

## ***IMPORTANT INFORMATION PLEASE READ CAREFULLY***

### **POTENTIAL LEAD-BASED PAINT HAZARDS**

San Diego Housing Commission Inspectors are required to inspect rental units to determine if the unit meets the Housing Quality Standards (HQS) for potential lead-based paint hazards based on the following criteria:

- Rental units built prior to January 1, 1978; **AND**
- A child under the age of six lives in or will be living in the unit; **AND**
- There is a potential lead hazard present due to paint that is peeling, chipping or cracking, or repairs which will be made in the unit that involves altering or disturbing painted surfaces.

**If your rental units fails the inspection based on the criteria above, here is what you can do (choose one of the options below):**

**Option 1:** Have your unit tested for lead-based paint by a certified lead-based paint inspector or risk assessor to confirm which areas are positive for Lead-based paint and then have an EPA Certified Renovator make repairs to the areas that test positive;

**OR**

**Option 2:** Presume that all surfaces are potential lead-based paint hazards, have an EPA Certified Renovator make the repairs to the areas involving presumed lead paint,

**AND**

Provide a copy of the Lead Based Paint Clearance test performed by a certified risk assessor or a certified lead-based paint inspector.

**\*\*IMPORTANT: Effective April 22, 2010, persons completing repairs are required to be an EPA Certified Renovator if repairing areas that test positive or are presumed to be lead-based paint. Information regarding available training is listed at the bottom of this notice.**

\*\*\*More information regarding this EPA rule is available at <http://www.epa.gov/lead/pubs/renovation.htm>

**In addition, you are required by HUD regulations to provide a clearance test if the areas of potential lead hazards are above the levels listed below:**

- 20 square feet on an exterior surface;
- 2 square feet in any one interior room or space of a dwelling unit or structure; or
- 10% of the total surface area on an interior or exterior type of component with a small surface area. Examples include window sills, baseboards or trim.

**For Units Not on the Voucher Program:** The repairs or corrections and clearance test must be completed before we can enter into a contract and begin payments.

**For Units Currently on the Voucher Program:** The repairs or corrections and clearance must be completed within **30 days** of the inspection. You may request an extension for *reasonable cause*. However, the maximum amount of time allowed per HUD regulations for completing the work is **90 days** after the date you were advised the unit did not meet Housing Quality Standards.

Additional Information on Lead Safe Work Practices and available EPA Certified Renovator Training can be found at: <https://www.sandiego.gov/environmental-services/ep/leadsafety/leadtraining> **OR** by calling the **Lead Safety and Healthy Homes Program** at **858-694-7000**.

An Index of Lead Certified Professionals in California can be found at:  
<https://www.cdph.ca.gov/Programs/CCDPPH/DEODC/CLPPB/Pages/LRCcertlist.aspx>

**Thank you for your cooperation and for your valued participation in our program.**

**Disclaimer:** *Local lead based paint standards may be more stringent than HUD guidelines. Please review the local codes before proceeding with any repairs that involve altering painted surfaces.*