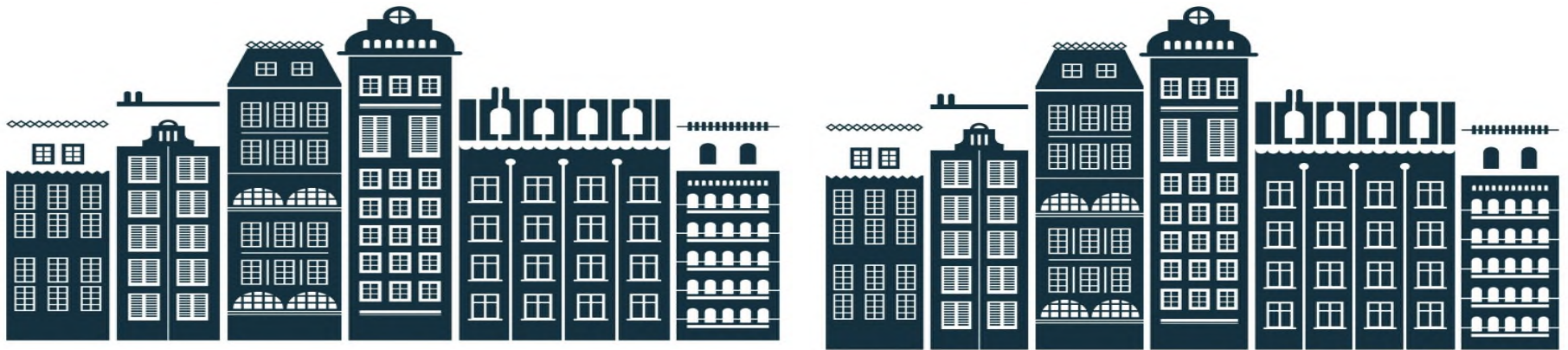


U.S. Department of Housing and Urban Development (HUD)
Office of Lead Hazard Control and Healthy Homes (OLHCHH)

2019 Program Manager School

GETTING THE WORK DONE LHC I
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Minneapolis, MN

The Work

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- ✓ Complete the Tier II (APPENDIX A)
- ✓ Conduct the Inspection/Risk Assessment (LIRA)
- ✓ Prepare the Work Specifications
- ✓ Place the job out for bid/bid acceptance/ issue the Proceed Order (verify contractors have all required certifications and licensing, including RRP)



LIRA

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- ✓ Lead Paint Inspection: surface-by-surface investigation to determine the presence of lead-based paint.
- ✓ Risk Assessment: on-site investigation to determine the presence, type, severity, and location of lead-based paint hazards (including lead hazards in paint, dust, and soil) and provides suggested lead hazard control and/or abatement options.
- ✓ LIRA is valid for one year



Who Can Conduct a LIRA?

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- ✓ Only EPA/State certified Risk Assessor can prepare a Risk Assessment.
- ✓ Lead Paint Inspection can be conducted by a certified Inspector and a certified Risk Assessor.
- ✓ Inspector is limited to paint testing only.
- ✓ Risk Assessment can only be conducted by a certified Risk Assessor.

Note: Generally, most inspectors will obtain both disciplines



Component Testing

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- ✓ Test all painted surfaces.
- ✓ Typical component types:
ceiling, walls, a door and casing, window sash, window casings, and any other distinct surface, such as: baseboards, crown molding, and chair rails.
- ✓ Lead present in unpainted ceramic tiles and porcelain bathtubs does not contain lead-based paint and not eligible for inclusion.



Scope of Work

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- ✓ Outline the project goals, deliverables, tasks, costs and deadlines.
- ✓ Addressee lead paint hazards identified in the LIRA
- ✓ Determine treatment methods, i.e. abatement, interim controls or a combination.
- ✓ Scope of work must correlate to the LIRA
- ✓ Whatever is placed in the scope of work is what the contractor will be held responsible for – must be thorough.
- ✓ Be specific – document number of components (i.e. 5 doors), measurement (i.e. sq. ft.), location (i.e. bedroom) and treatment (i.e. paint stabilization/replacement).
- ✓ Scope of Work should include the “How” work is to be completed.



Characteristic	Interim Controls	Abatement*
Likely duration of control measure	Short Term Measure	Permanent measure (at least 20 years)
Ongoing monitoring	Necessary in all situations	Limited depending upon action taken
Federal standards for lead hazard control work	HUD Standards may apply to work done in some federally assisted housing	Yes, EPA standards will require that certain work practices be met
Cost	Typically less initial cost than abatement, but greater ongoing monitoring costs	Typically greater initial costs than interim controls, but fewer follow-up costs

***unable to assist more families.**

Contractor Pool

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- ✓ Maintain an adequate list of certified contractors.
- ✓ Confirm contracting firms, supervisors and workers maintain all required certifications and licensing.
- ✓ Lead Abatement firm, supervisor and worker certification required for OLHCHH projects.
- ✓ EPA Renovation, Repair and Painting (RRP) firm and contractor certification is ALSO required.



Occupant Protection Plan

40 CFR 745.227 & 24 CFR 35.1345)

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- ✓ REQUIRED for abatement
- ✓ Unique to each project
- ✓ Describe the measures and management procedures that will be taken during the abatement to protect the occupants from exposure to any lead-based hazards.
- ✓ Developed prior to abatement in consultation with occupant
- ✓ Developed by Certified Lead Supervisor or Project Designer



Temporary Relocation

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- When should occupants be temporary relocated?
- ✓ the lead hazard reduction and the final cleanup of the work area and adjacent areas cannot be accomplished in one 8 hour working day; and
 - ✓ the areas available for occupancy do not provide sufficient bathroom, kitchen and sleeping facilities and entry egress pathways to meet the needs of the occupants; and
 - ✓ during high dust generating lead activities.



Bidding the Work

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- ✓ Determine bidding process (i.e. lowest responsive bid, round robin, fixed price, blanket purchase order, etc.)
- ✓ Provide contractors with scope of work and LIRA.
- ✓ GTR approval for over cost projects (Lead -\$20,000; HH \$5,000).
- ✓ Contract for work should be with contractor, grantee and owner.
- ✓ Issue Proceed Order with project completion date (10 days).
- ✓ Retain all submitted competitive bids in the case file.



High Cost Units

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- ✓ Lead Hazard Control Projects over \$20,000 require GTR approval before signing contracts for work.
- ✓ Healthy Homes Projects over \$5,000 require GTR approval before signing contracts for work.
- ✓ Submit requests in HHGMS.

NOTE: Failure to get approval could result in a finding from Office of the Inspector General (OIG).

