

EXHIBIT 2-V

HUD LEAD-BASED PAINT REQUIREMENTS FOR HOUSING REHABILITATION PROJECTS

HUD's LBP requirements **do not apply** if any one of the following exist:

- The structure was built after January 1, 1978; or
- Is officially certified as free of lead-based paint by an EPA-certified lead-based paint inspector; or
- A visual inspection identifies no deteriorated paint, and rehabilitation work shall disturb
 - less than two square feet (2 sq. ft.) of paint in any one interior room;
 - less than 10% of the total surface area on any interior component; and
 - less than 20 sq. ft. on exterior painted surfaces

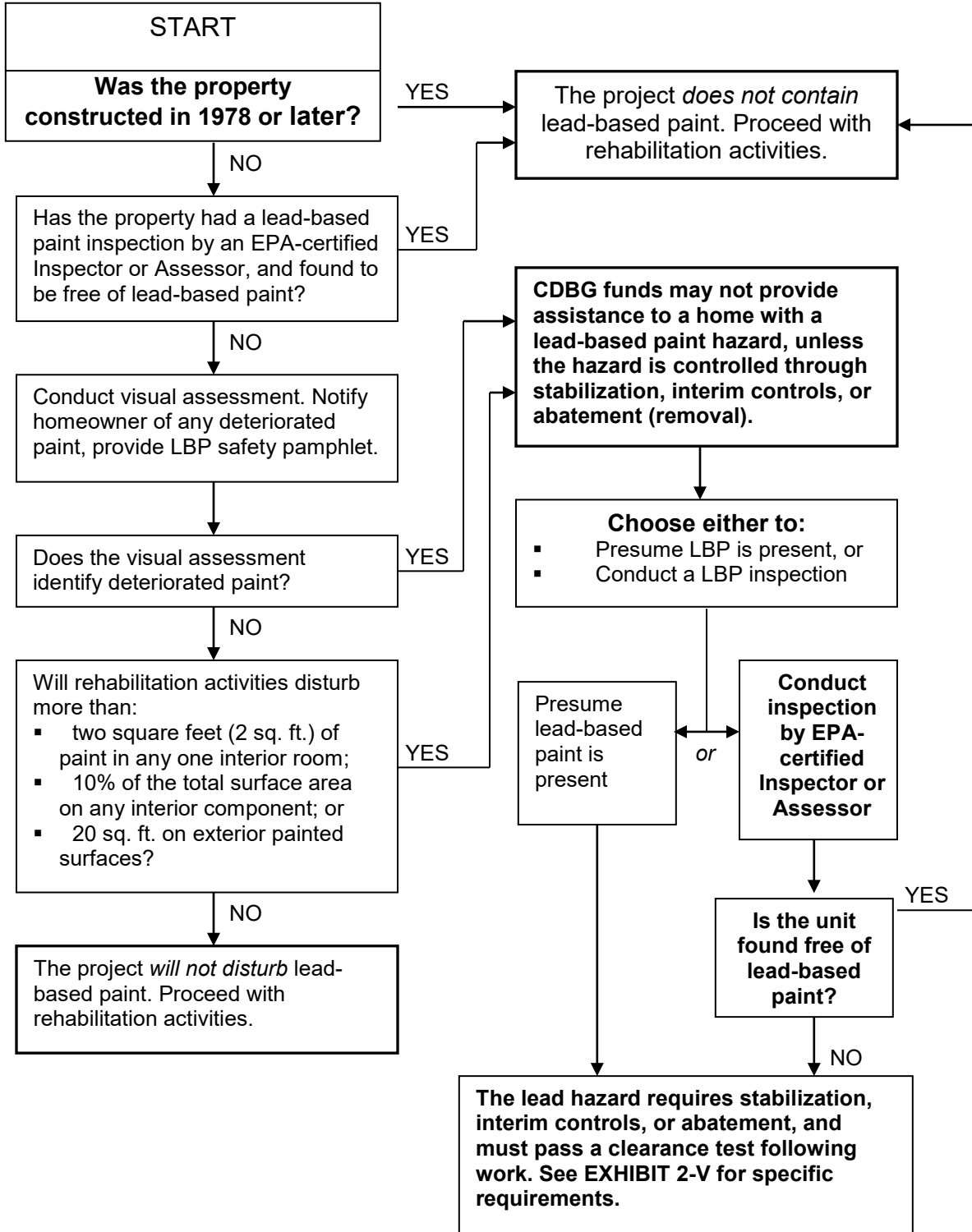
Amount of CDBG Funds	<i>Lead-Based Paint Requirements</i>
<p>A. Property receiving \$5,000 or less in rehabilitation work per unit</p>	<ol style="list-style-type: none"> 1) <u>Notification:</u> <ol style="list-style-type: none"> a) Grantees must supply occupants with the lead information pamphlet (<i>Protect Your Family From Lead In Your Home</i>) and document its delivery. See <i>Exhibit 2-X</i>, CDBG Manual. b) Grantees must notify owners of defective paint surfaces. c) Owners must disclose the presence of LBP to current and prospective homebuyers/occupants. See <i>Exhibit 2-Y.3</i>, CDBG Manual. 2) <u>Paint Testing:</u> An EPA-certified LBP Inspector or Assessor must inspect the unit(s). Grantees may presume the presence of lead-based paint in lieu of conducting an inspection. ⁱ (See <i>Notes</i>, page I-4 below.) 3) <u>Lead Hazard Reduction/Control:</u> <ol style="list-style-type: none"> a) HUD-qualified workers must perform the stabilization work (implementation of interim controls). These persons do not need to be EPA-certified LBP supervisors or workers. ⁱⁱ (See <i>Notes</i>, page I-4 below.) b) Use safe work practices during rehabilitation. 4) <u>Clearance:</u> (Necessary only for the LBP hazard reduction work area.) An EPA-certified LBP Risk Assessor or Clearance Technician must certify the unit as safe for occupancy. ⁱ 5) <u>Notification:</u> Owners, occupants, and prospective occupants or purchasers must be notified of the results of any lead hazard reduction work. See <i>Exhibit 2-Y.4</i>, CDBG Manual.

<p>B. Property receiving more than \$25,000 per unit in rehabilitation work</p>	<ol style="list-style-type: none"> 1) Notification: <ol style="list-style-type: none"> a) Grantees must supply occupants with the lead information pamphlet (<i>Protect Your Family From Lead In Your Home</i>) and document its delivery. See <i>Exhibit 2-X</i>, CDBG Manual. b) Grantees must notify owners of defective paint surfaces. c) Owners must disclose the presence of LBP to current and prospective homebuyers/occupants. See <i>Exhibit 2-Y.3</i>, CDBG Manual. 2) Paint Testing: An EPA-certified LBP Inspector or Assessor must inspect the unit(s). Grantees may presume the presence of lead-based paint in lieu of conducting an inspection. ⁱ 3) Risk Assessment: A Risk Assessment by an EPA-certified LBP Risk Assessor is required. ⁱ 4) Abatement (Removal) of LBP hazards: <ol style="list-style-type: none"> a) Rehabilitation will include <u>mandatory abatement (removal) of all LBP</u>. b) EPA-certified persons must do all work. EPA-certified Inspectors, Risk Assessors, Supervisors and Workers are the only persons who may do work on a project involving greater than \$25,000 worth of rehabilitation on a unit. ⁱ Note: A HUD-qualified worker may do the abatement work, but an EPA-certified supervisor <i>must</i> be on the work site <i>at all times</i>. ⁱⁱ 5) Clearance: The LBP abatement work area must be cleared to assure it is safe for occupancy. An EPA-certified Risk Assessor or Clearance Technician must do the clearance. ⁱ 6) Notification: Owners, occupants and prospective occupants or purchasers must be notified of the results of any lead hazard reduction work. See <i>Exhibit 2-Y.4</i>, CDBG Manual. 7) Ongoing LBP maintenance: The property owners are responsible for maintaining a lead-free environment. If, upon annual inspection (<i>if such an inspection is required by the property's on-going funding sources</i>), the presence of chipping, peeling or cracking paint is identified, EPA-certified personnel must inspect and assess the lead risk in the unit; HUD-certified workers must stabilize the deteriorated paint; and an EPA-certified person must perform clearance testing.
--	--

ⁱ To be considered an EPA-certified inspector, assessor, clearance technician or supervisor, one must complete a weeklong training course and successfully pass the EPA-administered exam.

ⁱⁱ HUD-certified workers must complete an eight-hour, HUD-sponsored lead safety-training program. Contact your HOME Program Officer for current information on HUD training, or go to: <http://www.leadsafetraining.org/>

Lead-based Paint Flowchart for Single- and Multi-Family Rehabilitation



Lead-based Paint Flowchart for Homebuyer Assistance

