



*****THIS FORM MUST BE FILLED OUT COMPLETELY AND RETURNED TO OUR OFFICE TO AVOID TERMINATION *****

Dear Landlord,

A recent visual assessment inspection of your unit (constructed before 1978 and occupied, or soon to be occupied, by a section 8 assisted family with a child under the age of six years) has revealed the presence of deteriorated paint surfaces.

Deteriorated paint is any interior or exterior paint or other coating that is peeling, chipping, chalking, or cracking, or any paint or coating located on an interior or exterior surface that is otherwise loose or separated from the substrate.

The enclosed inspection report identifies the specific location(s) of deteriorated paint in the interior and/or exterior areas of the unit. In order to be eligible to receive federal Housing Assistance Payments, YOU MUST STABILIZE EACH DETERIORATED PAINT SURFACE in accordance with the following requirements.

It is **STRONGLY RECOMMENDED** that you use certified contractors when performing any operation beyond the DiMinimus levels.

- A) Paint Stabilization must be completed PRIOR to occupancy. In the case of annual inspections, Paint Stabilization must be completed with 30 days of notification of deteriorated paint. Failure to complete Paint Stabilization within the designed time frame will result in Housing Assistance Payments being abated or terminated.
- B) You **MUST** repair any physical defect that is causing deterioration of a painted surface (i.e. roof and plumbing leaks, dry rot, rust, other moisture-related defects, crumbling plaster and missing siding or other components that are not securely fastened).
- C) **ACCEPTABLE METHODS** of treatment are any one or a combination of the following:
- 1) Removal by WET scraping or WET sanding;
 - 2) Chemical stripping on or off site;
 - 3) Replacing painted components;
 - 4) Scraping with infrared or coil – type heat guns below 1,100 degrees Fahrenheit;
 - 5) HEPA vacuum pressure wash;
 - 6) HEPA vacuum sanding (HEPA means a High Efficiency Particle Accumulator as used in lead – abatement vacuum cleaners);
 - 7) HEPA vacuum needle gun;
 - 8) Abrasive sanding with HEPA vacuum;
 - 9) Covering of deteriorated surfaces with durable materials (such as wallboard or vinyl siding) with joints and edges sealed and caulked as needed to prevent the escape of any lead contaminated dust.
- D) **PROHIBITED METHODS** of treatment are:
- 1) Open flame burning or torching;
 - 2) Machine sanding or grinding with a HEPA local exhaust control;
 - 3) Machine or abrasive blasting without HEPA local exhaust control;
 - 4) Heat guns operating above 1,100 degrees Fahrenheit or charring paint;
 - 5) Dry scraping or dry sanding except in conjunction with heat guns or within one foot of electrical outlets;
 - 6) Paint stripping in a poorly – ventilated space using volatile stripper that is a hazardous substance with regulations of the Consumer Product Safety Commission at 16 CFR 1500.3 and / or a hazardous chemical in accordance with the Occupational Safety and Health Administration regulations at 29 CFR 1910.1200 or 1926.59, as applicable to the work.
- E) Paint Stabilization shall include the application of a new protective coating or paint. The surface substrate must be dry and protected from future moisture damage before applying a new protective coating or paint.
- F) There are also very specific requirements regarding friction and impact surfaces, correction of dust - generating conditions and residential soil treatments if LEAD BASED PAINT is known or presumed to be present.
- G) Paint Stabilization **MUST** incorporate the use of Safe Work Practices. These include:

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An Equal Housing Opportunity Agency

- 1) Tenants shall not be permitted to enter the work site during stabilization;
- 2) Personnel belongings in work areas MUST either be relocated or protected from contamination;
- 3) Soil and playground equipment MUST be protected from contamination during treatment.
- 4) Work sites shall be prepared to prevent release of possible lead dust. Paint chips and debris shall be contained until they can be safely removed;
- 5) Waste / debris must be disposed of in accordance with all applicable Federal, State, and local laws.

- H) After treatment, all surfaces in the area of treatment must be thoroughly cleaned to remove fine dust particles. Cleaning MUST include:
- 1) HEPA (High Efficiency Particulate Accumulator) vacuums AND;
 - 2) Wet washing horizontal surfaces with lead specific detergents.

Following completion of the above – noted steps, a CLEARANCE EXAMINATION (the last step of Paint Stabilization), MUST BE COMPLETED. The CLEARANCE EXAMINATION includes:

- a) A visual assessment of the treatment;
- b) Collection of dust samples;
- c) CLEARANCE REPORTS MUST BE CONDUCTED by a CERTIFIED INSPECTOR or RISK ASSESSOR.

Clearance dust samples must not exceed certain minimum standards as set by the Federal Government and Ohio Department of Health.

Contact the Housing Authority for information concerning the CLEARANCE EXAMINATION.

NOTE: Clearance Examinations are NOT REQUIRED for Deteriorated Paint that does not exceed certain DeMinimus Levels as established by the U.S. Department of housing and Urban Development and, for one-year grace period, for those dwelling units built on or after January 1, 1961. Beginning September 15, 2001, Clearance Examinations will be required for all units built before 1978, which exceed the DiMinimus Levels.

The current DiMinimus Levels are:

- 1) Exterior – Deteriorated exterior paint may not exceed 20 square feet.
- 2) Interior – Deteriorated interior paint may not exceed two (2) square feet in any interior room or space.
- 3) Interior / Exterior Components – Deteriorated paint may not exceed 10% of the area of the particular component.

You MUST provide written notice to occupants of stabilization activities within 1 days of receipt of any Clearance Report.

IF YOU HAVE ANY QUESTIONS CONCERNING THE EXTENT OF DETERIORATED PAINT, PLEASE CONTACT THE HOUSING AUTHORITY.

YOU MUST INSTITUTE ONGOING MAINTENANCE OF PAINTED SURFACES AND SAFE WORK PRACTICES. IT IS STRONGLY SUGGESTED THAT ONCE A YEAR, YOU VISUALLY ASSESS PAINTED SURFACES TO IDENTIFY DETERIORATION, STABILIZE ANY DETERIORATION, STABILIZE ANY DETERIORATED PAINT AND USE SAFE WORK PRACTICES.

NOTE: SPECIAL PROCEDURES ARE REQUIRED IF A CHILD UNDER THE AGE OF SIX YEARS RESIDING IN A SUBSIDIZED UNIT IS IDENTIFIED WITH AN EIBLL (LEAD POSIONING). WHEN YOU BECOME AWARE OF SUCH SITUATION, IMMEDIATELY CONTACT THE HOUSING AUTHORITY AND LOCAL HEALTH DEPARTMENT.

LANDLORD: When you have completed the required treatment, complete the following certification and mail to the housing authority.

DETERIORATED PAINT TREATMENT CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT THE PROPERTY LOCATED AT _____,
OHIO, WHICH IS LEASED OR ABOUT TO BE LEASED TO _____ HAS HAD
DETERIORATED PAINT SURFACES (as noted on the most recent inspection report for the unit) TREATED OR COVERED IN
THE MANNER SET FORTH ABOVE.

LANDLORD SIGNATURE

PRINT OR TYPE NAME

DATE

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