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**LEAD-BASED PAINT POLICY**

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**I. GENERAL POLICY**

A. It is the policy of the Housing Authority of the City of Los Angeles (HACLA) to comply with all applicable federal, state and city legislation and regulations pertaining to the hazards of lead-based paint. Such laws and requirements include but is not limited to the following:

1. Federal:

- 29 CFR 1910 - General Industry Standard
- 29 CFR 1926.62 - Lead Construction Standard
- 29 CFR 1926.103 - Respiratory protection; Training, Certification, and Work Practice Requirements
- 40 CFR 745 – Lead-based paint poisoning prevention in certain residential structures
- HUD: Department of Housing and Urban Development - TITLE X
- HUD: Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing

2. State and Local:

- Title 8, Article 2.5, Sections 341.6-341.14, Registration Lead-Related Work
- Title 8, Section 1532.1, Cal/OSHA Construction Safety Orders, Lead
- Title 8, Section 5216, General Industry Safety Orders, Lead Regulations
- Title 17, Division 1, Chapter 8, Accreditation, Certification, and Work Practices for Lead-Based Paint and Lead Hazards
- Title 11, Health and Safety, Chapter 11.28, Lead Hazards

B. This policy covers residential housing owned and managed by HACLA located in the City of Los Angeles. This policy addresses the following issues as they relate to lead-based paint:

- Resident notification
- Inspections
- Children with elevated blood lead levels (EBLL)
- Remediation
- Record keeping

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- C. The policy focuses on low income housing built before 1978 and, in particular, multi-family buildings where children under six-years of age are expected to reside.
- D. The reason for this policy is to prevent exposure to lead-based paint hazards by low income families and employees who work in residential housing built prior to 1978. Subsequent federal, state and local legislation required owners of residential properties to implement notification, monitoring and remediation practices with regard to lead-based paint.
- E. Consistent with this legislation, the fundamental purpose of this policy is to ensure that:
  - 1. Residents, employees, and contractors are aware of potential hazards from lead-based paint.
  - 2. Lead-based paint and lead-based paint hazards are identified, monitored and/or remediated, as necessary.
  - 3. Workers or contractors use lead-safe work practices.

**II. ENVIRONMENTAL SERVICES**

The Environmental Services Division of the HACLA is responsible for the maintenance of this policy, recordkeeping, and for responding to questions and concerns related to lead-based paint.

**III. RESIDENT NOTIFICATION**

- A. Residents living in HACLA-owned properties built prior to 1978 shall be given written notification of known lead-based paints and known lead-based paint hazards for the property to which they will be residing as part of the leasing process and when the hazards are identified post lease signing.
- B. HACLA will also obtain a signed receipt of these lead-based paint notifications from the Resident at the time of leasing.
- C. Residents will also receive a copy of the Environmental Protection Agency's (EPA) "*Protect Your Family From Lead In Your Home*" booklet.

**IV. CONTRACTOR NOTIFICATION**

Contractors working in HACLA owned properties shall provide written notification of known lead-based paints and lead-based paint hazards for properties built prior

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to 1978. HACLA will also obtain a signed receipt of these lead-based paint notifications from the contractor prior to work starting.

**V. INSPECTIONS**

- A. Properties built prior to 1978 shall be visually inspected annually for defective paint surfaces and potential lead-based paint hazards.
- B. Vacant units will also be visually inspected prior to renovation activities. Remediation of defective paints are to be corrected by trained, and if needed, certified personnel.
- C. Lead-based paint inspections and/or assessments can be requested by a HACLA property by using the "Request for Hazardous Materials Assessment Form" and submitted to Environmental Services.

**VI. ELEVATED BLOOD LEAD LEVELS**

- A. Within 15-days of HACLA being notified of a child under the age of six years of age residing in a HACLA unit has an elevated blood level (EBLL), HACLA will test in and around the unit for potential sources of the child's lead exposure.
- B. Any hazards from lead-based paint, dust, or soil that are identified will be controlled within 30 days.
- C. All work will be provided by an Inspector/Assessor certified by the California Department of Public Health (CDPH). HACLA will also report the case to the Department of Housing and Urban Development (HUD) in order for the Department to ensure that follow-up is completed on time.

**VII. REMEDIATION**

Lead-based paint stabilization and/or abatement shall be performed by trained certified HACLA personal or a certified Remediation Contractor. Environmental consultants will be used during abatement activities to monitor work practices and to conduct lead clearances prior to the removal of containment and prior to re-occupancy of the work area.

**VIII. RECORD KEEPING**

A copy of all reports pertaining to lead-based paint shall be kept with Environmental Services for record keeping. Copies can be requested by a HACLA

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property by submitting a completed “*Request for Hazardous Materials Assessment Form*”.