

2. Use lead safe work practices for maintenance, repair or remodeling.

- Have maintenance staff attend a lead-safe work practices training by contacting the DHS Lead-Based Paint Program.
- Include specific lead-safe work practices in operations and maintenance procedures.
- Use clearance testing to make sure units are safe for tenants (see box above).
- Keep records of all work done in units or homes built before 1978.

3. Help keep tenants lead-safe.

- Encourage tenants to report paint chips or paint that is cracking, peeling or rubbing on another surface.
- Have bare soil tested for lead and provide a lead-safe play area. Plant shrubs, grass or flowers over bare soil where there is potential for lead contamination.
- Educate your tenants. Give tenants a copy of the pamphlets *Lead Awareness for Tenants* and *Lead Poisons Kids-Are Your Kids at Risk?* available from the DHS Lead-Based Paint Program.

OTHER RESOURCES

Oregon Construction Contractors Board (503) 378-4621, ext. 4900

- Confirm a professional's registration and check for complaints on file against that contractor.

U.S. Environmental Protection Agency

National Lead Information Center

1-800-424-LEAD (publications)

www.epa.gov/lead

- Pamphlets and general information about lead hazards and their prevention.
- Information on the disclosure and pre-renovation rules.

U.S. Department of Housing and

Urban Development - Oregon Field Office

(503) 326-2561

www.hud.gov/offices/lead

- Information on HUD's requirements for notification, evaluation and reduction of lead paint hazards in federally owned residential property and housing receiving federal assistance.

LEAD-BASED PAINT PROGRAM

800 NE Oregon St., Suite 608

Portland, OR 97232

(971) 673-0440 (Portland)

LeadLine at 503-988-4000 (Portland)

800-368-5060 (statewide)

www.oregon.gov/DHS/ph/leadpaint

If you would like this information provided in an alternative format, please phone (971) 673-0440.

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DHS 8194

LEAD AWARENESS *for Landlords*



**PROTECT YOUR TENANTS
AND YOUR INVESTMENT**

Lead-Based Paint Program



LEAD-BASED PAINT

Exposure to lead dust from household paint is the most common cause of lead poisoning. Homes and buildings that were built before 1978 could contain lead paint. If paint is chipping, peeling, cracking or rubbing on another surface it may create lead dust. Remodeling, renovation, painting and routine maintenance are all activities that can also create lead dust.

Lead is poisonous and even very small amounts of lead can be harmful. Children can be hurt by lead and may not look or act sick. The effects of lead poisoning can be permanent. Pregnant women and children are at the greatest risk for developing the following:

- Learning disabilities
- Brain damage
- Decreased IQ
- Attention deficit disorder
- Hyperactivity
- Kidney or liver failure

Adult lead poisoning can cause high blood pressure, reproductive problems, organ damage, muscle and joint pain, mood changes, hearing and vision loss, and loss of feeling in hands and feet. In severe cases, lead poisoning requires medical treatment and hospitalization.

THE LANDLORD'S LEGAL REQUIREMENTS

LEAD PAINT DISCLOSURE

Landlords are required to:

1. Disclose to tenant known information on lead-based paint and lead-based paint hazards.
2. Give the tenant the EPA pamphlet *Protect Your Family from Lead in Your Home*.
3. Obtain the tenant's written acknowledgment of the disclosure and pamphlet.
4. Keep a record of the transaction for three years.



PRE-RENOVATION NOTICE

Anyone whose compensated work disturbs paint* is required to:

1. Notify tenants in advance of renovation or maintenance on housing built before 1978.
2. Give the tenants the EPA pamphlet *Protect Your Family from Lead in Your Home*.
3. Obtain the tenant's written acknowledgement of the pre-renovation pamphlet.
4. Keep a record of the transaction for three years.

*This includes the landlord and any staff that do renovations or maintenance.

LEAD-SAFE RENOVATION

Landlords are required to use specific lead-safe work procedures in rental housing receiving federal assistance. The State of Oregon also requires all professionals who disturb lead paint to have a Lead-Based Paint Permit.

What is a clearance test?

A clearance test is a method of determining if a work area has been properly cleaned up after renovation or maintenance work. A certified technician takes dust and soil samples to make sure that lead levels in the work area are below federal lead hazard standards.

MAINTAIN LEAD-SAFE PROPERTIES

1. Develop and use a plan to deal with lead paint.

- Hire a certified lead inspector or risk assessor to perform lead testing of the property and to make recommendations for controlling lead hazards.
- Inspect pre-1978 housing for chipping and peeling paint. Keep good records of inspections and maintenance.
- Only hire contractors who have been trained in lead-safe work practices and have a DHS Lead-Based Paint Permit. Contact The Lead-Based Paint Program for a list of questions to help you find a trained contractor.