

Most people grew up living in or visiting old homes with lead based paint. I have great memories with family and friends there. Why aren't we all poisoned?

Basics You Need To Know About Lead Paint

Lead paint is **Not a Hazard When It Is Intact**, (in good condition).

Smooth painted surfaces mean the lead is stable. It becomes hazardous when released.

Three major concerns to keep your home lead safe. (More details page 2.)

- Lead paint is hazardous:
 - a. **If it is Failing** (At the end of its life cycle)
 - b. **If it is Damaged or Disturbed** (Remodeling, moving furniture, pets, etc.)
 - c. **If it is On a Friction Surface** (Normal use generates dust)

Lead paint, hazard prevention:

A Lead Paint Hazard is defined as:

- ❖ Painted surfaces, with lead-based paint, in poor condition
- ❖ Chewable surfaces, with lead-based paint, with teeth marks in them
- ❖ Friction/ Impact Surfaces with lead-based paint are considered a hazard

Regularly inspect paint condition and plan RRP (Lead Safe) repair or remodel before it is bad.

- Yearly at minimum.
- Always between tenants.
- New tenants should inspect when leasing and agree to report damaged paint promptly.
- If lead paint is failing, damaged, or wearing away, wet clean regularly with a mop or a damp cloth to keep the dust down. ***Do Not use a regular vacuum or sweep the paint dust.***
 - Focus on clean window sills and the space under the open window sash. Clean entryways to keep any lead dust outside from tracking into the home.

Safe lead based paint work

- 1) **RRP Training** is a federal requirement to disturb paint in **housing built before 1978**. It ensures the renovator will identify lead or non-lead surfaces and handle it safely.
 - a) **If a surface is non-lead, *no extra precautions are needed.***
 - b) **If a surface has lead or is not tested, *lead safe methods are required for:***
(Workspace isolation, dust containment, safe paint disturbance practices, and lead safe clean-up.)
- 2) **RRP trained contractors** have extra responsibility, take extra precautions, and typically cost more. (These contractors can help before a property is posted for Lead Paint Hazards)
 - a) ***Cheap labor often has less knowledge, is less safe and places everyone at risk.***
- 3) **Abatement contractors** have the most responsibility, most training, most work oversight, and will pass clearance testing. They are more expensive than RRP contractors. They are the only contractors legally allowed to correct an identified Lead Hazard.

Lewiston-Auburn Lead Program

The program deals with the lead based paint hazards identified in the housing unit and outside the unit in common areas or on the building exterior.

- Inspection and risk assessment are based on a point in time. The hazards identified right now are...
- Design or scope of work identifies the methods used to remove or control the lead hazard. A home will be "lead safe" upon completion. It will not likely be "lead free".

- When a project is cleared the owner is receives an Essential Maintenance Plan. It identifies work that was completed and all lead paint surfaces found in the unit. It is a reference guide to monitor paint conditions for any lead paint that still exists.

- 1) **Lead paint failing.** When it fails the paint fractures, curls up and releases. Paint chips and micro paint chips release dust sized lead particles. These can be crushed under shoes, land on window sills, and spread along floors. Dust moves by people, pets, airflow from windows, fans, and vacuum cleaners. (***the lead dust hazard***)
 - a) Pets may carry dust from their fur to the children's' hands.
 - b) Children are on the floor and on window sills with hands and mouths.
- 2) **Lead paint damaged.** Surfaces broken by remodeling, impacts, scratching, or teething. (***the lead dust hazard***)
 - a) Poor remodeling practices generate dust.
 - b) High heat or open flame that damages lead paint releases lead fumes, (extremely toxic)
 - c) Moving furniture may damage paint, especially in halls and doorways.
 - d) Physically acting out may damage walls, doors, and other surfaces.
 - e) Pets scratch doors and walls, (cats sharpening claws, dogs teething).
 - f) Children teething on a window sill may directly ingest lead.
- 3) **Lead paint on a friction surface.** Windows, doors, cabinet doors, floors, and stair treads experience friction on a regular basis. Normal living creates a grinding of the paint surface. (***the lead dust hazard***)
 - a) Wooden windows typically have lead paint. Opening and closing generates the dust.
 - b) Doors and cabinet doors may shift and stick or rub which generates the dust hazard.
 - c) Floors and stair treads are under friction from shoes and dirt, which generates dust.

PLEASE NOTE: A Housing Unit that is made or determined to be Lead Safe is based on the time of assessment only. After the assessment, it can become Lead Hazardous again for any of the reasons listed above. **(Abatement Work Only Addresses the Current Hazards.)**

There are many resources out there from the Federal EPA, the State DEP, and the State of Maine DHHS CDC for the Prevention of Lead Poisoning in Children that can assist with questions and information. Look online or make a call if you need information.