



Lead Poisoning Prevention Program

MEETING RISK REDUCTION STANDARDS

Under Maryland Lead Risk Reduction in Housing (HB 760)

Effective February 24, 1996

Maryland's Reduction of Lead Risk in Housing law requires owners of rental property built before 1950 to register their units with the Maryland Department of the Environment (MDE), distribute materials from MDE to inform tenants of the hazards of lead paint, and meet specific lead paint risk reduction standards. Owners who are in compliance with Maryland law are eligible for limited liability protection. This protection is also available for owners of rental units built after 1950 if they choose to meet the requirements ("opt-in").

The risk reduction treatments are similar to normal maintenance which should be done between tenancies. There is special attention to windowsills and wells, and to making bare floors smooth and cleanable. Most childhood lead exposure comes from normal hand-to-mouth contact with lead paint dust which accumulates in these areas.

There are two types of risk reduction standards required by the law.

- **Full Risk Reduction Standard or "Turnover Treatments"** must be met at every occupancy change. Property owners must ensure that at least 50% of their affected properties have met the risk reduction standards by February 24, 2001. By October 24, 2006, all affected properties in which a pregnant woman or child under the age of 6, must meet the full risk reduction standard.
- **Modified Risk Reduction Standard or "Occupied Treatments"** must be met within 30 days of receiving notice from the local health department, tenant, or other source that there is chipping, peeling, flaking paint in the unit OR that a child with a blood lead level of at least 10 mcg/dl lives in the unit or spends at least 24 hours/week there. By February 24, 2006, all units in which a pregnant woman or child under the age of 6 DOES NOT RESIDE must meet the modified risk reduction standard.

How to Satisfy Risk Reduction

I. Perform treatments to correct potential lead paint hazard conditions in the unit. Using certified supervisors and workers, and work practices as required by regulations, do the following:

FULL RISK REDUCTION TREATMENT (AT TURNOVER)

- Repair any structural defects causing paint to chip, peel, or flake.
- Remove any chipping, peeling, flaking paint.
- Strip and repaint, replace, or apply an encapsulate coating on all windowsills and window wells with approved materials in a manner approved by MDE.
- Fix the top sash of all windows to prevent friction caused by the opening and closing of windows. (This does not apply to "lead-free" or "replacement" windows).
- Rehang or treat doors to prevent rubbing of lead-painted surfaces.
- Ensure that kitchens and bathrooms have smooth, cleanable, water-resistant floors.
- Seal all bare floors so they are smooth and cleanable.

- HEPA vacuum and phosphate wash (or equivalent cleaning solution approved by MDE) the entire unit to remove lead dust which may have been released by these maintenance activities.
- + Get a certificate verifying that these standards have been met. Certificates are issued by certified “Visual Inspectors”. The inspector will submit a copy of the certificate to MDE.

MODIFIED RISK REDUCTION TREATMENTS (OCCUPIED UNITS)

- Same as above, but with two changes:
 - It is not necessary to make all bare floors smooth and cleanable
 - HEPA vac and phosphate wash are only required in the areas where paint repairs are made, not the whole unit.
- + Send MDE verification that the work was completed. For Modified Risk Reduction treatments in occupied units, this can be done by having the tenant or an accredited lead supervisor sign off that the work was completed, or by having a certified inspector perform a visual inspection.

OR

II. Pass a lead-dust test for the unit. Have a certified inspector test the windowsills, window wells, and floors. The inspector will submit a certificate to MDE.

NECESSARY PRECAUTIONS Tenants and children under 6 and pregnant woman **MUST BE** out of the unit while work is in process. If work will exceed 24 hours, the property owner must pay for the tenants’ reasonable relocation expenses. Daily clean up must occur before tenants are allowed to return. Area containment with plastic and other work practice controls to reduce contamination with lead dust are described in the regulations in COMAR 26.16.01.11.

For further information, call MDE’s Environmental Lead Division 410-537-3825

