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Dear Homeowner:

Thank you for selecting ASAP Environmental, Inc. to perform your lead paint/risk assessment inspection. Our company deals exclusively with lead paint inspections, consulting, and specification writing.

We **do not** perform the actual deleading.

The information we provide in this handout is designed to aid you in the deleading process; it helps you to understand some of the following: reading the report; determining the surfaces that contain lead violations, as well as discussing some responsibilities regarding tenants and owners; avoiding lead poisoning; some of the programs that offer financial assistance. Please read this package carefully, as it will answer many questions that you may have.

Trained homeowners and/or their agents are now allowed to perform low-risk and moderate-risk deleading without the need for a licensed deleader. Low-risk deleading is defined by the lead program and includes specific non-dust generating activities. Please refer to the low-risk section in this packet **before** you perform any deleading at all. It informs you of what is expected should you choose to do this type of work. It says that you must request a packet on low-risk deleading from the Department of Public Health, CLPPP and take a test, which must be mailed back to them before you can begin any work.

In addition, homeowners and renovators who enroll in a one-day training class and pass an exam may now perform moderate-risk deleading. Moderate-risk deleading includes the removal of windows, doors and woodwork found to have a lead paint hazard as well as making intact or repairing limited areas of deteriorating lead paint. All other deleading, not defined as low-risk or moderate-risk, is considered high-risk and must be performed by a licensed deleader. For information about the course and where to find training in your area, please contact the Department of Public Health, CLPPP at (800) 532-9571.

CLPPP WEBSITE:

<http://webapps.ehs.state.ma.us/leadsafehomes> or www.mass.gov/dph/clPPP/leaddocs.htm

The handouts called "Interim Control of Lead Paint Hazards: A New Option for Property Owners" and "Interim Control of Lead Paint Hazards: A Step-by-Step Guide" are also included in this package. They explain the 1-2 year temporary compliance with the lead law. If you need more information, please call me or contact CLPPP at (800) 532-9571.

For questions not covered in this packet about inspections, deleading in general, inspectors, homeowner/agent low-risk deleading or encapsulating, call CLPPP (the State Lead Program) at (800) 532-9571. For questions/problems regarding deleaders or deleading jobs currently being performed, call the Division of Occupational Safety (lead program) at (617) 626-6960.

If you are not satisfied in any way, please call me directly. It has been a pleasure serving you.

Sincerely,

John Maclsaac, President, **ASAP Environmental, Inc.**

HOW TO READ THIS REPORT

Interior Rooms: Each room generally has four (4) sides. "A" side is always the side of any room which faces the street. (The street meaning the address of the property, i.e. 5 Johnson Street - "A" side would be Johnson Street.) "B", "C", and "D" sides follow in a clockwise manner - "B" side would be to the right of you as you face the street, "C" side would be behind you and "D" side would be to the left of you as you face the street.

There may be more than one architectural unit on a side; for instance, 3 windows on "A" side. They may be labeled Window "A-L" (left), Window "A-M" (middle) and Window "A-R" (right); OR, they may be numbered going clockwise; i.e., "A1", "A2", "A3", etc. Always read units from left to right facing the wall.

A dangerous level of lead paint is any reading 1.0 mg/cm² or higher; OR, a positive reaction with sodium sulfide, which is indicative of more than 5% lead by dry weight.

The entire unit is mapped out on page 1 of your inspection report. For buildings with more than two units, the map page will be found at the beginning of the next group of apartments inspected, assuming the report is bound together as a package, representing the entire building. Each unit has its own room number and each room is recorded on a separate page with the room number indicated at the top left. If there is more than one floor, the floor will also be indicated on the top left.

Exterior Porch should be treated as though it were a room. "A" side would again be the side facing the street.

Exterior pages:

An Exterior House or Garage page would be read as you face the unit. Facing the House for instance, "A" side would be directly in front of you, then clockwise, "B" side to the left, "C" to the rear and "D" side to the right of you.

INSPECTION REPORT DISTRIBUTION

Lead Law Regulations, 105 CMR 460.750: Lead Poisoning Prevention and Control states: "Whenever dangerous levels of lead are found in residential premises, the inspector shall report this to the owner, the tenants living in the inspected unit, and to the Director of the State Program. The report shall also inform the tenant about the tenant's rights and remedies under the lead law, regulations and the State Sanitary Code; it shall contain information on how to reduce children's exposure to dangerous levels of lead."

Enclosed in this packet are all forms of notification to be distributed as follows:

TO TENANTS OF THE DWELLING UNIT INSPECTED:

- Copy of the Lead Inspection Report
- Residential Deleading Advisory
- Notice To Property Owner and Occupants Rights and Remedies
- Other Sources of Lead

TO ALL TENANTS IN THE BUILDING - BY THE OWNER:(if violations are found in common areas)

- Notice to Tenants of Lead Paint Hazards

TO ALL MORTGAGEES AND LIENHOLDERS- BY OWNER:

- Copy of the Inspection Report

Note: A copy of the inspection report has been sent to the Director of the State Lead Program (CLPPP)

RESIDENTIAL DELEADING ADVISORY

The process of removing or covering lead paint hazards, commonly called deleading, can be dangerous if it is not done properly. That's why the Lead Law (Massachusetts General Laws chapter 111, sections 189A through 199B), the Regulations for Lead Poisoning Prevention and Control (105 Code of Massachusetts Regulations 460.000) and the Deleading Regulations (454 CMR 22.00) have rules for how deleading is done in homes and apartments. These rules say who can do the work, safety steps that have to be taken while the work is done, how to clean up after the work and how the work is finally approved. These rules are enforced by the Department of Public Health's Childhood Lead Poisoning Prevention Program (CLPPP), the Department of Labor and Workforce Development (DLWD) and local boards of health.

Who Can Do Deleading Work

Under these laws, only a licensed deleading contractor can do high-risk work, such as scraping or stripping lead paint, repairing more than a small amount of chipping or peeling lead paint so it can be repainted, and demolishing lead-painted building parts. Besides deleaders, property owners and their agents who take a one-day course can do moderate-risk deleading work, such as removing windows, woodwork, and just about any surface of a house, as well as repairing small amounts of chipping and peeling lead paint so it can be repainted.

Lead-safe renovators trained and licensed by DLWD may also be hired to do moderate-risk deleading work. Finally, low-risk deleading work can be done by all the people who can do high- or moderate-risk deleading work, and also owners and their agents, including contractors, who just complete the CLPPP low-risk booklet (and/or encapsulant booklet). Low-risk deleading consists of covering surfaces, applying encapsulants, capping baseboards, removing doors, cabinet doors and shutters, as well as applying exterior siding. Property owners and their agents may also do structural repairs and lead-dust cleaning for interim control.

Staying out of the home or parts of the home during deleading

To protect the people who live in the home or apartment being delead, the law also has rules about making sure they stay out of the home or apartment, or the area being worked on, in these ways:

All people and pets have to be temporarily moved from the home or apartment for the whole time that high- or moderate-risk deleading work is taking place inside the home or apartment. The owner has to provide residents with a reasonable alternative place to live for this time. Property owners and residents should refer to the CLPPP document, "Notice to Property Owners and Tenants: Tenants' Rights, Responsibilities, and Remedies" for more information on alternative housing during deleading.

People and pets have to stay out of the work area while most low-risk deleading work, structural repairs or cleaning of lead dust is taking place. They also have to stay out of the work area when deleading work of any kind is taking place in common areas outside the home or apartment, as long as they have another regular way (not a fire escape) to enter and exit the building. In these cases, people and pets can use the area only after cleanup is completed and all work in the area is done.

People and pets have to stay out of the home or apartment for the day while coverings are put over a surface with peeling, chipping or cracking lead paint or plaster, and during applying of encapsulants with an airless sprayer. They also have to stay out for the day during the deleading of common areas when they do not have another regular way (not a fire escape) to enter and exit the building. When people and pets are out of their home or apartment for the day, it means they can come back to the home or apartment after cleanup at the end of the workday; they do not have to be out overnight.

It is very important that people whose home or apartment is being delead think carefully about what they will need during the time they are away from home, and take it with them. No one can return to a home or apartment while deleading is still taking place, and has not been properly cleaned up. Property owners and residents must take deleading safety rules seriously and cooperate fully to make sure everyone is protected. No one should interfere with the work being done safely.

Getting ready for deleading to begin

People who live in a home or apartment in which any kind of deleading work is going to be taking place have to get written notice at least 10 days before the start of this work. This applies to other residents of the building, if any deleading work is to take place in common areas.

Before deleading work begins, all household possessions of every type should be removed or stored in plastic bags in non-work areas. Closets and cabinets to be delead must be emptied. As a last resort, large furniture and belongings not removed from the work area should be put in plastic bags and left in the center of the room, where they will be covered with heavy plastic by the deleader. This is done in order to protect everything in the home or apartment from lead dust contamination. Belongings must also be protected before an owner or agent performs low-risk deleading work, or other work that may be required for interim control, but the precautions are not as extensive for this type of work. In general, it is recommended that furniture and belongings be moved outside the work area, or covered with thick plastic and sealed with duct tape, before low-risk deleading begins.

Cleanup after deleading and returning home

A final cleanup will be done at least two hours after all the interior high- or moderate-risk deleading work is done. This delay is to make sure that fine lead dust has settled to the ground and can be removed in the final cleanup. People and pets who were temporarily moved to alternative housing can return only after a lead inspector or risk assessor says that the home is safe. The inspector decides this after doing a reoccupancy reinspection, which includes an analysis of lead dust levels within the home. Residents should leave a phone number where they can be reached so that the inspector or risk assessor can call them and let them know when it is safe to return home. If the property owner or agent is going to be doing low-risk deleading work or other work for interim control after the residents return home, they will be taking some safety steps for this, as described in the CLPPP low-risk booklet. They will also be doing a cleanup when they are done with the low-risk work. An inspector or risk assessor will return at the completion of all the work and do a reinspection to check the work of the owner or agent.

Temporary ways to protect children from lead poisoning

Children exposed to lead paint hazards are at risk of lead poisoning. This disease can affect every part of a young child's developing body, and in particular, can seriously and permanently harm the brain, kidneys and nervous system. Even at lower levels of exposure, lead can cause children to have learning and behavioral problems. The best and only permanent way to protect children from lead poisoning is deleading. But even before that process begins, there are some important steps that can be taken to protect young children from lead poisoning. Your lead inspector's or risk assessor's advice should be carefully followed because he or she knows your child's home. As part of their normal behavior, young children place things in their mouths, especially toys and their own fingers. If there are lead paint chips and dust in your home, they may be picked up by your child's fingers, as well as by toys, foods and pacifiers that fall on the floor, and end up in your child's mouth. It is especially important to wash your child's toys and to keep your child's hands clean, particularly before meals and bedtime.

Areas of peeling or chipping lead paint and dust should be cleaned. Wet wiping with paper towels and a general household detergent is best. Do not use your household vacuum cleaner to clean up paint chips; this will only send fine lead dust into the air. Windows, windowsills and floors, under windows in particular, are often areas from which children can get exposed to lead. Sills should be cleaned regularly if paint dust or flakes collect there. If windows are in poor condition, the best thing to do may be to keep the lower sash closed and open only the upper sash for ventilation. This also protects your child from accidentally falling from the window. Contact paper may be applied to areas of peeling paint on windowsills, walls or other surfaces as a temporary measure. Sometimes furniture can be moved to block children from deteriorating paint or plaster. If deteriorating paint or plaster is in the child's bedroom, use another room as the child's room, if possible. Think of those parts of the home where your child spends most of his or her time, and try to keep them as clean as you can before your home is delead.

Lead paint can also get into soil. If the outside of your home has chipping or peeling paint, do not let your child play in the soil closest to the house. Be careful to wipe your shoes off on a mat before walking into your house, so you don't track in soil from these areas. Follow the advice of your lead inspector or risk assessor about soil on the property.

For more information about how the deleading process works, and how to protect your children from lead poisoning, call the toll-free CLPPP information line, at 1(800) 532-9571.

NOTICE TO PROPERTY OWNER

OCCUPANTS RIGHTS AND REMEDIES

VIOLATION

Lead paint violations under the Lead Law and the state Sanitary Code have been found in the home or apartment listed in the attached documents. These violations may be a danger to the health of the people living in the home or apartment. Children younger than six years old are at the most risk of being lead poisoned. Lead can damage a child's growing brain and other parts of the body. Even small amounts of lead can harm a child.

The owner of this home or apartment is responsible for removing or covering the lead violations, more commonly referred to as deleading.

Legal Rights and Responsibilities

For these lead violations to be delead as quickly and safely as possible, it helps if both the owner and the tenant cooperate with each other. It is important that tenants and owners know their rights under state law. Because the laws are not simple, tenants may need to get legal help and/or legal advice before trying to use the rights found below.

Temporary Housing (Massachusetts General Laws, Chapter 111; Section 197)

Tenants and their pets must be temporarily moved out of the home or apartment for the whole time that high-risk or moderate-risk deleading work is taking place inside the home or apartment. They cannot return until that work is done, the unit is cleaned up and a licensed lead inspector finds that the home or apartment is safe.

The owner and tenants have to agree on a plan for temporary housing. If the tenants choose to move in with family or friends they do not have to pay rent to their landlord while they are out of their home. If they do not so choose, the owner finds the temporary housing and offers it to the tenant.

The Law requires that owners pay any charges for the temporary housing the owner offers, and that tenants continue to pay their full normal rent during the time they live in the temporary housing. The temporary housing must be one that "does not cause undue economic or personal hardship to the tenant." If the temporary housing chosen by the owner would not cause a hardship, and the tenant still refuses to accept it, then the tenant has to find and arrange for his or her own temporary housing during deleading. In this case, the tenant doesn't have to pay rent for the days he or she is not at home, but has to pay the cost of the temporary housing he or she has chosen. In this case, the owner has to pay the tenant any amount by which the cost of the temporary housing first chosen by the owner is more than the rent for that period. No matter where the tenant stays, the owner must pay reasonable moving costs.

Tenants are advised to get legal help if they cannot agree with the owner on a plan.

Protection from Retaliatory Rent Increase or Eviction

A property owner may not evict a tenant, increase the rent or refuse to renew the lease of a tenant in retaliation for a tenant reporting a suspected lead paint violation to a code enforcement agency such as the local Board of Health.

If the rent is increased, the tenants are evicted, or their lease is not renewed within six months after the tenants made the complaint, a court can automatically find that the owner took this action in retaliation unless the owner can show clear evidence that he or she had other reasons unrelated to the tenants' complaint about violations. For example, an eviction based on not paying the rent is not retaliatory.

Property owners who are found to have threatened or taken actions against tenants for exercising rights under the Lead Law are liable for damages under M.G.L. c. 186, s. 18 and M.G.L. c. 93A.

A tenant believing that a retaliatory action has been taken against by the owner because of lead violations may also file a complaint with the Massachusetts Commission against Discrimination.

Rent Withholding (Massachusetts General Laws, Chapter 239; Section 8A)

Tenants have a basic obligation to pay rent for their home or apartment to the owner. But, if lead violations are not being delead, tenants may have a right to hold back their rent payments. Tenants may take this step only if they were up to date in their rent at the time the owner was notified of the lead paint violations, and they did not begin withholding until this point.

Owners have the right to go to court to evict tenants for not paying rent. To fully protect themselves against attempted evictions, tenants withholding rent for Lead Law violations may need to place withheld rent money in an escrow (separate savings) account, or may be ordered to do so by the court. If these conditions are met, tenants may not be evicted for not paying rent or for any other violation that is not the tenants' fault.

Owners have the right to enter the tenants' home or apartment, if possible by appointment, but in any case in emergencies, to inspect for lead violations and to have them repaired. Tenants have a responsibility to cooperate with owners and allow all necessary access to their home or apartment for repairs. Tenants who do not cooperate with this right of entry may be subject to eviction. If rent was withheld, the court may order that all or part of the withheld rent be paid to the owner after the violations are delead.

Abatement of Rent or Damages

Even when the rent withholding statute does not apply, tenants may be able to have their rent reduced or get back rent they have already paid, if their home or apartment has Lead Law violations. The landlord always has a duty to provide housing that meets basic housing standards. A tenant can bring a court action for breach of this "implied warranty".

"Rent Receivership", Massachusetts General Laws, Chapter 111; Sections 127C - 127J

This law allows tenants, the state Childhood Lead Poisoning Prevention Program or the local Board of Health to ask the court to find that Lead Law violations exist, and to allow rent to be paid to court rather than to the owner, to pay for necessary repairs.

Owner Liability: Compensatory & Punitive Damage, Massachusetts General Laws Chapter 111; Section 199

The owner of a home or apartment built before 1978 is liable for damages to a child under age six who becomes lead poisoned as a result of the owner's failure to comply with the Lead Law and regulations. The owner of such home or apartment who is notified through an Order to Correct Violations or Order to Restore Interim Control Measures of lead violations, and who willfully fails to correct the violations, in accordance with the Lead Law and Regulations, is also subject to punitive damages, which are triple the actual damages found.

The information presented above is only a summary of the law. Before you decide to withhold your rent or take any other legal action, it is advisable that you consult an attorney. If you can not afford to consult an attorney, you should contact the nearest Legal Services office.

Repainting

Violations of the Lead Law are also violations of the state Sanitary Code. Surfaces from which lead paint or other coatings have been removed have to be repainted under 105 CMR 410.021 of the state Sanitary Code. Delead surfaces have to be sealed and made easy to clean. Delead surfaces can only be repainted after the surfaces have been reinspected while bare and approved by a licensed lead inspector.

Tenants may want to contact the owner if the required repainting is not done. If the owner does not respond, tenants should call the local Board of Health.

For further information contact:
The Commonwealth of Massachusetts
Executive Office of Health and Human Services
Department of Public Health
Childhood Lead Poisoning Prevention Program
Donovan Building
5 Randolph Street
Canton, Ma. 02021
1-800-532-9571

The Reinspection Process

Upon completion of the deleading process, a reinspection must be performed. Generally, the deleader or the homeowner must notify ASAP Environmental, Inc. at least 48 hours in advance of the completion of the deleaders' final clean-up so that we may schedule the reinspection.

Prior to the reinspection by the Certified Lead Inspector; these conditions must be met:

- All removal of lead paint by scraping, sanding, stripping etc. must be completed.
 - All new, dipped or reversed components must be permanently installed.
 - Edges of covered components must be sealed with caulk.
- The entire unit and associated common interior areas must be HEPA vacuumed and washed down with a high phosphate detergent such as TSP.
- All carpets must be cleaned.
- All debris must be removed from premises.
- Areas scraped or stripped by the deleader **must be left unpainted** until reinspected by the inspector.

PROCEDURES FOR REINSPECTION ARE AS FOLLOWS:

- The Inspector will document all components in all areas for compliance.
- Any areas that do not pass reinspection will be compiled on a list and given to the deleader. A new reinspection date will then be scheduled to re-check those areas not completed.
- Massachusetts regulations require that a minimum of (7) dust wipe samples per unit be taken to insure that the premises is safe for reoccupancy. The Inspector takes dust wipe samples only if all interior areas are in compliance and the area clean.
- Should any of the wipes fail to meet acceptable standards set by the State Regulations, the deleader must re-clean the entire unit and interior common areas. Dust wipe sampling is then repeated (the failed area plus an additional (2) wipes on surfaces not previously wiped as required by law).
- A **Letter of Reoccupancy** may be issued prior to completion of common interior and/or exterior deleading activities at this time. Reoccupancy may be granted for the unit only upon notification from the laboratory that all dust wipes has passed.
- A **Letter of Full Deleading Compliance** can be issued only upon completion of all interior and exterior deleading activities. The cost of the deleading is entered on the front of this letter and a copy should be attached to the owner's State Tax Schedule LP for the Lead Paint Tax Credit (up to \$1,500 per unit).
- A **Deleader's Invoice and Compliance Statement** provided by the deleader on their letterhead must be given to the inspector before a Letter of Full Deleading Compliance can be issued. This form states that all deleading work was done in compliance with current laws and regulations.
- A homeowner/owner's agent must fill out the designated section of the "**Deleader's Invoice and Compliance Statement**". If encapsulants were used, the "**Tape Test Documentation Form**", both provided by CLPPP with the Low-Risk/Moderate-Risk packet, and give to the Inspector at the reinspection.
- The cost for the average reinspection is generally **\$175.00** plus the cost of the dust wipe sample analysis.
- Laboratory fees are **\$25.00** per sample for next day service. Typically the minimum is 7 samples for a total cost of approximately **\$350.00**. Additional dust wipe samples may be required if the unit contains more than 7 room areas. Please note that dust wipes collected on Friday for Saturday Results will be \$30.
- Any additional site visits or return visits are generally **\$175.00** plus the cost of any additional dust samples taken.

Note: ALL PAYMENTS MUST BE RECEIVED FROM THE OWNER

State laws prohibit inspectors from accepting money from deleaders for any reason.

NOTICE TO TENANTS OF LEAD PAINT HAZARDS

Lead in violation of the Lead Law (Massachusetts General Laws, chapter 111, sections 189A-199B) and the state Department of Public Health's Regulations for Lead Poisoning Prevention and Control (105 Code of Massachusetts Regulations 460.000) have been found in apartment _____, in this building. Children exposed to lead hazards are at risk of becoming lead poisoned. This disease can affect all parts of a young child's developing body, and in particular, can seriously and permanently hurt the brain, kidneys and nervous system. Even at lower levels of exposure, lead can cause children to have learning and behavioral problems.

If you have a child six years of age or younger, it is important that they be regularly tested for lead poisoning, as the law requires. If your child has not been tested recently, you should ask your child's doctor or health care provider to test him or her. If you don't have a regular health care provider, you can call your local board of health, or the state Childhood Lead Poisoning Prevention Program (CLPPP), at 1-800-532-9571, to find out where you can get your child tested for lead for free. Lead poisoning can only be detected by such testing.

Since lead violations have been found in an apartment in this building, it is quite possible that your unit may have lead violations too. If you have a child six years of age or younger, you should ask the owner of your building about having your apartment inspected for lead paint. You can call your local board of health to check for lead (ask for a lead determination), or call CLPPP at 1-800-532-9571 for further advice. It is against state law for property owners to discriminate against tenants with children because of lead paint hazards in their apartment.

If deleading of apartment _____ will also include deleading of common hallways, staircases and porches of your building, you will get a written notice 10 days before any deleading will begin. While the deleading is being done, everyone must keep out of the areas being worked on. You have to use another way to go in and out of your building during this time. If your apartment is on the same floor and is in the work area as a common area in which deleading is being done, the person or persons doing the deleading work will protect your apartment too. They will be temporarily covering your doorway with thick plastic sheeting and taping it down with masking tape, so that fine lead dust can't be blown in, around, or under your door. If they have not properly covered areas to protect them from lead dust and debris from the deleading work, tell the owner of your building or call the state Department of Labor and Workforce Development (DLWD) at 1-800-425-0004 or CLPPP at 1-800-532-9571. If you don't have an alternative way of getting in and out of your building, talk to the owner of your building, or the person or people doing the deleading, and coordinate the work.

Check your windowsills and doorways for any visible dust after deleading. Lead dust can be cleaned up with paper towels and a mixture of regular household detergent and water. If you notice lead dust from deleading in your apartment, tell the person doing the deleading, and the owner of your building.

Deleading work that is done the right way should not result in lead contamination of your building. However, if you notice any lead paint dust or debris that has not been properly cleaned up at the end of the workday, inform the owner of your building immediately. You can also call DLWD at 1-800-425-0004 or CLPPP at 1-800-532-9571 or the local Health Department.

Tenant Lead Law Notification

What lead paint forms must owners of rental homes give to new tenants?

Before renting a home built before 1978, the property owner and the new tenant must sign two copies of this **Tenant Lead Law Notification** and **Tenant Certification Form**, and the property owner must give the tenant one of the signed copies to keep.

If any of the following forms exist for the unit, tenants must also be given a copy of them: lead inspection or risk assessment report, Letter of Compliance, or Letter of Interim Control.

This form is for compliance with both Massachusetts and federal lead notification requirements.

What is lead poisoning and who is at risk of becoming lead poisoned?

Lead poisoning is a disease. It is most dangerous for children under six years old. It can cause permanent harm to young children's brain, kidneys, nervous system and red blood cells. Even at low levels, lead in children's bodies can slow growth and cause learning and behavior problems. Young children are more easily and more seriously poisoned than others, but older children and adults can become lead poisoned too. Lead in the body of a pregnant woman can hurt her baby before birth and cause problems with the pregnancy. Adults who become lead poisoned can have problems having children, and can have high blood pressure, stomach problems, nerve problems, memory problems and muscle and joint pain.

How do children and adults become lead poisoned?

Lead is often found in paint on the inside and outside of homes built before 1978. The lead paint in these homes causes almost all lead poisoning in young children. The main way children get lead poisoning is from swallowing lead paint dust and chips. Lead is so harmful that even a small amount can poison a child. Lead paint under layers of nonleaded paint can still poison children, especially when it is disturbed, such as through normal wear and tear and home repair work.

Lead paint dust and chips in the home most often come from peeling or chipping lead painted surfaces; lead paint on moving parts of windows or on window parts that are rubbed by moving parts; lead paint on surfaces that get bumped or walked on, such as floors, porches, stairs, and woodwork; and lead paint on surfaces that stick out which a child may be able to mouth such as window sills. Most lead poisoning is caused by children's normal behavior of putting their hands or other things in their mouths. If their hands or these objects have touched lead dust, this may add lead to their bodies.

A child can also get lead from other sources, such as soil and water, but these rarely cause lead poisoning by themselves. Lead can be found in soil near old, lead-painted homes. If children play in bare, leaded soil, or eat vegetables or fruits grown in such soil, or if leaded soil is tracked into the home from outside and gets on children's hands or toys, lead may enter their bodies. Most adult lead poisoning is caused by adults breathing in or swallowing lead dust at work, or, if they live in older homes with lead paint, through home repairs.

How can you find out if someone is lead poisoned?

Most people who are lead poisoned do not have any special symptoms. The only way to find out if a child or adult is lead poisoned is to have his or her blood tested. Children in Massachusetts must be tested at least once a year from the time they are between nine months and one year old until they are four years old. Your doctor, other health care provider or Board of Health can do this. A lead poisoned child will need medical care. A home with lead paint must be delead for a lead poisoned child to get well.

What kinds of homes are more likely to have lead paint?

In 1978, the United States government banned lead from house paint. Lead paint can be found in all types of homes built before 1978: single-family and multi-family; homes in cities, suburbs or the countryside; private housing or state or federal public housing. The older the home, the more likely it is to have lead paint. The older the paint, the higher its lead content is likely to be.

Can regular home repairs cause lead poisoning?

There is a danger of lead poisoning any time painted surfaces inside or outside the home are scraped for repainting, or woodwork is stripped or removed, or windows or walls are removed. This is because lead paint is found in almost all Massachusetts homes built before 1978, and so many of Massachusetts' homes are old. Special care must be taken whenever home repair work is done. No one should use power sanders, open flame torches, or heat guns to remove lead paint, since these methods create a lot of lead dust and fumes.

Ask the owner of your home if a lead inspection has been done. The inspection report will tell you which surfaces have lead paint and need extra care in setting up for repair work, doing the repairs, and cleaning up afterwards.

Temporarily move your family (especially children and pregnant women) out of the home while home repair work is being done and cleaned up. If this is not possible, tape up plastic sheets to completely seal off the area where the work is going on. No one should do repair work in older homes without learning about safe ways to do the work to reduce the danger of lead dust. Hundreds of cases of childhood and adult lead poisoning happen each year from home repair work.

What can you do to prevent lead poisoning?

- Talk to your child's doctor about lead.
- Have your child tested for lead at least once a year until he/she is four years old.
- Ask the owner if your home has been deleaded or call the state Childhood Lead Poisoning Prevention Program (CLPPP) at 1-800-532-9571, or your local Board of Health.
- Tell the owner if you have a new baby, or if a new child under six years old lives with you.
- If your home was deleaded, but has peeling paint, tell and write the owner. If he/she does not respond, call CLPPP or your local Board of Health.
- Make sure only safe methods are used to paint or make repairs to your home, and to clean up afterwards.
- If your home has not been deleaded, you can do some things to temporarily reduce the chances of your child becoming lead poisoned. You can clean your home regularly with paper towels and any household detergent and warm water to wipe up dust and loose paint chips. Rub hard to get rid of more lead. When you are done, put the dirty paper towels in a plastic bag and throw them out. The areas to clean most often are window wells, sills, and floors. Wash your child's hands often (especially before eating or sleeping) and wash your child's toys, bottles and pacifiers often.
- Make sure your child eats foods with lots of calcium and iron, and avoid foods and snacks that are high in fat. If you think your soil may have lead in it, have it tested. Use a door mat to help prevent dirt from getting into your home.
- Cover bare leaded dirt by planting grass or bushes, and use mats, bark mulch or other ground covers under swings and slides. Plant gardens away from old homes, or in pots using new soil. Remember, the only way to permanently lower the risk of your child getting lead poisoned is to have your home deleaded if it contains lead paint.

How do you find out where lead paint hazards may be in a home?

The only way to know for sure is to have a lead inspection or risk assessment done. The lead inspector will test the surfaces of your home and give the landlord and you a written report that tells you where there is lead in amounts that are a hazard by state law.

For interim control, a temporary way to have your home made safe from lead hazards, a risk assessor does a lead inspection plus a risk assessment. During a risk assessment, the home is checked for the most serious lead hazards, which must be fixed right away. The risk assessor would give the landlord and you a written report of the areas with too much lead and the serious lead hazards.

Lead Inspectors and risk assessors have been trained, licensed by the Department of Public Health, and have experience using the state-approved methods for testing for lead paint. These methods are use of a sodium sulfide solution, a portable x-ray fluorescence machine or lab tests of paint samples.

You can get a list of licensed lead inspectors and risk assessors from CLPPP.

In Massachusetts, what must the owner of a home built before 1978 do if a child under six years old lives there?

An owner of a home in Massachusetts built before 1978 must have the home inspected for lead if a child under six years old lives there. If lead hazards are found, the home must be delead or brought under interim control. Only a licensed deleader may do high-risk deleading work, such as removing lead paint or repairing chipping and peeling lead paint.

You can get a list of licensed deleaders from the state Department of Labor and Workforce Development. Deleaders are trained to use safe methods to prepare to work, do the deleading, and clean up. The deleader, the owner or someone who works for the owner but is not a licensed deleader can do certain other deleading and interim control work. Owners and workers must have special training to perform the deleading tasks they may do.

After the work is done, the lead inspector or risk assessor checks the home. He or she may take dust samples to test for lead, to make sure the home has been properly cleaned up. If everything is fine, he or she gives the owner a Letter of Compliance or Letter of Interim Control. After getting one of these letters, the owner must take care of the home and make sure there is no peeling paint.

What is a Letter of Compliance?

It is a legal letter under state law that says either that there are no lead paint hazards or that the home has been delead. The letter is signed and dated by a licensed lead inspector.

What is a Letter of Interim Control?

It is a legal letter under state law that says work necessary to make the home temporarily safe from serious lead hazards has been done. The letter is signed and dated by a licensed risk assessor. It is good for one year, but can be renewed for another year. The owner must fully delead the home and get a Letter of Compliance before the end of the second year.

Where can I learn more about lead poisoning?

Massachusetts Department of Public Health Childhood Lead Poisoning Prevention Program (CLPPP)
(For more copies of this form, as well as a full range of information on lead poisoning prevention, tenants' rights responsibilities under the MA Lead Law, how to clean lead dust and chips, healthy foods to protect your children, financial help for owners, safe deleading and renovation work, and soil testing.) 617-565-3420

Your local lead poisoning prevention program or your local Board of Health

U.S. Consumer Product Safety Commission
(Information about lead in consumer products)
1-800-638-2772

U.S. Environmental Protection Agency, Region I
(Information about federal laws on lead)
1-800-532-9571

Massachusetts Department of Labor and Workforce Development
(List of licensed deleaders)
617-969-7177, 1-800-425-0004

National Lead Information Center
(General lead poisoning information)
1-800-LEAD-FYI

DELEADING ?

Grants & Loans for Property Owners

Massachusetts has many financing programs available that could help you pay for deleading your home or investment property. Call the programs listed in this brochure for more information on the grant and loan programs available. More detailed brochures are available from The Department of Public Health Childhood Lead Poisoning Prevention Program at: 1-800-532-9571.

THE MASSACHUSETTS DELEADING TAX CREDIT

After you have your home delead, an inspector will issue you a letter certifying compliance with the Lead Law. You are now eligible for up to **\$1,500** per housing unit. This credit may be applied against your state tax liability for up to seven years after deleading. For further information call the Massachusetts Department of Revenue at: 1-800-392-6089.

STATEWIDE PROGRAMS

Call the State Lead Program at 1-800-532-9571 (toll free) for the **Deleading Assistance Packet** which includes detailed brochures and lists participating communities and lenders.

Get the Lead Out offers 0% interest loans (deferred payment) to delead owner occupied homes and 3% loans to delead investor-owned homes. Only 1-4 family homes are eligible. For a detailed brochure listing GET THE LEAD OUT agents call the Massachusetts Housing Finance Agency (MHFA) at 617-854-1000 ext.1020.

The Home Improvement Loan Program (HILP) offers low interest loans to delead owner-occupied 1-4 family homes. Loans range from a minimum of \$10,000 to a maximum \$50,000 per home. For a detailed brochure listing HILP agents call the MHFA at 617-854-1000 ext. 1020.

The Lead Abatement Loan Guaranty Program helps investor-owners of multi-family homes secure private financing to delead. This is accomplished by providing loan guaranties to banks. For a detailed brochure call the Massachusetts Housing Partnership Fund at 617-338-7868.

HUD 203(K) Program helps current homeowners and investor owners refinance their mortgages to pay for deleading costs. Prospective buyers can finance deleading costs through a single loan that would include their new mortgage. Only 1-4 family homes are eligible. A minimum \$5,000 in repairs must be performed. For a list of participating lenders call the Department of Housing and Urban Development at 617-565-7450.

LOCAL PROGRAMS

Call your city/town hall and ask for your local office of Community Development, Rehabilitation, or Planning. They may offer help with deleading through the following programs.

- Community Development Block Grant Program
- Home Improvement Program
- HOME Investment partnership Program

Call local Banks and find out if you can finance deleading through:

- Deleading Assistance Programs
- Home Equity Loans
- Home Improvement Loans
- Mortgage Refinancing

ADDITIONAL GRANT AND LOAN PROGRAMS

Homeowners and investors may be eligible for the grant/loan programs sponsored by the United States Department of Housing and Urban Development and the Massachusetts Executive office of Communities and Development Low 0% interest loans, and grants are available to eligible owners of properties in the areas listed below. Some cities and towns only offer financing to delead properties within select neighborhoods. Call the agency nearest you for details.

IMPORTANT: If your town/area is not listed below, call the other statewide and local programs listed on previous page.

EASTERN MASSACHUSETTS

Boston	Contact	Phone #
ESAC	Myrna Weiner	617-524-4820
Dorchester Bay EDC	Karla Jackson	617-825-4200
Urban Edge Housing Corp	Eva Osorio	617-989-9300 (X316)
Lead Safe Boston	Sandra Duran	617-635-0190
Dudley St Neighborhood Initiative	Nicole Flynt	617- 442-9670 (X18)
Codman Square CDC	Roland Fonseca	617-825-4224 (X124)
Nuestra Comunidad HOC	Cheryl Cassell	617-989-9900
Cambridge	Community Development	617-349-4600
Chelsea	Planning & Community Development	781-889-8235
Lawrence	Community Development	978-794-5891
Lowell	Planning & Development	978-970-4278
Lowell	Community Teamwork, Inc	978-459-0551
Haverhill	Community Development- Mary Zarba	978-374-2347
Malden	Redevelopment Authority	781-397-1940
Peabody	Peabody Community Development	978-978-5775
Somerville	City of Somerville	617-625-6600 (X2568)

All of Massachusetts

Neighborhood Housing Services of the South Shore	Melissa Klezmer	617-770-2227 (X24)
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Southeastern Massachusetts

Self Help, Inc. Abington, Brockton, Bridgewater, Middleborough, New Bedford, Fall River, Rockland & Taunton	Janet Reid	508-588-0447 (X242)
Weymouth John Parnaby	Planning & Community Development	781-335-2000
Plymouth, Kingston Nancy Curtin	S. Shore Housing Development Corp	781-422-4200
Fall River Robert Landry	Fall River Affordable Housing Corp	508-677-2220
Taunton Mary Ellen Rochette	Pro-Home, Inc	508-821-1092
New Bedford .Lori Moring	Housing & Neighborhood Dev. Corp	508-979-1500

Central Massachusetts

Fitchburg	Twin Cities CDC	978-342-9561
Framingham	Town of Framingham	508-620-4852
Worcester County	Rural Housing Improvement, Inc	978-630-6600
Worcester	Planning & Community Development	508-799-1400

Western Massachusetts

Chicopee	Housing Allowance Project, Inc	413-785-1251
Holyoke	Community Development	413-594-4711 (X5)
Springfield	Community Development	413-534-2230
Westfield	Redevelopment Authority	413-787-6500
	Community Development	413-572-6246

Chicopee, Holyoke, Springfield and Westfield can also call the Department of Public Health (see below).

Massachusetts Department of Public Health at 1-800-532-9571

Interim Control of Lead Paint Hazards:

A New Option for Property Owners

The Massachusetts Lead Law requires homes and apartments built before 1978 that contain lead hazards to be delead or brought under interim control when a child under the age of six lives there.

The information provided here will help you decide if the interim control option is the best choice for you.

What are Interim Controls?

Interim controls are temporary measures that property owners can take to correct urgent lead hazards, especially peeling or chipping lead paint and lead dust.

The purpose of interim control is to give property owners up to two years before they have to delead a home or apartment unit and come into full compliance with the Lead Law.

What conditions must be met to get a Letter of Interim Control?

In addition to the repair of peeling and chipping lead paint and the clean up of lead dust, other work may be necessary. Such as:

- Making window wells smooth and easy to clean.
- Making windows work properly
- Fixing water leaks or other damage that makes lead paint peel or chip.
- Deleading badly deteriorated lead-painted surfaces in order to make them safe.

Who can make any necessary repairs?

Licensed deleaders must make some repairs, but property owners and their agents may make other repairs for interim control.

- Licensed deleaders must do all the deleading that is not low-risk or moderate-risk: make intact large areas that exceed demittimus standards of peeling or chipping paint
- Property owners and their agents may do certain low-risk and moderate-risk deleading work as well as any structural repairs or cleaning up of lead dust that may be necessary.
- Contact the Childhood Lead Poisoning Prevention Program (CLPPP) for information on educational requirements before attempting to do any low-risk or moderate-risk deleading work.

How do I get a Letter of Interim Control?

Property owners should contact a licensed risk assessor, a special lead inspector, who will perform a risk assessment on the property and decide what work, if any, needs to be done.

After all necessary repairs have been made and the home or apartment are cleaned, a risk assessor will return to take dust samples and to confirm visually that the required work and cleaning have been carried out. Once dust sample results show safe levels of lead dust, the risk assessor will issue a letter of interim control.

For a list of licensed risk assessors, contact CLPPP at (800) 532-9571

How Long Can Interim Control Last?

A Letter of Interim Control is good for one year from the date it is issued. The property owner can have the home reinspected before the end of the year. If all conditions are met, the home can be recertified for an additional year.

If the risk assessor finds the home is not in good condition, the home must be repaired before the risk assessor can approve the work and renew the letter for the second year.

No home can be under interim control longer than two years from the date of the original Letter of Interim Control, even if the home has been sold in the meantime.

The home must be fully delead by the end of the second year.

What Liability Do I Have?

A property owner is not strictly liable under the Lead Law for damages suffered by a poisoned child while a Letter of Interim Control is in effect. However, the property owner still has a legal responsibility to maintain the property.

What Obligations Do I Have Once I Get a Letter of Interim Control?

Property owners are responsible for making sure a home or apartment remains lead safe. They should periodically inspect the property to ensure that there is no peeling or chipping paint, that all interim control repairs remain in place, and that no new structural problems have developed.

Tenants in homes or apartments under interim control are given a CLPPP tenants brochure, which includes postcards to inform property owners if repairs are necessary. Property owners should respond quickly and carry out the repairs safely and completely within 14 days. If they don't, a state or local Board of Health risk assessor will check the property.

Is Financial Help Available?

An owner can take as a credit on state income taxes one-half of the cost (up to \$500) of any deleading work done to achieve interim control that also meets the requirements of full deleading compliance. There is a tax credit of \$1500, as well as grants and loans, for full compliance.

For more information:

**Childhood Lead Poisoning Prevention Program
Massachusetts Department of Public Health
5 Randolph Street (Donovan Building)
Canton, MA 02021
(800) 532-9571**

Deciding Whether to Encapsulate

What are Encapsulants?

- Encapsulants are coatings applied in liquid form, with or without a fiber mat for reinforcement, and are made to be long lasting barriers over lead paint.
- Encapsulants are for interior use only.

How Do I Meet the Lead Law Requirements Using Encapsulants?

- The Massachusetts Lead Law requires a property owner get a Letter of Full Deleading Compliance or a Letter of Interim Control any time a child under the age of six lives in a unit built before 1978.
- The use of properly applied encapsulants products with the D/L Laboratories, Inc. seal of approval can satisfy Massachusetts requirements for lead paint abatement and containment, qualifying the property owner for a tax credit of up to \$1500.
- Before any encapsulants work can be done, a licensed lead inspector or a risk assessor must determine those surfaces in the unit that are candidates for encapsulation. Further surface testing and preparation is also critical.
- Licensed Deleading Contractors, property owners and their agents may apply encapsulants. Before owners and their agents can encapsulate, they must first review educational materials provided by the Childhood Lead Poisoning Prevention Program (CLPPP) and send back a self-corrected exam to CLPPP. Only those products listed on the register may be used.

How Do I Find Out Which Encapsulants Are Approved in Massachusetts?

- Approved encapsulant products have an official seal of approval on the label of each container that states, "D/L Laboratories Certified Encapsulant conforming to the requirements of the Commonwealth of Massachusetts Department of Public Health No.____."
- CLPPP issues a Register of Approved Encapsulants. Consult the Register for a list of encapsulant product names.
- To be on the Register, an encapsulant must meet strict safety and performance standards. An independent laboratory tests and approves each product on the Register.

How Do Encapsulants Work?

- Encapsulants cover lead paint so that the lead paint so that the lead paint cannot be touched or produce dangerous dust.
- Encapsulants are best used on sound surfaces with intact paint.
- Encapsulants cannot be used on:
 - Surfaces which are walked on
 - Surfaces which rub together
 - Surfaces which are badly deteriorated.

What Are the Advantages of Using Encapsulants?

- Use of encapsulants may be less costly, more timesaving, and safer for workers than some other methods of correcting lead hazards.
- Residents do not have to be relocated out of the unit if dust-generating activities are not necessary. Application of encapsulants by airless sprayers only requires residents to be out of their unit for the workday. During brush or roller application, occupants only need to stay out of the work area.
- Owners and their agents can apply encapsulants themselves, provided that they obtain the education material from CLPPP and initial surface testing is done by a licensed lead inspector.
- Encapsulation produces less leaded debris for disposal.
- By using encapsulants, owners may be able to keep woodwork rather than replacing it.

What Are the Disadvantages of Using Encapsulants?

- The use of encapsulants for lead paint is relatively new. There is a limited field of information on long-term use of these products. Long-term warranties are available, however.
- Encapsulants cannot be used on surfaces that experience abrasion or repeated impact. Thorough surface testing and preparation is critical for encapsulation to be successful.
- As with any coating, water from roof leaks or broken pipes may affect the integrity of the encapsulants over the long term.

How Do I Maintain Applied Encapsulants?

- Encapsulated surfaces require periodic visual inspection and may need repair or maintenance from time to time.
- For more information on care and maintenance refer to CLPPP's *Care and Maintenance of Encapsulated Surfaces* brochure and specific product information.

Are There Other Methods to Control Lead Paint?

Yes. Lead paint can be controlled in three other ways:

1. Covering with rigid or semi-rigid materials
2. Replacing the architectural element containing lead paint.
3. Removing all the lead paint from the surface.

For more information and to obtain required materials, contact:

Department of Public Health
Childhood Lead Poisoning Prevention Program

1-800-532-9571

HOMEOWNER/AGENT LOW-RISK DELEADING **(INCLUDING ENCAPSULATION)**

1. An initial lead inspection report must be completed by a licensed lead inspector before any low risk deleading is performed. This includes encapsulation.
2. Owner/Agent gets a Low-risk Deleading Information Package from DHP, Childhood Lead Paint Poisoning Prevention Program (CLPPP). Call 1 (800) 532-9571.
3. Owner/Agent reads information, takes the test included in the booklet and mails it to CLPPP along with the application form. If the Owner Agent is planning to apply encapsulants it is suggested you first call Terry Griffin at CLPPP.
4. Low-Risk Deleading of any type cannot be performed before an Owner/Agent takes the test and mails it in. Upon receipt by CLPPP of test, an authorization number will be issued to the Owner/Agent by CLPPP. This number will define if the Low-Risk work being performed will include Encapsulation.
5. A 10 day deleading notification form must be mailed in by the Owner/Agent prior to beginning any work.
6. Owner/Agent performs X-Cut and Patch Testing for areas to be encapsulated, as described in literature from CLPPP. Owner/Agent must document this testing on the "Tape/Patch Test Documentation Form".
7. A deleader must perform all dust generating preparation work for areas to be encapsulated. Tenants must move out while any dust generating work is being done. Owner/Agent can perform non-dust generating surface preparation (cleaning and deglossing of surfaces and non-dust generating low-risk deleading.)
8. Before encapsulants can be applied, a reinspection must be performed on any work that was done by a deleader, and for surfaces which have had non-dust generating preparations performed by the owner/agent and are to be encapsulated by the owner/agent.
9. Owner/Agent can encapsulate and finish non-dust generating low-risk deleading
10. Owner/Agent must produce the "Documentation of Authorized Owner/Agent Low-Risk Abatement and Containment" form which specifies the work that was done in compliance with the lead law, and that they took the required training and were issued authorization to perform Low-Risk Deleading activities. It also details the work that was performed and the property address where it was performed.

Note: If the owner uses a vinyl siding contractor who plans to cover loose, chipping and/or peeling paint with Tyvek or similar wrap, the vinyl siding contractor must take the training specified above or be a licensed Deleading Contractor or an authorized lead-safe renovator. Application of vinyl siding only, without the Tyvek wrap must be performed by a licensed Deleading Contractor.

HOMEOWNER/AGENT MODERATE-RISK DELEADING

A SUMMARY FOR CLPPP AND GRANTEES

CLPPP's regulations for moderate-risk deleading took effect **February 4, 2000**. These regulations allow people to perform deleading work (previously restricted to licensed deleaders) after taking a course and passing an exam required by CLPPP.

The purpose of these regulations is to lower the costs of deleading, with the ultimate goal of having more children's homes being made lead safe.

What type of work may now be done by those trained to do moderate-risk deleading?

- **Removing:** Windows, woodwork and any residential surface, with the exception of ceilings and walls.
- **Making Intact (repairing and repainting-not scraping down to bare wood):** small amounts of deteriorated lead paint.
 - A small amount being defined as no more than 288 square inches (2 square feet) total area per interior room, hallway or common area. No more than 1440 square inches (10 square feet) total area on exterior surfaces.

Who will be able to do moderate-risk work?

- **Property owners and their agents:** Before beginning any deleading work, they must complete the course required by CLPPP and pass a CLPPP exam. Owners and agents who pass will receive a certificate from CLPPP as proof they are authorized to do this work.
- **Lead-safe renovators:** Contractors must complete the training required by the Department of Labor and Workforce Development (DLWD), pass the exam and become licensed.

What will the owner/agent moderate-risk training entail?

- The course will be one-day long (approximately 8 hours)
- It will cover safety procedures, cleanup and what is required to meet the Lead Law and Regulation requirements
- Carpentry skills will not be covered in the course. Owners and agents considering doing moderate-risk deleading work should have such skills.
- The course will be made as widely available as possible across the state.
- It will be put on by private groups and organizations approved by CLPPP.
- The cost will vary depending on the training provider. CLPPP will have no control over the cost of courses.
- People will be able to perform moderate-risk deleading as soon as the regulations take effect AND the one-day course becomes available. CLPPP expects the course for owners and agents to be available in March, 2000.

To find out more about moderate-risk courses being offered in your area,
Please call CLPPP at **(800) 532-9571**

Moderate Risk Training Providers

Private providers generally charge \$150.00 - \$200.00 for the eight-hour course.

Course schedules vary depending on demand. Some providers offer courses at least twice a month, including night and weekend trainings.

The course dates provided are tentative and should be confirmed with the individual training providers.

Training Provider	Course Information
ACLIN, Inc. 9 Hawthorne Rd. Wilbraham, MA 01095 (413) 596-5110	Contact for schedule and location.
ATC Associates Contact: Greg Morsch 73 William Frank Drive West Springfield, MA 01089 (413) 525-1198 And 600 West Cummings Park, Fifth Floor Woburn, MA 01801 E-mail: lavallee81@atc-enviro.com	Course schedule TBA.
Boston Childhood Lead Poisoning Prevention Program 1010 Mass. Ave, 2 nd Floor Boston, MA 02118 (617) 534-5965 Website: www.bphc.org	Priority for these trainings will be given to owners under an Order to Correct Violations. Students should own property in the city of Boston; however, some exceptions can be made. Contact Jose Diaz for further information.
Emerald Lead Testing 411 Belmont Ave. Springfield, MA 01108 (413) 736-5323	Contact for schedule and location.
Environmental Lead Inspectors, Inc. 120 Lenox Road Richmond, MA 01254 (800) 526-1514 Contact: John Set	Trainings will be held on Fridays only in the Richmond office with a minimum of 2 and a maximum of 4 participants. Environmental Lead Inspectors is willing to travel on-site in western Massachusetts and conduct a hands-on instruction if a full lead inspection has been completed.
Home Free Lead Services 430 Hawthorne St. New Bedford, MA 02740 (508) 994-9153	Trainings will normally be offered the first Saturday of each month. Please contact for further information.
Institute for Environmental Education 16 Upton Dr. Wilmington, MA 01887 (978) 658-5272 (800) 823-6239 Fax (978) 658-5435 Email: ecrowell@ieetrains.com	Call For Schedule. Website: www.ieetrains.com

<p>J & M Inspection Services 44 Chapel St. Chicopee, MA 01020 (413) 535-5002</p>	<p>Classes are held monthly. Please contact for schedule and location.</p>
<p>The Lead Lab P.O. Box 430 Belmont, MA 02478 (617) 489-5409 Website: www.theleadlab.baweb.com</p>	<p>Contact for schedule and location. Courses may be sponsored by the MA Rental Housing Association.</p>
<p>Mary Chabot 69 Pond Street Webster, MA 01570 (508) 847-0654 E-mail: Mary.Chabot@NEMoves.com</p>	<p>Classes offered Thursdays and Saturdays. Small class size or individual instruction. Can schedule additional classes on short notice, tailored to your timeframe needs and availability. Discounts offered for additional students.</p>
<p>Mary Dillon 6 Linden Street Onset, MA 02558 (508) 273-0226</p>	<p>Contact for schedule and location.</p>
<p>Montachusett Opportunity Council, Inc. 66 Day Street Fitchburg, MA 01420 (978) 342-7025 E-mail: mocenergy@yahoo.com</p>	<p>MOC plans on offering training on every 3rd Saturday. Contact for schedule and location.</p>
<p>M3 Enterprises 34 Welby Road New Bedford , MA 02745 Contact: Dre McCray 617-669-4477 Email: dremccray@aol.com</p>	<p>Classes will be offered every other week in the New Bedford office. Please call, or email, Dre McCray for scheduling.</p>
<p>Upper Cape Cod Regional Technical School 220 Sandwich Rd. Bourne, MA 02532 (508) 759-7711 ext. 211 Website: www.uppercapetech.com</p>	<p>Contact for schedule and location.</p>
<p>Worcester Community Action Council, Inc 484 Main St. 2nd Floor Worcester, MA 01608-1810 (508) 754-1176 x 116 Website: ww.wcac.net Click "Energy Conservation Program" Click "Training"</p>	<p>The Moderate Risk Deleading course will be offered on two separate days each month: one weekday and one Saturday, from 9:00 AM to 5:00 PM. Only one course is required. See "Energy Conservation Program"/"Training" @ www.wcac.net for expanded course description. Please contact Joe Nierodzinski at the number provided for a schedule of training dates.</p>

RENOVATING YOUR HOME SAFELY

Reducing Lead Hazards

Lead Paint Danger

Buildings constructed before 1978 may contain lead paint. Renovations or repair work on these buildings can create lead dust, fumes, and debris. This may cause lead poisoning in children in children and adults.

Children under the age of six are at the highest risk for lead poisoning. In young children, too much lead in the body can cause serious harm to the brain, kidneys, nervous system and red blood cells. Even small amounts of lead can cause learning and behavioral problems. Lead can also harm a child before birth.

High lead levels in adults can cause health problems including high blood pressure, headaches, memory and concentration problems, kidney damage, mood changes, sleep problems and muscle or joint pain.

Protection from lead poisoning during renovation work

People who are not doing the work should not be in the dwelling unit. Children and pregnant or nursing women especially, should not go into the work area until after it has been properly cleaned. Keep pets out of the work area, too.

If you hire other people to do the renovation work, they should understand that this work can cause lead poisoning. They should agree to protect your family or tenants from lead poisoning by following the tips in this brochure and cleaning properly after the work is done.

Renovating and deleading; the differences you should know

Renovation: Renovation is work done to repair, improve, remodel, or do other work on the premises. This work is NOT done to achieve compliance with the Lead Law.

Deleading: Deleading is work done to remove or cover surfaces or other material known, suspected or assumed to contain dangerous levels of lead. The purpose of this deleading work, in whole or in part, is done to achieve compliance with the LEAD Law.

Safety Guidelines

You should be concerned about lead paint hazards if you will be disturbing lead painted surfaces. Work that disturbs lead paint includes removing lead paint, sanding, patching, scraping, or tearing down walls. It also includes removing or replacing windows, baseboards, doors, plumbing fixtures, heating and ventilation ducts, or electrical systems. Assume that all paint is lead paint unless you know that it does not contain lead. Federal and state laws require contractors and employees (or anyone else doing the work) to follow these safety guidelines.

- No one less than 18 years of age can do work that disturbs lead paint.
- Wear a respirator which is NIOSH/MSHA approved and equipped with a HEPA cartridge. (the cartridges are usually purple and say HEPA or VEPA on them) A paper mask will not protect you against lead dust or fumes.
- Wear safety goggles and gloves.
- Do not eat, drink, chew gum/tobacco or smoke in the work area.

Tips for Interior Work

1. Work in one room at a time. Seal it off from the rest of the house with plastic sheeting. Close doors/windows and tape heavy plastic around them. Tape heavy plastic over heating ducts, vents and grates, and shut down ventilation systems.
2. Protect all food appliances, utensils, furniture, personal items, bedding, drapes, toys, and clothing from dust. Remove them from the work area, or cover/bag them in heavy plastic and seal tightly
3. Cover carpets with heavy plastic and seal the edges with tape.
4. Place a damp floor mat outside the door to the work area to wipe dust from the bottom of shoes.
5. Do not walk in and out of the work area often. Have everything you need before you start working

Tips for Exterior Work

- Tape a drop cloth or tarp to the base of the building and hold it down with something heavy. It should extend far enough out from the building to catch all falling debris.
- Cover vegetable gardens, outdoor furniture, and play areas with tarps or drop cloths. This will prevent lead from getting into soil.
- Move or cover sandboxes, play equipment, and outdoor furniture.
- Close windows (including storms), doors and vents so dust cannot enter the home. Cover them with plastic and seal the edges with tape if they are not airtight.
- Remove work clothes and shoes before entering the home.
- Do not work on windy days to prevent paint chips and debris from spreading onto other areas.
- Keep children and pets away from the work area.
- Avoid the use of power sanders
- Contact your local board of health for the local regulations you should be following.

Additional Safety Tips

- Do the work while the home is vacant.
- Wet-mist painted areas with a spray bottle or hose before working on them to reduce dust.
- Wash hands before eating, drinking or smoking.

Work Site Clean-up Tips

- Completely clean work areas at the end of each day. Repeat the full clean up 24 hours after all the work has been done. This gives the dust time to settle.
- Wet wash all surfaces with Tri-sodium Phosphate(TSP) or an automatic dishwasher detergent high in phosphate. Most hardware stores sell TSP.
- Vacuum floors and other surfaces with a HEPA filtered vacuum only. Do not use household vacuums as they will spread lead dust into the air. To find out where you can rent a HEPA vacuum, call 1-800-532-9571.
- Clean all tools and equipment with TSP or vacuum them with the HEPA vacuum before taking them out of the work area.
- Collect all debris at the end of each day. Double bag it in heavy duty plastic bags and throw it out with the regular trash. Store it safely until it can be disposed (contact the Department of Environmental Protection for more information; 617-292-5838).

Personal Clean-up Tips

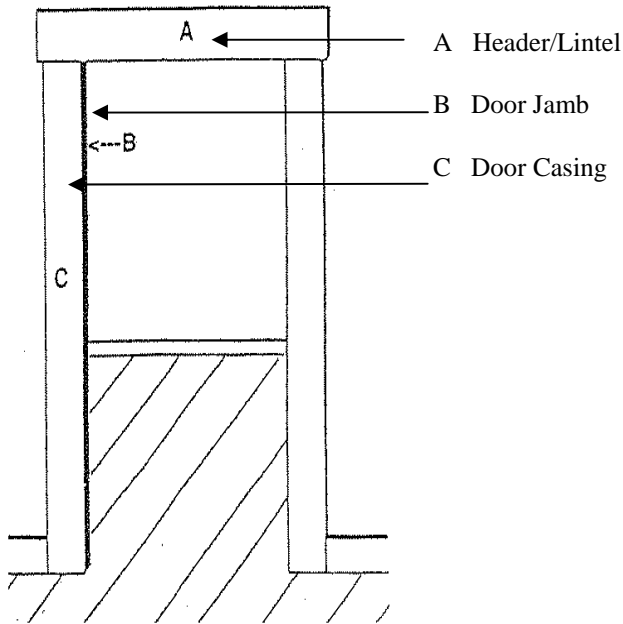
- Change your work clothes and shoes before you leave the work site.
- Shower and wash your hair as soon as possible after you are done working
- Wash your work clothes separately from other clothes

Do NOT Use These Methods:

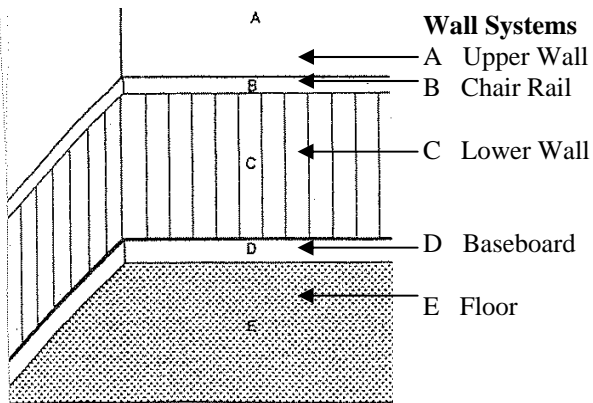
- Torch or flame burning
- Abrasive blasting
- Power sanders
- Potassium or sodium hydroxide solutions or Methylene chloride

Building Components

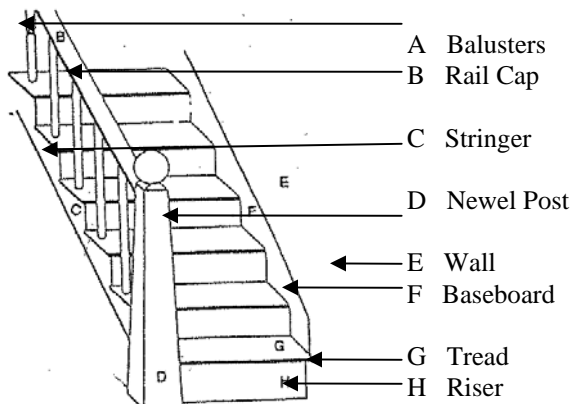
Door Systems



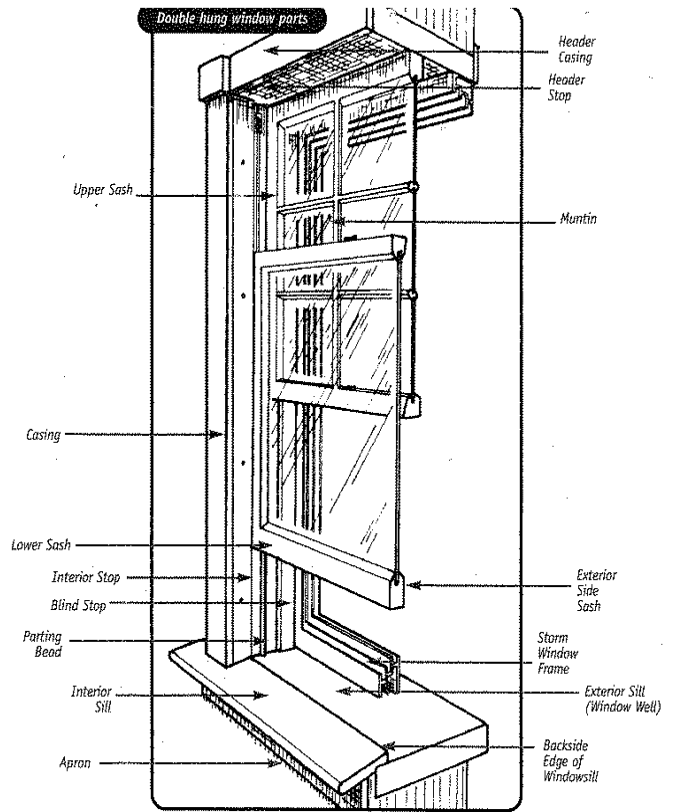
Wall Systems



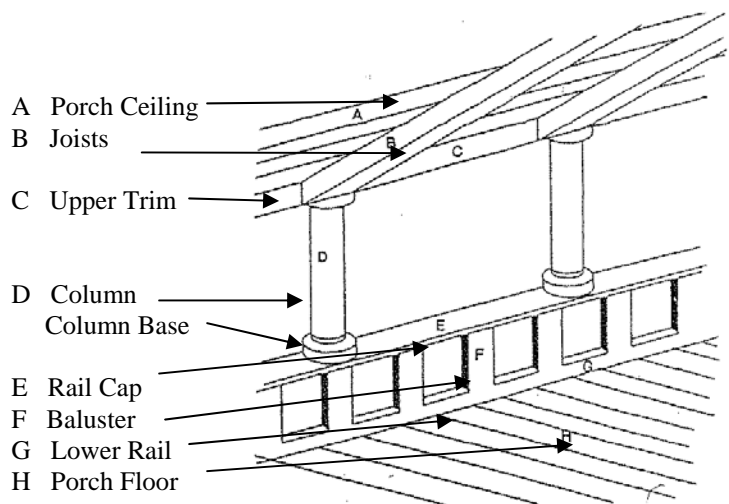
Staircase Components



Window Systems



Porch Components



Massachusetts Department of Public Health Childhood Lead Poisoning Prevention Program

Who should do the testing?

Only inspectors licensed by the Massachusetts Department of Public Health (DPH) are authorized to conduct lead inspections or determinations (spot checks). To obtain a license, inspectors must undergo extensive classroom and field training. Licensed painters and contractors or certified home inspectors are not necessarily licensed to perform lead paint inspections. You should always ask specifically if the person is a lead inspector and ask to see a picture identification with their license number and expiration date. You can call the Childhood Lead poisoning Prevention Program (CLPPP) at (800) 532-9571 to check on the validity of an inspector's license.

How do I select an inspector?

Once you verify that the inspector is currently licensed, you should check at least three references. When getting price estimates, ask if they include the re-inspection and cost of dust wipe sample laboratory analysis. A re-inspection takes place only after deleading occurs. (Note) The Childhood Lead Poisoning Prevention Program (CLPPP) monitors private inspectors and responds to complaints.

What is the difference between a Lead Determination and a Lead Inspection?

During a Lead Determination (spot check) a lead inspector tests as many surfaces as you request. This test simply lets you know whether or not lead paint is present in your home. Lead determinations may take less than an hour to complete and cost approximately \$125. Lead Determinations are also done free of charge by the Local Boards of Health for tenants with children under the age of six years. Board of Health Inspectors test a minimum of five and up to as many as 20 surfaces in a residential unit.

During a Lead Inspection, the inspector will test painted, varnished and stained surfaces inside the dwelling unit. The inspector must also test relevant common interior and exterior areas including fences, garages and sheds within the lot line. Comprehensive inspections typically last two to four hours and may cost approximately \$200 and up depending on the size of the property tested.

What are the methods of lead paint testing?

Chemical Test

Sodium Sulfide is dropped on a small nick in the surface being tested to determine the presence of lead. A gray to black color reaction indicates the presence of a dangerous level of lead.

X-Ray Fluorescence Analyzer

The X-Ray Fluorescence analyzer is a portable lead detection device that uses X-rays on a surface to measure the amount of lead in all layers of coating on the surface. This method of testing is non invasive in that it does not disturb the surface tested. A reading of greater than 1.0 mg/cm² indicates a dangerous level of lead.

Laboratory Testing

Paint chip samples, usually about 2 square inches, are sent to a laboratory for analysis. It is important for samples to contain all levels of paint down to the substrate.

What will I receive from the inspector?

If the inspector finds violations, they are required to give both the owner and the occupant:

1. A complete copy of the lead inspection report
2. Information about your legal rights and responsibilities.
3. Information about ways to reduce a child's exposure to lead.

If no lead violations are found, the inspector will issue a Letter of Initial Compliance to the owner and the tenant.

Deleading: How Do You Know It's Being Done Right?

Who should delead your home or apartment?

Lead abatement contractors must be licensed by The Department of Labor Workforce Development (DLWD) in order to remove, cover or replace leaded surfaces. The deleading contractor's license is different from a painting or general contractor's license and is also distinct from a lead inspector's license. You should always ask for a contractor's license number and picture identification. Licenses are renewed annually so be sure the contractor's license is current. To receive a current listing of all deleading contractors or to check the validity of a particular contractor's license, call DLWD at (617) 727-1932, (617) 727-1933 or (800) 425-0004.

How do I select an abatement contractor?

Getting several proposals for a range of abatement options from several contractors is critical to making an informed decision. Once you narrow down your prospective contractors and verify they are currently licensed through DLWD, you should check at least three references for each individual. Please note: lead abatement contractors are required to carry worker's compensation insurance if they have employees. There is no requirement for them to carry liability or errors and omissions insurance, to be licensed. If it is important to you to know if the contractor you are hiring carries more than the required coverage, ASK!

How do I prepare for deleading?

You are responsible for packing all your belongings away to avoid contamination from dust. Pay special attention to kitchen items, personal items (toothbrushes, clothing, linens, children's toys, etc). Packing these items in heavy duty plastic and moving them out of the work area is very important (attic or basement). Large items such as furniture should be moved to the center of the room so the contractor can cover them with plastic.

What are the Lead Abatement Contractor's responsibilities?

First, the contractor is responsible for notifying tenants in writing at least 10 days before work is to begin. The contractor is responsible for insuring that your home is not contaminated with lead dust as a result of the work performed. Work areas must be sealed off with plastic, floors and doors must also be covered and sealed. All furniture and other items left in rooms must be covered with heavy plastic (at least 6 mils thick) and sealed to the floor with tape. Contractors are also required to wear protective clothing and respirators. This is important, if they are not interested in protecting their own health, they may not care about protecting yours.

No one, especially children and including pets are allowed in the house or apartment while lead paint is being disturbed in any way. This includes coming back at night. Alternative housing arrangements must be made for the time it takes to correct interior hazards. Bring what you need because you can not return until the inspector has given permission for reoccupancy.

Lead abatement contractors are required to complete a final clean up using a special vacuum cleaner (HEPA filtered) and detergents high in phosphates and a repeat of a final HEPA vacuuming. Once the final clean up is completed, the inspector must visually inspect the home, take the dust samples for analysis and receive results that pass. Only then will it be safe for you to return.

How much does removal of lead based paint cost?

The cost of removal depends greatly on how much lead is present, where it is located, and what abatement method the homeowner chooses. For example the cost of replacing lead painted windows can account for 50% of total costs for deleading. In 1993, the Department of Revenue estimated the average 5-room apartment costs \$3,500 to delead. Today, (2001), those costs range from \$5,000-\$7,000.

Other Sources of Lead Besides Lead Paint

The main source of lead exposure for children is lead paint, but lead can be found in other items like water and soil. Less common sources of lead exposure include ceramic dishes, brass containers, foreign/antique tea kettles (like samovars), stained glass, large batteries, bullets, fishing sinkers, and folk medicines/cosmetics (like kohl) from other countries.

Lead in Water

Lead gets into water from lead pipes, lead solder, and some brass faucets. You cannot see, taste, or smell lead in the water. Boiling will not reduce the amount of lead in your water. You can have your water tested to find out if it has lead in it.

Take these steps to reduce the lead exposure from water:

- Run Your Water - Let your water run until it is cold if it has been unused for more than six hours. Run each faucet before using it. Fill a bottle for drinking water after running the tap and put it in the refrigerator.
- Use Cold Water for Cooking and Drinking - Hot water may have more lead in it. If you need hot water, heat up cold water in a pan. Never use hot water or foreign/antique tea kettles for making infant formula.

If your water has lead in it, you can also take these steps:

- Use Bottled Water - Make sure the label says it is free from lead:
- Use a Water Filter - Make sure it says it removes lead from the water.
- Replace Your Lead Pipes - A plumber can tell if the pipes or solder are lead.

To have your water tested for lead, call the Massachusetts Department of Public Health at 617-983-6654 or, call the Massachusetts Department of Environmental Protection at 617-292-5534.

Lead in Soil

Lead in soil is often found near old painted buildings. It is also found near roads and in vacant lots where a building once stood. You can have your soil tested to find out if it has lead in it.

Take these steps to reduce the lead exposure from soil:

- Plant Grass or Bushes - Plant them around your house, where children play, and over bare soil (use tough grass like fescue). Cover dirt under swings and slides with mats, bark mulch, or other ground covers.
- Change Play Area Locations - Move play areas away from old buildings and roads. Build a new sandbox and fill it with clean sand.
- Use a Door Mat - This helps prevent dirt from getting into your home.
- Plant Gardens Away From Roads and Old Buildings - Before eating vegetables, wash or peel them. Or, grow vegetables in pots using new soil.

If your soil has a high lead level, you can also take these steps:

- Keep Children Away - Build a fence or barrier around that area.
- Cover or Replace the Soil - Cover with clean topsoil, or remove and replace top 3 to 6 inches of soil with clean topsoil or other covering.

To have your soil tested, call the University of Massachusetts at Amherst at 413-545-2311

For more information, contact: Childhood Lead Poisoning Prevention Program at 1-800-532-9571 or your local Lead Poisoning Prevention Program

This information is provided by the Childhood Lead Poisoning Prevention Program within the Department of Public Health.

A Cleaning Guide for Temporarily Reducing Lead Hazards

1. Use the Proper Cleaner

- TSP (found in most hardware stores)
- Automatic dishwasher detergents high in phosphate (like Cascade and Sunlight)
- Cleaners made just for cleaning lead

2. Put on Gloves

If you don't have plastic gloves, wash your hands when you are done cleaning.

3. Pick Up All Paint Chips First

Window areas often have lots of paint chips. Seal chips in a plastic bag and throw away. **Do not vacuum!**

4. Follow the Directions on the Cleaner Box

If you are using dishwasher detergent, add one-half cup of detergent to one bucket of warm water.



5. Use Paper Towels

Don't use dish cloths or sponges to clean.

6. Keep Wash Water Clean

Use a new paper towel to clean each area. Never put dirty towels into the wash water. Put the used towels in a plastic bag and throw in the trash.

7. Pour Wash Water Down the Toilet

Avoid pouring it down the sink.

8. Rinse After Cleaning

Use clean water and towels for rinsing each area.

9. Throw Away Used Gloves and Paper Towels

Seal them in a plastic bag and put them in the trash.

NOTE: A spray bottle may be used instead of a bucket to hold the cleaning solution.

Important! Do not vacuum lead hazards. That could spread the lead dust into the air and into your vacuum cleaner.

Massachusetts Department of Public Health • Childhood Lead Poisoning Prevention Program

A Cleaning Guide for Temporarily Reducing Lead Hazards

Lead Poisoning and Your Child's Health

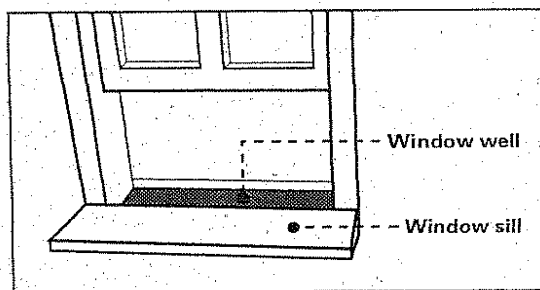
Lead based paint is the most frequent source of childhood lead poisoning. When old paint cracks or peels it can create lead paint chips and lead dust. Children may become poisoned by swallowing lead paint chips, breathing in lead dust, or putting dirty fingers into their mouths. Lead poisoning can slow your child's development as well as cause learning and behavioral problems. Children under the age of six are at the greatest risk.

Cleaning Lead Hazards

You may **temporarily** reduce your child's risk of lead poisoning by using certain cleaners. Only use cleaners high in phosphate or those made just for cleaning lead. **All cleaners should be kept away from children.**

Clean These Areas Often:

- Window wells and sills (opening and closing windows may create dust and chips)
- Lead painted surfaces
- Floors



Keep Children Safe

Cleaning is only a **temporary** way to reduce lead hazards. To **permanently** reduce the risk of lead poisoning, the home should be delead. The **property owner** is responsible for bringing the home into full compliance with the Lead Law or under interim controls.

For more information, contact:

Your local lead program, or

Massachusetts Department of Public Health
Childhood Lead Poisoning Prevention Program

617-983-6900 or 800-532-9571 (toll free)

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