

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 poisoned?

## Basics You Should Know About Lead Paint



**Lead paint in good condition is Not a Hazard.** A smooth painted surfaces means the lead is stable. When the paint breaks down it releases lead dust which creates a poisoning hazard.

The oldest housing stock requires the most general maintenance in addition to keeping up with paint. These buildings also have more low income families which bring in less money to fund maintenance. These buildings are where paint conditions may be the worst, and the families most at risk.

### What is the chance of finding Lead Paint in my building?

Highest Risk are homes built pre-1940 during the period with the highest Lead Paint usage.

Moderate Risk are homes built after 1940 when Lead in paint was being reduced and better non-lead paints were being developed.

Lowest Risk are homes built after 1978, when Lead in residential paint was outlawed. Because Lead is still allowed in industrial use paint, it's always possible it could be added to a home later on.

### What are Lead Paint Hazards?

**Lead paint becomes hazardous when paint starts to break down and come loose** (at the end of its life cycle). *Even non-Lead paint peeling may release Lead dust from the bottom paint layers.* This often happens with outside surfaces. Paint dust will collect in windows, in soil, and on porches. This sets it up to be tracked inside or drafted into the house with air, people, and pet movement.

**Lead paint becomes hazardous when it is damaged.** Paint disturbed by renovations, furniture movement, damaged by pets scratching, or even pets or children chewing may release Lead dust.

**Lead paint on friction and impact surfaces will be hazardous.** (such as doors, cabinets, windows, stairs, floors, etc.) Normal use will wear at the paint and causes it to break down and release Lead dust.



Guess where the dust ends up...

### Is my building lead safe?

Regardless of Lead paint or No Lead paint... stable paint conditions, and damp cleaning to minimize any dust levels that sweeping and vacuums blow around will help keep your home safe. Remember... Lead paint dust can blow in from other buildings or track in on pets or clothes from other places.

### How can I keep my building lead safe?

Keep up on general paint conditions with an inspection every year, and before every tenant moves into a rental unit. When paint is found to be damaged or failing, use Lead Safe practices to clean it up and repaint any unfinished areas to reseal them. Use a spray bottle or damp cloth to make sure any paint scraping is done with wet paint, and contain the paint removed with plastic below the surface for safer clean-up. Use a HEPA vacuum or damp clean-up methods such as a Swiffer wipe as recommended by the EPA Renovation, Repair, and Painting Rule (RRP) recommends.

**All maintenance on pre-1978 residential buildings is required to follow the RRP rules since April 22, 2010.**

This EPA program trains people on Lead-Safe Maintenance practices. The Lead Grant will set aside some funding to reimburse people that take the initial RRP training class.

## What do Lead Programs do?

All Lead Programs complete full paint testing to identify all surfaces with lead based paint. The Inspector will determine if a surfaces is intact (safe) or deteriorated (hazardous). ONLY items that came up as having BOTH Lead Paint and Deteriorated conditions are considered Lead Hazards. HUD rules only allow grants to fund Lead Paint Hazard Control. **Any non-hazardous Lead Paint should be safely maintained by the owner.**



Lead Programs will test, design, bid out the work, contribute funding and oversee the project to assure the Lead Hazards are cleared by a Lead Abatement Contractor. A Clearance Letter is provided along with a Lead Safe Maintenance Plan. The plan shows the inspection results for Lead paint, the work the program funded, and the diagram that shows where the Lead Paint was located. The owner can then conduct visual inspections for any Lead Paint not removed, and plan safe maintenance when needed.

**Requirements for the Lead Program funding** are a reasonably safe building, occupants that are below the 80% Area Median Income Level\* (as determined by HUD), and the owner provides match funding of 10%. The owner must serve families that screen below this threshold whenever they re-rent for 3 years after project clearance. If a family income increases after passing the initial screening, they are not disqualified. (\*The income level has some conditions). **Current 2021-22 Levels are:**

Family Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
80% AMI	\$39,900	\$45,600	\$51,300	\$56,950	\$61,550	\$66,100	\$70,650	\$75,200

## What is Lead Abatement?

Lead Abatement is regulated by Maine DEP. **If your intention is to eliminate Lead Paint, you must follow the Lead Abatement regulations.** *If your intention is to renovate, repair, or paint to improve your building and a by-product is the elimination of some Lead paint, you may follow the **RRP program** established by EPA.*

**“Abatement”** means any measure or set of measures designed to permanently eliminate lead hazards... For purposes of this definition, “permanently” means for at least 20 years. (per ME DEP)

Maine Accepted Abatement methods are:

a) Paint stabilization and Encapsulation painting over them with paint containing a Lead Barrier Compound (LBC). (*Encapsulation is the lowest cost option. Paint still tests positive for Lead and must still be maintained in good condition when using this option.*)

b) Complete Paint Removal from the component, priming, and repainting. (This is also what Lead Paint dust clean-up would fall under.)

c) A physical barrier installed as an Enclosure system that covers Lead Paint.

d) Component Removal where the painted surface is removed. It will be replaced with a non-Leaded component, or closed off with non-Leaded materials.

e) Soil Abatement may be achieved by covering with a physical barrier such as concrete or pavement, or removing the soil and replacing it.

*Soil will only be considered a Hazard Risk (and tested) if it more than 9 square feet of bare soil are exposed.*

**IMPORTANT:** A Housing Unit is determined to be Lead Safe at the time of the assessment. After that, it may become hazardous again if paint becomes deteriorated. **(The owner must keep up with the Lead-safe maintenance of their building.)**

There are many resources from the Federal EPA, the State DEP, and the State of Maine CDC. Be sure to look online or make a call if you need more information.

