

# The Landlord's Guide to Lead & Healthy Homes



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# Objectives

- ▶ Background on the Childhood Lead Poisoning Prevention Program
- ▶ Background on lead and where you can find it
- ▶ Effects of lead exposure
- ▶ Laws for renovation
- ▶ Questions and Answers

# Naugatuck Valley Health District



- ▶ Established in 1972
- ▶ Serves 127,000 residents in Ansonia, Beacon Falls, Derby, Naugatuck, Shelton, and Seymour
  - ▶ Environmental Health Division
  - ▶ Community Health Division
  - ▶ Emergency Preparedness Program

# Childhood Lead Poisoning Prevention Program

- ▶ Children up to age 6 are screened for lead poisoning
- ▶ Health educator provides case management, medical provider coordination, and education for families with children testing for high lead levels
- ▶ Sanitarians conduct a thorough environmental investigation of premises where children with elevated blood levels reside and enforce State Regulations.
- ▶ The environmental investigation includes samples of paint, dust, soil and water, which are analyzed by the state laboratory.

# What is Lead?

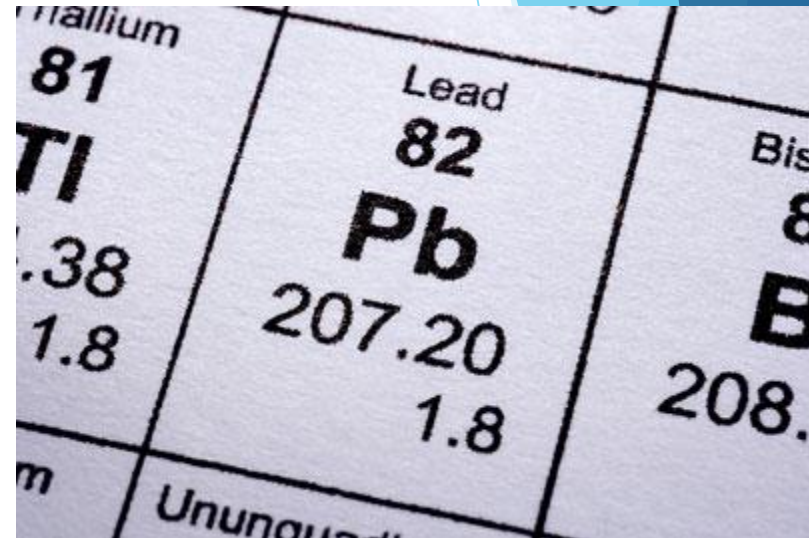
- ▶ Naturally occurring metal found in the Earth's crust and throughout our environment

## Environmental sources of lead

- ▶ Paint, dust, soil and water  
(in homes built before 1978)

## Non-Environmental sources of lead

- ▶ Ayurvedics (holistic medicines)
- ▶ Imported foods and spices
- ▶ Occupational
- ▶ Children's jewelry, toys and clothing
- ▶ Hobbies (stain glass, pottery glazes and gun/rifle activities)
- ▶ Cable covers



# Where can you find lead?

## ▶ Homes

- ▶ Built before 1978
- ▶ Lead-based paint: chipped, cracked and/or peeling
- ▶ Dust: commonly found on high friction surfaces such as window sills
- ▶ Renovation of older home: lead dust created during demolition

## ▶ Soil

- ▶ Chipped exterior paint or lead dust from homes, fences, porches, garages



# Lead in drinking water

- ▶ Lead can be found in interior water pipes or pipes connecting to the main pipe in the street
- ▶ Usually comes from the corrosion of older fixtures
- ▶ What you can do:
  - ▶ Have your water tested for lead
  - ▶ Run water on cold for 1-2 minutes before cooking, drinking or any other purpose
  - ▶ Drink or cook with only cold tap water- warm water tends to have higher lead levels (if lead is present)



**\* Boiling water will NOT reduce the amount of lead\***



# How does lead get into your body?

- ▶ Breathing it in
  - ▶ Lead dust- most common
- ▶ Eating it
  - ▶ Lead-based paint chips- found on window sills, doors/door frames, stairs, railings, porches
    - ▶ Lead paint can have a sweet taste
  - ▶ Drinking water
  - ▶ Contaminated soil / gardens





# Lead Exposure

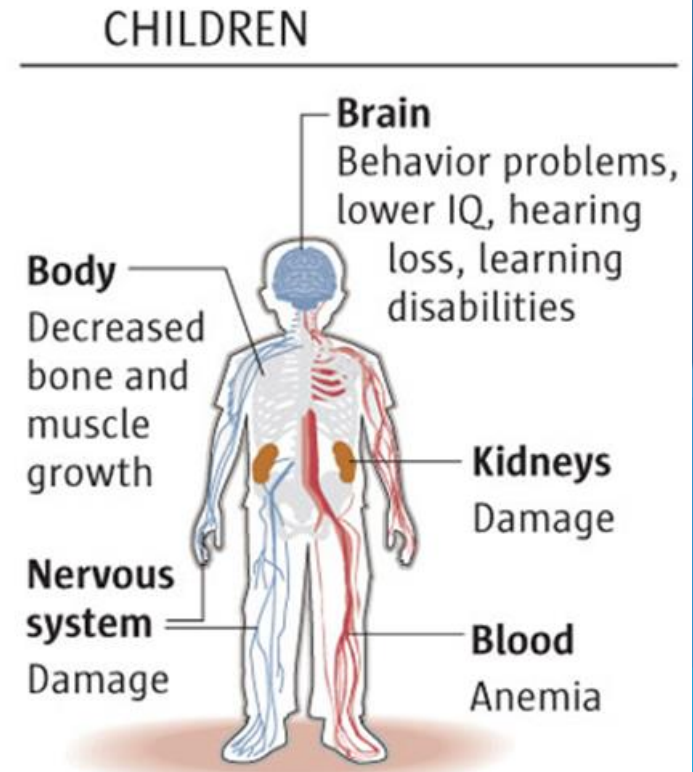
- ▶ Children up to age 6 are most at risk
  - ▶ Growing bodies absorb more
  - ▶ Brain and nervous system more sensitive to effects
  - ▶ Babies and younger children tend to put just about everything in their mouths



# Effects of Lead Exposure

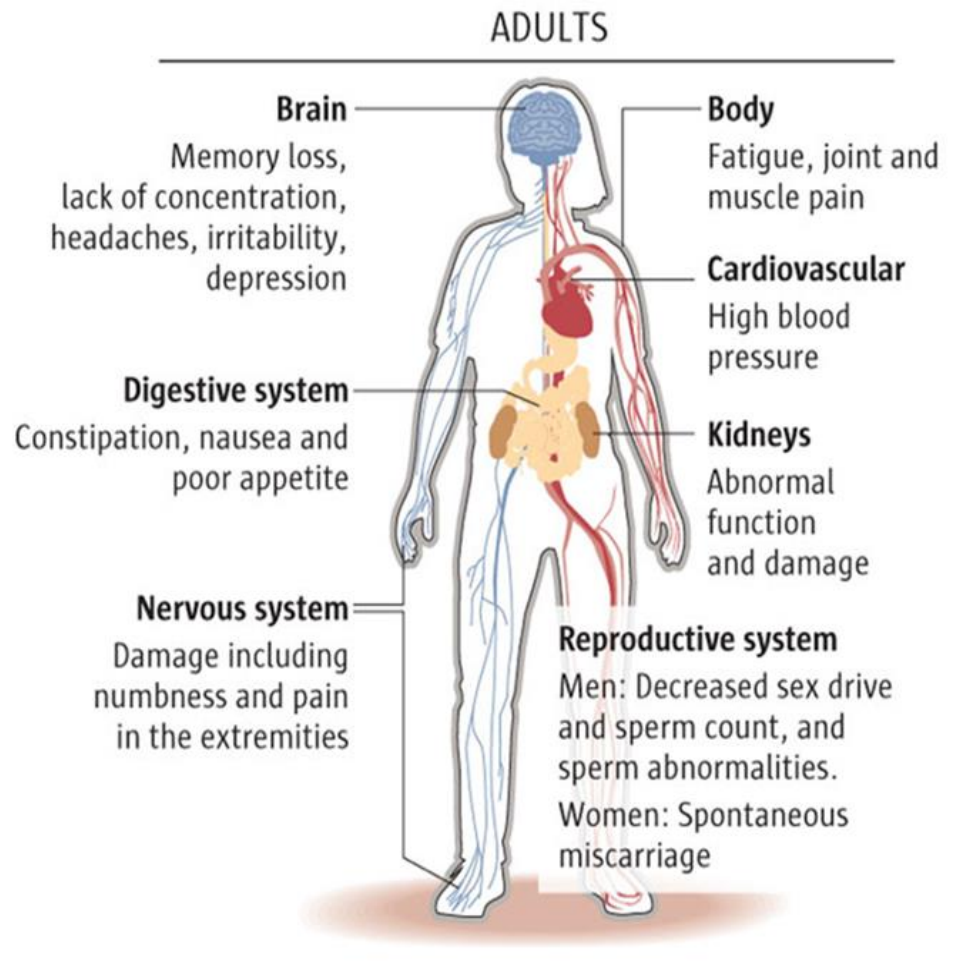
Lead can affect almost every organ and system in the body

- ▶ Behavior and learning problems
- ▶ Lower IQ and Hyperactivity
- ▶ Slowed growth
- ▶ Hearing Problems
- ▶ Kidney Damage
- ▶ Anemia
- ▶ Seizures, coma and even death



# Effects of Lead Exposure

- ▶ Memory loss
- ▶ Headaches
- ▶ Nausea
- ▶ Abnormal kidney function
- ▶ Fatigue
- ▶ Muscle pain
- ▶ High blood pressure
- ▶ Spontaneous miscarriages



# It's the Law

- ▶ Federal law requires contractors that disturb painted surfaces in homes, child care facilities, and schools built before 1978 to **be certified** and follow specific work practices to prevent lead contamination.
- ▶ Always ask to see your contractor's certification.



# It's the Law

- ▶ Federal law requires that individuals receive certain information before renovating **more than six square feet** of painted surfaces in a room for interior projects or **more than twenty square feet** of painted surfaces for exterior projects or window replacement or demolition in housing, child care facilities and schools built before 1978.



# It's the Law

- ▶ Homeowners and tenants:  
Renovators must give you the EPA pamphlet, “The Lead-Safe Certified Guide to Renovate Right” before starting any work





# Pre-Renovation Form

## Sample Pre-Renovation Form

This sample form may be used by firms to document compliance with the requirements of the Federal Lead-Based Paint Renovation, Repair, and Painting Program.

### Occupant Confirmation

#### Pamphlet Receipt

I have received a copy of the lead hazard information pamphlet informing me of the potential risk of the lead hazard exposure from renovation activity to be performed in my dwelling unit. I received this pamphlet before the work began.

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Printed Name of Owner-occupant

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Signature of Owner-occupant

Signature Date

### Renovator's Self Certification Option (for tenant-occupied dwellings only)

Instructions to Renovator: If the lead hazard information pamphlet was delivered but a tenant signature was not obtainable, you may check the appropriate box below.

**Declined** – I certify that I have made a good faith effort to deliver the lead hazard information pamphlet to the rental dwelling unit listed below at the date and time indicated and that the occupant declined to sign the confirmation of receipt. I further certify that I have left a copy of the pamphlet at the unit with the occupant.

**Unavailable for signature** – I certify that I have made a good faith effort to deliver the lead hazard information pamphlet to the rental dwelling unit listed below and that the occupant was unavailable to sign the confirmation of receipt. I further certify that I have left a copy of the pamphlet at the unit by sliding it under the door or by (fill in how pamphlet was left).

# Who Must Follow the Renovation, Repair and Painting Rule's Requirements?

- ▶ Residential rental property owners/managers
- ▶ General contractors
- ▶ Special trade contractors
  - ▶ Painters
  - ▶ Plumbers
  - ▶ Carpenters
  - ▶ Electricians



# Questions?



# References

- ▶ <http://www.cdc.gov/nceh/lead/>
- ▶ <http://www.niehs.nih.gov/health/topics/agents/lead/>
- ▶ <http://www.ct.gov/dph/cwp/view.asp?a=3140&q=387548>
- ▶ <https://www.epa.gov/lead>
- ▶ <https://www.epa.gov/sites/production/files/documents/renovaterightbrochure.pdf>