

Lead-Safe Work Practices

Three Steps to Lead-Safe Renovation

Step 1: Seal off the work area so dust will not escape

Step 2: Minimize dust creation

Step 3: Clean up ALL dust and paint chips

LEAD-SAFE PRACTICES: These practices will minimize lead dust during repair and renovation projects and prevent it from spreading beyond the work area:

- Mist surfaces with water before and during scraping and sanding.
- Mist before drilling and cutting, or use foam, such as shaving cream, to keep dust down.
- Score paint before separating components to prevent paint from chipping when a paint seal is broken.
- Use a heat gun set below 1100°.
- Pry and pull apart components and pull nails instead of pounding out components or nails.
- If you must use power sanding or grinding tools, attach them to a HEPA-filtered vacuum attachment.

DO

UNSAFE PRACTICES: These practices are very dangerous around lead paint and are forbidden under Indiana law:

- Don't use open-flame burning or torching.
- Don't use machine sanding, grinding, abrasive blasting or sandblasting without a HEPA vacuum attachment.
- Don't use a heat gun that operates above 1100°F or chars the paint.
- Don't conduct dry scraping, except with a heat gun or within one foot of an electrical outlet.
- Don't conduct dry sanding, except within one foot of an electrical outlet.
- Don't strip paint with a volatile stripper unless the space is ventilated by outside air. Methylene chloride paint strippers are not recommended.
- Don't leave visible paint chips or debris on the soil, pavement or ground outside a building for more than 48 hours after the work is complete.

DON'T

For more information about lead-safe practices, visit www.ikecoalition.org or www.in.gov/isdh/19155.htm



Improving
Kids' 
Environment

Lead Poisoning Prevention: A Guide for Property Owners and Managers in Indiana

If you own or manage a rental property built before 1978, your building may have lead-based paint, and you have certain responsibilities under federal and state law.

Under Indiana law, if your rental property is built before 1960, you must:

- Presume that paint is lead-based paint
- Prohibit dangerous practices that create lead dust
- Clean up visible paint chips or painted debris within 48 hours after work is complete



Federal rules require you to:

- Provide tenants a copy of any reports about lead paint or lead hazards, before they sign or renew a lease
- Provide tenants a pre-renovation notice before maintenance staff or contractors disturb more than 2 square feet of paint
- Follow HUD's special work practices and training requirements if you receive HUD funding, such as Section 8

Facts About Lead

What causes lead poisoning? Lead paint could cause lead poisoning if it is peeling, chipping or creating lead dust. Children exposed to lead can have problems learning, paying attention, and controlling violent behavior. Lead can even lower a child's IQ score.

How can I tell if a person is lead poisoned? Only a blood test will tell you. Since lead leaves the blood over time, you cannot easily tell whether a person was lead poisoned in the past.

Why focus on children six or younger? Children under seven are the most at risk because lead in blood can enter their brain and permanently damage it. A pregnant woman also can pass lead to her unborn child.



How many children are lead poisoned in Indiana? State officials estimate 13,000 Indiana children are lead poisoned or at risk of lead poisoning. Nationally, 1 in 100 children is lead poisoned. Lead poisoning can affect any child who spends time in a home or childcare built before 1978.

Who should be tested? All children living or playing in property built before 1978 should be tested. All children eligible for Medicaid must be tested at 12 months and 24 months.

What causes lead poisoning? The most common causes are lead paint dust, lead paint chips, and lead in soil. Children can take in lead dust or contaminated soil found on their toys, blankets, clothes or hands. The dust may be invisible, but only a tiny amount can be enough to poison a child.



Where do you find lead-based paint and dust? Lead paint was prohibited in residential property after 1978, but it remains in many older homes. Lead paint on the outside of a home may contaminate the soil

below. Inside a home, windows and doors are the most likely places to find dust from lead-based paint.

How can I know if my home has lead paint? The only way to know for sure is to have it checked by a risk assessor or inspector licensed by the Indiana State Department of Health.

When is lead-based paint a hazard?

If intact, lead-based paint may not be a hazard. When paint chips, peels or creates dust, it becomes dangerous. It is often better to keep the paint in place and maintain it until you do a major renovation, and then use lead-safe work practices.

Landlord Responsibilities

Under federal law, you must inform renters of the presence (or potential presence) of lead-based paint before they sign or renew a lease. If your property was built before 1978, you must provide tenants with EPA's [Protect Your Family](#) pamphlet and include the following in their leases:

- Lead Warning Statement
- Description of known lead-based paint or lead hazards in home or a statement of no knowledge.
- Any additional information concerning known lead-based paint or lead hazards.
- List of reports or records provided to buyer or tenant. If no records available, state that fact.
- Statement that tenant received the information.
- Signatures by all parties certifying accuracy of their required statements.

You can be fined \$11,000 for each violation. The tenant could collect treble damages and attorney and expert witness fees if they show you didn't follow disclosure rules.

What happens if a tenant's child becomes lead poisoned?

- State rules require the local health department to immediately investigate to find the source of the lead and require it to be corrected. HUD-funded properties face similar federal requirements.
- If lead hazards are found, they may also be a violation of state law, which requires that a landlord deliver rental premises in a safe, clean, and habitable condition that complies with applicable health and housing codes.
- If you are ordered remove lead hazards, the work must be done by licensed abatement contractors.

Renovating Your Property

Federal law says that all renovation and repair contractors and your maintenance staff who disrupt more than six square feet of lead paint, replace windows or do any demolition, are required to become Lead-Safe Certified.

- Contractors and employees must be trained to perform lead-safe work practices.
- They must use lead-safe methods to set up and perform the job.
- Contractors must provide tenants with a copy of U.S. EPA's [Renovate Right](#) pamphlet before beginning work.

For More Information:

- Indiana State Department of Health: www.in.gov/isdh/19124.htm or 800-433-0746.
- Improving Kids' Environment: www.ikecoalition.org or 317-253-1312
- www.leadfreekids.org