices only on lead-based paint surfaces

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## EPA Renovation Repair Painting (RRP) Rule

Contractors performing renovation repair and painting projects that **disturb** LBP in homes, child care facilities and pre-schools built before 1978, must (with some exceptions):

- Have their firm certified by EPA or an EPA authorized state
- Use certified renovators trained by EPA-approved training providers
- Follow lead-safe work practices
- Provide “Renovate Right” pamphlet
- At the end of HUD-assisted work, conduct clearance



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## Knowledge Check

1. Where are LBP hazards found?

- A. Dust
- B. Soil
- C. Deteriorated paint
- D. All of the above



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## Finding Appropriate Firms and Individuals

- RFP/RFQ should include specific information on:
  - License and certification requirements
  - Type of evaluation to be performed: Risk assessment, inspection, clearance, or combination
  - See [HUD Guidelines](#) for more information
- Some grantees and property owners/managers report they can not find trainers, contractors, paint inspectors, risk assessors, or clearance technicians they need
  - Locate [Certified Renovation Firms](#) and [RRP Training Providers](#) from EPA's [Lead homepage](#)
    - Some states have their own RRP Programs. See state agency for more info.
  - Contact the [local entitlement \(CDBG/HOME\) grantee](#) for referrals
  - Contact [Lead-Based Paint Hazard Control Grantees](#)



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## Visual Assessors

- Trained to conduct Visual Assessment
  - Identifying deteriorated paint and visible dust (Not LBP)
- Can be owner, owner staff, grantee
- Must complete online Visual Assessment training found on HUD.gov:  
<https://apps.hud.gov/offices/lead/training/visualassessment/h00101.htm>



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## Ongoing Maintenance

Maintain the unit and common areas lead safe for continued occupancy.\*  
Lead safe means no deteriorated lead paint or failed hazard control methods.

<b>Who</b>	Owner (TBRA)
<b>What</b>	<ol style="list-style-type: none"><li>1. Ensures a trained visual assessor conducts regular visual <u>assessments</u></li><li>2. Responds to and clears new or deteriorated LBP hazards identified in the assessment</li><li>3. Repairs any failed encapsulation or enclosure controls</li><li>4. Written notice asking residents to report deteriorated paint and any failure of encapsulation or enclosure</li></ol>
<b>When</b>	Visual assessments at unit turnover and every twelve months



\*Ongoing maintenance not required if LBP was completely removed

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## Lead Safe Housing Rule (LSHR) Amendment

### 24 CFR Part 35 Subpart M

HUD has modified the LSHR to enhance the protections  
from lead-based paint hazards that the current regulations  
provide.

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## Additional Key Terms

<b>Elevated Blood Lead Level (EBLL)</b>	A confirmed concentration of lead in whole blood of a child <6 years, equal to or greater than the concentration of 5 micrograms per deciliter (µg/dl) or higher
<b>Index Unit</b>	A housing unit where a child with an elevated blood lead level resides.
<b>(Other) Covered Units</b>	Federally-assisted housing units in the <i>property</i> where a child under 6 years old lives or is expected to live.
<b>Environmental Investigation</b>	A full Risk Assessment plus interviews and testing to determine what other factors that may have contributed to the child's EBLL



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## Designated Party and the EBLL Response

- **Designated Party:** Responsible for applicable LSHR requirements

<b>Subpart M</b>	<b>TBRA</b>	<b>Owner/Grantee</b>
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- **EBLL Response Activities:** The activities are the same, but the designated party changes for each type of assistance

**Resource:** [Owner's Guide for Responding to Report of an Assisted Unit with Occupant Child under 6 Years Old with an EBLL](#)



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## Amendments to LSHR

- Enforceable since 7/31/2017
- Major changes include:
  - Bring definition of Elevated Blood Lead Level (EBLL) in line with CDC (reduce to 5 µg/dL or greater)
  - Enable HUD to change the EBLL in the future should the CDC threshold (reference level) change
- As of Fall 2022, HUD uses the confirmed blood lead level of 5 µg/dL, while the CDC recently lowered the reference value to 3.5 µg/dL.



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## Amendments to LSHR (Cont.)

When a child is found with an Elevated Blood Lead Level

- *Enhanced* the assessment in that child's unit from a Risk Assessment to an Environmental Investigation
- *Added* a requirement that every assisted unit in the building occupied by a child under 6 years old receive a Risk Assessment with Lead Hazard Control of any lead-based paint hazards (if EBLL in Index Unit)
- *Added* a requirement that HUD be notified for the major types of housing assistance that have an Elevated Blood Lead Level requirement



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## Knowledge Check

### True or false:

If the Designated Party complied with all the federal rules, they must also follow further state requirements or other state requirements.

- A. True
- B. False



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EBLL case reported for a child under age six in an assisted housing unit...



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## Responding to EBLs: Index Unit – Verification of EBL

If original EBL report did not come from a **health care provider** or local **public health department**, immediately verify the child's blood lead level with one of those sources.

<b>Who</b>	PHA (Section 8 TBRA); PJ/Grantee (TBRA)
<b>What</b>	Verifies the EBL with health care provider or public health department
<b>When</b>	Immediately
<b>How</b>	Need not be written verification



**Resource:** [Documentation of EBL Verification and Notice Steps – Checklist](#)

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## What if no initial medical verification is received?

Owner or PHA/Grantee must...

- Keep records of your attempts (at least two) to verify the EBL with the public health department or health care provider.
- Avoid unnecessary delays that slow down the response.



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## TBRA - Responding to EBLs: Index Unit

What if the child has moved by the time the Designated Party receives notification?

- If any other household receiving TBRA is living in the unit or is planning to live there, EBL response requirements still apply to the unit.



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## TBRA Data Matching and Sharing

- Quarterly data sharing and data matching with the health department is a requirement of the LSHR that predates the 2017 amendment.
- PHAs/Grantees can share a list of TBRA addresses with the health dept. or the health dept. can share addresses for children with EBL with the PHA/Grantee.
- PHA/Grantee must:
  - Ensure this information is protected, maintained as confidential, and is used only for the public health protection of children and families from lead exposure.
  - Keep records of attempts to comply with data matching requirement.



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## Information Privacy

Information emailed/shared with HUD/PHA should not include the child's name or blood result, unless done in a secure manner.

- This is considered personally identifiable information (PII) and is also confidential medical information that must be maintained in accordance with the PHA's/grantee's policy for private medical information.
- If the PHA/grantee must transmit PII, it shall be done in a secure manner or in an encrypted email.
- For more information on Privacy Protection Guidelines for PHAs, see Notice PIH 2015-06.



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A photograph of a woman with dark skin and hair, wearing a light-colored sweater, sitting at a table and playing with a young child. The child is also playing with colorful alphabet blocks. The woman is smiling and looking down at the child. The child is focused on the blocks. The background is a plain, light-colored wall.

EBLL case information  
provided or confirmed by  
health department or medical  
health provider  
**Next, Notify and  
investigate!**

A large, stylized black house icon with a chimney, set against a blue background. The house has a simple, geometric design with a triangular roof and a chimney on the right side.

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## Responding to EBLLs: Index Unit – Notify 3 Entities

Notify: Local health department, Local HUD Field Office, and HUD OLHCHH (LeadRegulations@hud.gov)

<b>Who</b>	Owner (TBRA)
<b>What</b>	Notifies local health department and HUD (if case was not reported by it)
<b>When</b>	<u>Within five business days</u> of receiving verified report
<b>How</b>	HUD recommends using email Do <b>not</b> include child's name or test results



Resource: [Sample Notice of Verified EBLL](#)

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## Responding to EBLLs: Index Unit – Notice to HUD

What to include in notification to HUD Field Office and HUD Office of Lead Hazard Control and Healthy Homes:

- PHA code and name (if PHA providing info) OR owner name and address (if owner providing info)
- Date of EBLL test result
- Housing program (e.g., public housing, PBA, TBRA)
- Unit address and (if in multi-unit property) the development name
- Whether the PHA or owner has notified the local health department of the EBLL, or been notified by the local health department, and the date of that notification



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## Responding to EBLLs: Index Unit - Investigate

Ensure that a certified lead risk assessor performs an ***Environmental Investigation (EI)***.

<b>Who</b>	PHA/grantee (TBRA); Certified risk assessor
<b>What</b>	Certified risk assessor performs an EI
<b>When</b>	<u>Within 15 calendar days</u> of receiving report
<b>How</b>	Find certified assessors by contacting the state lead licensing agency or visit <a href="http://www.epa.gov/lead">www.epa.gov/lead</a> .

### Resources:

- [Sample Request for Proposal for Environmental Investigation](#)
- [Environmental Investigation Checklist](#)



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## Risk Assessors and Inspectors

- The EI must be performed by a certified **risk assessor**.
- Certified **risk assessors** may perform environmental investigations, inspections, post-abatement clearances, lead hazard screens, and risk assessments.
- Certified lead-based paint **inspectors** are trained to identify lead-based paint on surface-by-surface basis.

[Lead-Based Paint Risk Assessment Highlights Video](#)



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## Can the Health Department do the EI?

- The grantee can rely on results of health department's evaluation of the EBLL child's home and environment.
- Many local public health departments conduct its lead poisoning prevention services or can arrange for such services.
- The health department may evaluate a child's home for lead-based paint hazards and other possible sources of lead exposure when a child is found with an EBLL.



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## New EPA Dust Hazard Standards Effective 1/6/2020

(Effective for EPA Authorized States 1/6/2022)

Media	New Lead Level – Risk Assessment	Old Lead Level – Risk Assessment
Paint	1 mg/cm <sup>2</sup>	1 mg/cm <sup>2</sup>
Dust (wipe sampling only; single-surface or composite)		
Carpeted Floors	10 µg/ft <sup>2</sup>	40 µg/ft <sup>2</sup>
Hard Floors	10 µg/ft <sup>2</sup>	40 µg/ft <sup>2</sup>
Interior Window Sills	100 µg/ft <sup>2</sup>	250 µg/ft <sup>2</sup>
Bare Soil:		
Bare soil in play areas	400 ppm (µg/g)	400 ppm (µg/g)
Bare soil in non-play areas	1,200 ppm (µg/g)	1,200 ppm (µg/g)
Water (optional) – first draw, 250mL	20 ppb (µg/L)	20 ppb (µg/L)



Find out if you work in an EPA Authorized State:

<https://www.epa.gov/lead/lead-abatement-inspection-and-risk-assessment>

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## Responding to EBLs: Index Unit - Notify

Notify local HUD Field Office and the family of the results. If LBP hazards were identified, also notify all assisted residents that an EI was completed.

<b>Who</b>	PHA/grantee (TBRA)
<b>What</b>	Notifies HUD Field Office, EBL family, and other property residents but NOT identity of the EBL family
<b>When</b>	<u>Within 10 business days</u> of receiving results for HUD Field Office and <u>within 15 calendar days</u> for resident notifications
<b>How</b>	By letter/notice delivered to each assisted unit, since central posting of EI notice may reveal private health information

**Resource:** [Environmental Investigation Notice - Index Unit - Sample Form](#)

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## Notice of Evaluation

Notices of evaluation to HUD and residents must include the date the investigation was completed, because the investigation is only valid for one year.



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## Did the EI Identify LBP Hazards?

If the EI identifies lead-based paint hazards in the index unit...

- Owner is responsible for controlling and clearing all hazards from housing sources.

If the EI does not identify lead-based paint hazards in the index unit...

- EBLL response for the index unit is complete after the grantee notifies the family of the results. Grantee should maintain records.



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## Addressing Non-LBP Lead Hazards in EI

- **What about non-LBP paint hazards (of paint, dust or soil) identified in the EI?** Residents should be encouraged to follow the EI's recommendations for controlling other household sources of lead (for example, water, take-home exposures, imported jewelry, pottery, and folk remedies).
- PHAs/grantees and owners may assist the family directly or coordinate with the health department to encourage the family to eliminate non-LBP hazards identified in the EI.



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## Knowledge Check

1. What sources can VERIFY a reported EBLL?
  - A. Health care provider
  - B. Public health department
  - C. HUD
  - D. A and B



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## Responding to EBLs: Address Index Unit Hazards

<b>Who</b>	Certified LBP abatement firm or certified lead renovation firm
<b>What</b>	Ensure all LBP hazards identified by EI are controlled in the index unit and relevant common areas and pass clearance
<b>When</b>	<u>Within 30 calendar days</u> of receipt of EI results
<b>How</b>	Lead hazard reduction

**Resources:**

- [Guidance on Presuming or Evaluating](#)
- [Abatement Report Review Worksheet](#)

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## Responding to EBLLs: Identify “Covered Units”

If an Index unit with LBP hazards is in a property with multiple federally assisted units, then:

1. Additional evaluation is required for other assisted target housing units in the property where children under age six reside or are expected to reside (known as **other “covered units”**), AND
2. Those units are likely to need hazard control work, so you might want to identify all the work needed before you start on one.

### Resources:

- [Request for Risk Assessment of Other Covered Units – EBLL Sample](#)
- [Log of Covered Units – Lead Hazard Assessment and Reduction](#)



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## Guidelines for Sampling Other Covered Units for Risk Assessments

- Sampling of units is permitted for:
  - Properties built before 1960 and with more than 20 covered units
  - Properties built between 1960 and 1977 and with more than 10 covered units
- Table 7.3 in HUD’s *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing* provides guidance on the sample sizes required.
- The certified lead-based paint risk assessor will design and implement the sampling protocol.



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## Risk Assessment

- On-site investigation to determine the existence, nature, severity, and location of LBP hazards
  - Must be conducted by a certified risk assessor
- Visual inspection to locate deteriorated paint, including extent and causes
- Background information on physical characteristics of dwelling and occupants' patterns that may cause LBP exposure to child < 6 years of age
- Test for presence on each friction or impact surfaces with deteriorated paint
- Dust samples from windowsills and floors
- Soil samples

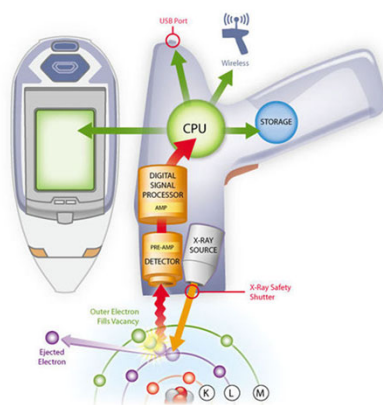
[Lead-Based Paint Risk Assessment Highlights Video](#)



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## X-Ray Refractive Fluorescence (XRF) Device



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## What is in a Risk Assessment Report?

A risk assessment report by the certified risk assessor or firm conducting the risk assessment explaining the results of the investigation and options for reducing LBP hazards

The report includes:

- Summary of the property, basic inspection information, and results
- Full explanation of testing methodology and results
- Lead hazard control plan
- Detailed laboratory analysis forms and data including XRF data

View details on the [Risk Assessment Report Checklist](#)



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## Information Specific to Other Covered Units

- If lead-based paint hazards are found in a sample of covered units, they are presumed to exist in all the other covered units that were not sampled.
  - The hazards are presumed to be present on the same type of building components (e.g., bedroom window sills) as had hazards in the sampled units.
  - Components that were found not have hazards in sampled units do not have to be treated.
- Residents of other covered units can be notified of risk assessment results through a central posting or individual notifications.



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## Did the Risk Assessments Identify LBP Hazards? No!

If risk assessments did not identify LBP hazards in other covered units, owner must:

- ✓ **Notify** covered unit residents and HUD Field Office of results
- ✓ *EBLL response complete regarding other covered units*



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## Responding to EBLLs: Timing

If unit in a property with multiple federally-assisted units and index unit is found to contain LBP hazards then:

- Hazards in the index unit must be addressed and clearance completed by certified firm(s) within **30 calendar days** of the receipt of EI results by Designated Party.
- Risk assessments of other covered units must be conducted within
  - **30 days** for a property with  $\leq 20$  other covered units, and
  - **60 days** for a property with  $> 20$  other covered units
- Interim control of other LBP hazards in other covered units must be conducted within
  - **30 days** for a property with  $\leq 20$  other covered units with LBP hazards, and
  - **90 days** for a property with  $> 20$  other covered units with LBP hazards



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## Responding to EBLLs: Best Practice

- Plan ahead with your risk assessor for contingencies
- Assure risk assessor understands all of the timing and scope implications
- Discuss sampling options and the cost implications of sampling plus presumption
- If possible, discuss risk assessor recommendations before final report to assure that timing and cost are addressed and viable, but then follow the recommendations re staging of work, protections, relocation, etc.



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## Responding to EBLLs: Best Practice (Cont.)

- Some types of work require complete isolation, or containment, of work area and/or full evacuation of residents and their belongings.
  - Other jobs require much less site preparation and containment.
- Temporary relocation is necessary if residents do not have access to kitchens or bathrooms during non-work hours.
  - Relocate to a lead safe unit (i.e. constructed after 1978; passes visual assessment and dust sampling)



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## Abatement vs. Interim Controls

- The decision is up to the owner, but the grantee can advise the owner that abatement reduces need for future reevaluation and hazard control work.



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## When is Control Work Complete?

- All lead hazards identified during the investigation should be eliminated or controlled.
- No interim control or abatement project is complete until compliance with clearance standards has been achieved, if required, and final report prepared.



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## Clearance – Documented by Certified Personnel

- Hazard reduction work is only complete upon passing a Clearance Examination
  - Assures work was done as specified and site is clear of hazards
- **Abatement** work - clearance must be performed by a certified risk assessor or lead-based paint inspector
- **Non-abatement** work - clearance can be done by a certified risk assessor or lead-based paint inspector or sampling technician (supervised and signed off by such)
- No conflict of interest
  - Clearance examiners must be independent from hazard control, rehabilitation, or maintenance work
  - May work for same firm that provides pre-work paint testing or risk assessment
- Interim Clearance to allow for non-lead workers to enter site is allowed, but Final Clearance is required



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## Clearance (cont.)

### Includes:

- Visual assessment to determine completion of work, absence of hazards
- Dust sampling, (processed by accredited lab) to measure residual lead-dust levels
- Interpretation of sampling results
- Preparation of a report with certification included



### If site fails:

- Worksite must be re-cleaned and
- Another clearance test conducted
- Additional work may be needed if continued clearance failure



[Lead-Based Paint Clearance Examination Highlights Video](#)

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## Clearance (cont.)

- Dust wipe samples must be collected (by certified risk assessor/inspector or his/her clearance technician) and submitted to an accredited laboratory for analysis
- LBP hazard control is not complete until clearance testing is performed and passed

### Dust Clearance Levels

Carpeted Floors	10 µg/ft <sup>2</sup>
Hard Floors	10 µg/ft <sup>2</sup>
Interior Windowsills	100 µg/ft <sup>2</sup>



Collected

Submitted

Passed testing



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## Responding to EBLs: Notify Work Complete & Clearance Achieved

Notify all assisted residents and provide documentation to HUD Field Office when work on index and other covered units is complete.

<b>Who</b>	Owner (TBRA)
<b>What</b>	Notifies other property residents and local HUD Field Office of each hazard reduction activity completed
<b>When</b>	Notifies property residents <u>within 15 calendar days</u> and the local HUD Field Office <u>within 10 business days</u> of completion
<b>How</b>	By central posting or distribution to each unit, for property residents



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## Knowledge Check

When is lead hazard reduction work considered completed?

- A. When the unit has passed a clearance evaluation
- B. When construction is complete
- C. When hazard reduction work is complete



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## Summary of Actions if LBP Hazard Found

If risk assessments did identify LBP hazards in **ANY** assisted units, owner must for:

- ✓ **Notify** all residents in assisted units and HUD Field Office
- ✓ **Protect** families in those units
- ✓ **Control** (and clear)
- ✓ **Notify** residents and HUD Field Office
- ✓ **Maintain** housing as lead-safe
- ✓ **Reevaluate** units
- ✓ *EBLL response complete*



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<b>EBLL Response Activity</b>	<b>Timeframe</b>
<b>Notify Public Health Dept., OLHCHH, and HUD FO of EBLL case</b>	Within 5 business days after verification of EBLL
<b>Conduct Environment Investigation for Index Unit</b>	Within 15 calendar days after verification of EBLL
<b>Notify HUD FO of results of EI</b>	Within 10 business days of receiving results of the EI
<b>Conduct Risk Assessment for Covered Units</b>	a. Within 30 calendar days for property with $\leq 20$ covered units after EI results b. Within 60 calendar days for property with $> 20$ covered units after EI results
<b>Complete lead hazard control work and clearance</b>	Within 30 calendar days of receiving results of EI
<b>Interim control of other LBP hazards in other covered units</b>	a. Within 30 calendar days for property with $\leq 20$ covered units w/ LBP hazards after RA results b. Within 90 calendar days for property with $> 20$ covered units after RA results
<b>Notify HUD FO of clearance</b>	Within 10 business days after clearance
<b>Notify assisted resident of clearance</b>	Within 15 calendar days after clearance

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**Next Steps and  
Additional Resources**

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## Steps to Ensure Full Compliance with the Lead Safe Housing Rule

- Ensure that all lead-based paint testing required under the existing LSHR is already completed and that records are securely stored at the property and are available for inspection and disclosure.
- Determine whether lead evaluations and hazard control work will be performed by trained, certified staff or through certified contractors.
- Identify a current contact person at the local or state health department for communication.
- Inform residents of the risks of lead-based paint and encourage them to have young children tested.



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## HUD Exchange Lead-Based Paint Page



### Lead-Based Paint

Lead is a naturally occurring element found in air, soil, and water, but it can cause a range of health problems. When lead is absorbed into the body, it can damage the body's organ systems, especially the nervous system. Children under six years of age are at particular risk of damage to the brain and peripheral nerves because they are growing.

[Home](#) - [Programs](#) - [Lead-Based Paint](#)



### Lead Safe Housing Rule Toolkit

The tools in the Lead Safe Housing Rule Toolkit help practitioners understand and comply with the federal lead rules. Use it to learn about preparing to administer projects, implementing key project tasks, and keeping records for compliance.

[View Toolkit](#)



### Lead-Based Paint Resources

- Lead Definitions Handout
- Lead Disclosure Rule
- LSHR-Renovation, Repair, and Painting Rule (RRP) Handout
- Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing
- Office of Lead Hazard Control and Healthy Homes

[View more resources](#)



### Lead Exposure

What do I do if I think my child or I have been exposed to lead?

Talk to your pediatrician, general physician, or local health agency about what you can do. Your doctor can do a simple blood test to check you or your child for lead exposure.

View the Protect Your Family from Lead in the Home pamphlet, Childhood Lead Poisoning Prevention Program, or contact the National Lead Information



<https://www.hudexchange.info/programs/lead-based-paint/>

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## Lead Safe Housing Rule (LSHR) Toolkit

<https://www.hudexchange.info/programs/lead-based-paint/lshr-toolkit/introduction/>



Search	
<b>Introduction</b>	
<input type="radio"/> Lead Rule Basics	
<input type="radio"/> Subpart H: Project-Based Assistance ≤ \$5,000	▶
<input type="radio"/> Subpart H: Project-Based Assistance > \$5,000	▶
<input type="radio"/> Subpart J: Rehabilitation Assistance	▶
<input type="radio"/> Subpart K: Acquisition	▶
<input type="radio"/> Subpart K: Leasing, Support Services, and Operations	▶
<input type="radio"/> Subpart M: Tenant-Based Rental Assistance	▶
<input type="radio"/> Hazard Reduction	▶
<input type="radio"/> Respond to a Child with an EBLL	▶

### Lead Safe Housing Rule Toolkit



#### Introduction

The tools in the Lead Safe Housing Rule Toolkit help practitioners understand and comply with the federal lead rules. The rules apply to almost all ownership, rentals, and sales of pre-1978 housing regardless of occupants or federal assistance to keep children and families safe from lead.

#### Lead Rules Basics

If you are new to the lead regulations, review [Lead Rules Basics](#).

Choose the type of activity you are working in, or operating, to access the tools and information for that activity. If you are not sure which applies to you, view [Which Subpart Do I Use?](#)

#### Project-Based Assistance (PBA): Subpart H with A, B, and R

PBA rules and tools apply to rental properties receiving ongoing assistance that reduce occupants' rents. Assistance is tied

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## Evaluating Lead-Based Paint in HUD-Assisted Housing Videos

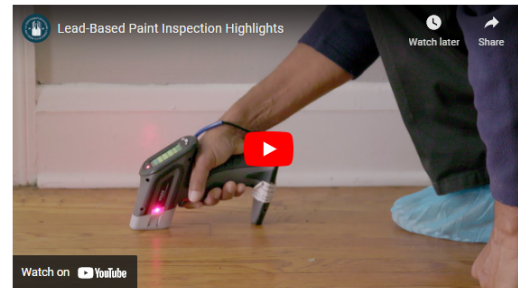
<https://www.hudexchange.info/programs/lead-based-paint/evaluating-lead-based-paint-in-hud-assisted-housing-videos/#inspection>



<b>Inspection</b>
<a href="#">Risk Assessment</a>
<a href="#">Family Interview for Environmental Investigations</a>
<a href="#">Clearance Examination</a>
<a href="#">Reports</a>

### Lead-Based Paint Inspection Highlights

Learn the basics of how to complete a lead-based paint inspection in accordance with HUD's Lead Safe Housing Rule from certified lead risk assessors/inspectors and HUD's Office of Lead Hazard Control and Healthy Homes (OLHCHH). A lead-based paint inspection is used to determine and report the presence and location of lead-based paint in target housing.



Recording

#### Additional Resources

- HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (Chapter 7)
- XRF Performance Characteristics Sheets (PCS)
- Table 7.3 Number of Units to be Tested in Multi-family Building or Developments

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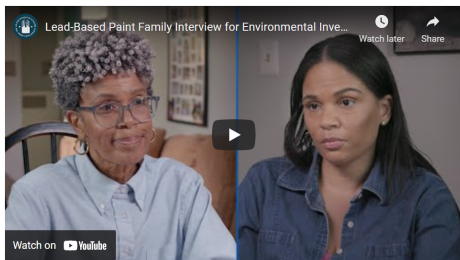
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## EBLL Video Resources

### Lead-Based Paint Family Interview for Environmental Investigations Highlights

Learn about the family interview that is a key component of the lead-based paint (LBP) environmental investigation (EI) when a child tests positive for an elevated blood lead level conducted. The EI is conducted by a certified LBP risk assessor. This video provides information on the purpose, timing, and tips for how to complete a successful interview.



[Family Interview for EI Highlights Video](#)

### Amended Lead Safe Housing Rule Video Series

This video series is an hour long presentation on the amended Lead Safe Housing Rule (LSHR). It describes Public Housing Agencies' (PHA) responsibilities for responding to cases of elevated blood lead levels (EBLL) in:

- Public Housing Units
- Housing Choice Voucher (HCV) Units
- Project Based Voucher (PBV) Units

Each program's set of videos includes 3 videos covering:

- **The Basics:** introduces the key acronyms, notification requirements, and responsible party for EBLL response.
- **Index Units:** describes the requirements for verification, notification, investigation, control and clearance, and ongoing maintenance and reevaluation for the unit in which a child with an EBLL resides (index unit).
- **Other Covered Units:** describes the required action steps to be taken in other units covered by the LSHR (other covered units) when a child residing on the property is found to have an EBLL.

Additional resources to accompany this training can be accessed via HUD's [Lead-Based Paint Resources for Public Housing Authorities](#).

For comments or other technical assistance needs, please email [leadregulations@hud.gov](mailto:leadregulations@hud.gov).

#### Get Credit Instructions

View instructions on how to get credit for this training.



**Introduction to the Amended LSHR Video Series - All Programs**  
This video introduces the dangers and history of lead paint in the environment, and the basic terms and definitions of the LSHR.

<https://www.hudexchange.info/trainings/lead-based-paint/lshr/video-series/>



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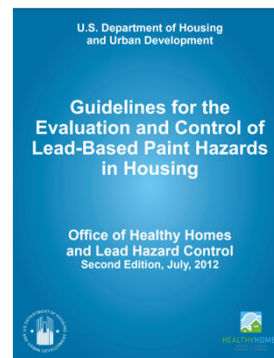
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## Guidance and Performance Criteria

### HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing

- OLHCHH has published two editions of the Guidelines, a technical manual for lead hazard evaluation and control in federally-assisted housing; cited by EPA in its lead rules as a "documented methodology."

[https://www.hud.gov/program\\_offices/healthy\\_homes/lbp/hudguidelines](https://www.hud.gov/program_offices/healthy_homes/lbp/hudguidelines)



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## Lead Safe Housing and Healthy Homes Mailing List

Go to <https://www.hudexchange.info/maillinglist/>

### Email Updates

Sign up to receive email updates on HUD policy guidance, training opportunities, resources, critical deadlines, program support, and more.

**Privacy Statement:** When you register for a mailing list, we won't share your email address with anyone outside HUD. For more information, read the HUD Exchange Website and Privacy Policies.

Sign Up Now!

Subscribe to Email Updates

Update your preferences Unsubscribe

### Subscribe to Email Updates

Email Address \*

Zip Code

I'd like to receive email updates about:

☐ 811 Capital Advance

☐ Lead Safe Housing and Healthy Homes



### Update Your Preferences

☐ IDIS - Integrated Disbursement and Information System

☒ Lead Safe Housing and Healthy Homes

☐ Multifamily Housing Preservation

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## Resources

- Lead Regulations: [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/healthy\\_homes/enforcement/regulations](http://portal.hud.gov/hudportal/HUD?src=/program_offices/healthy_homes/enforcement/regulations)
- Lead Safe Housing Rule (LSHR) Training: <https://www.hudexchange.info/trainings/lead-based-paint/lshr/>
- EPA page: <https://www.epa.gov/lead>
- Interpretive Guidance on LSHR: <https://portalapps.hud.gov/CORVID/HUDBLPAdvisor/info/documents/LSHRGuidance21June04.htm>
- Lead-Based Paint: [www.hudexchange.info/programs/lead-based-paint/](http://www.hudexchange.info/programs/lead-based-paint/)
- Lead Safe Housing Rule Toolkit: <https://www.hudexchange.info/programs/lead-based-paint/lshr-toolkit/introduction/>
- Evaluating LBP in HUD-Assisted Housing Videos: <https://www.hudexchange.info/programs/lead-based-paint/evaluating-lead-based-paint-in-hud-assisted-housing-videos/#inspection>

Contact OHLCHH: [leadregulations@hud.gov](mailto:leadregulations@hud.gov)



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## Q&A

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