

Lead-Based Paint Requirements for Residential Rehabilitation Projects For Buildings Constructed Before 1978 Receiving Federal Funding

Rehabilitation dollars*	< \$5,000 Per Dwelling Unit	\$5,000 to \$25,000 Per Dwelling Unit	> \$25,000 Per Dwelling Unit
Type of lead hazard evaluation**	Paint testing of surfaces to be disturbed in work site only or assume presence of lead-based paint in all surfaces	Risk Assessment of interior and exterior painted surfaces and soil testing (bare spots)	Risk Assessment of interior and exterior painted surfaces and soil testing (bare spots)
Lead hazard reduction methods and specifications minimum	Repair of surfaces disturbed during rehabilitation using lead safe methods	Interim controls using standard rehab treatments and lead safe methods	Lead abatement – removal, enclosure and/or encapsulation (20 year life) unless historic
Certification or license needed for lead hazard reduction work***	All workers Certified Lead Safe Renovator or Licensed Lead Abatement Worker or all work supervised by a Licensed Lead Abatement Contractor	All workers Certified Lead Safe Renovator or Licensed Lead Abatement Worker or all work supervised by a Licensed Lead Abatement Contractor	Licensed Lead Abatement Contractor with Lead Abatement Workers
Lead dust clearance (performed by Licensed Lead Risk Assessor)	Lead dust clearance required at work site only before occupancy	Lead dust clearance required of all dwelling units and tenant accessible spaces before occupancy if lead-based paint hazards were identified in the dwelling. Worksite clearance needed only if containment employed.	Lead dust clearance required of all dwelling units and tenant accessible spaces if lead-based paint hazards were identified in the dwelling. Worksite clearance needed only if containment employed.
Ongoing maintenance of identified lead surfaces	Rental properties - required Homeownership - strongly recommended	Rental properties - required Homeownership - strongly recommended	Rental properties - required Homeownership - strongly recommended
Notification of lead assessment and treatment, must provide pamphlet “Protect Your Family From Lead In Your Home”****	Homeowner - on sale of property Renter (new) - at lease signing Renter (existing) - within 15 days of receiving risk assessment report and completing lead hazard reduction activities.	Homeowner - on sale of property Renter (new) - at lease signing Renter (existing) - within 15 days of receiving risk assessment report and completing lead hazard reduction activities.	Homeowner - on sale of property Renter (new) - at lease signing Renter (existing) - within 15 days of receiving risk assessment report and completing lead hazard reduction activities.

* For the purpose of determining the lead hazard reduction category, rehabilitation costs are only those associated with painted surface disturbance. Documented rehabilitation activities that will not disturb painted surfaces such as roof, furnace, and concrete replacement, some electrical and plumbing work, or similar improvements can be backed out of the total project cost when establishing the lead hazard reduction category. Also, lead hazard reduction costs performed by licensed lead contractors are not factored into rehabilitation cost for the purposes of establishing the lead hazard reduction category. Costs of site preparation, occupant protection, relocation, interim controls, abatement, clearance and waste handling attributable to lead-based paint hazard reduction are not to be included in the hard costs of rehabilitation. The determination of the category of assistance is based on the hard costs of ordinary rehab – not including the additional costs of complying with the lead rule. If there are multiple dwelling units in the project, the project’s average dollar amount per unit is used for the purpose of determining the lead hazard reduction category. The lead budget must be submitted.

** The lead hazard reduction work must begin within 12 months of the lead risk assessment report. If the work will begin later, a re-evaluation must occur.

***Workers certifications or licenses must be submitted, along with work specifications and prior notification.

Prior Notification of Lead Abatement Projects = Lead Abatement Contractor must notify ODH at least 10 calendar days prior to the commencement of a project; Lead Safe Renovator must submit the notification at least 2 days prior to the commencement of a project. LSR may NOT supervise un-certified workers.

**** If painted surfaces are assumed lead-based paint, notification is required in the same manner of an actual lead risk assessment.

Must submit copies of occupant notifications.