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Preface

The U.S. Department of Housing and Urban Development’s (HUD’s) Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (the “Guidelines”) provide detailed, comprehensive technical information on how to identify lead-based paint and related hazards in housing, and how to control such hazards safely and efficiently. The purpose of this document is to help property owners, government agencies, and private contractors sharply reduce childhood exposure to lead without unnecessarily increasing the cost of housing.

The Guidelines are issued pursuant to Section 1017 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, which is often referred to as Title X (“title ten”) because it was enacted as Title X of the Housing and Community Development Act of 1992 (Public Law 102–550). The Guidelines are based on the concepts, definitions, and requirements set forth by Congress in Title X.

Section 1017 requires the HUD Secretary to issue “guidelines for the conduct of federally supported work involving risk assessments, inspections, interim controls, and abatement of lead-based paint hazards” (emphasis added, see 42 U.S.C. 4852c). Therefore, the primary purpose of this document is to provide guidance to people involved in identifying and controlling lead-based paint hazards posed by paint, dust, and soil in housing that is associated with the Federal Government. The Guidelines may also be useful to individuals in housing that has no connection with the Federal government, as well as day-care centers and public buildings that exhibit conditions similar to those in residential structures.

This second edition of the Guidelines replaces the edition that was issued by HUD under the auspices of the Office of Healthy Homes and Lead Hazard Control (OHHLHC) in 1995. This edition of the Guidelines is applicable to lead hazard evaluation and control in all federally associated housing.

The Guidelines are consistent with the OHHLHC vision to “lead the nation to a future where homes are both affordable and designed, constructed, rehabilitated, and maintained in a manner that supports the health and safety of occupants,” and its mission to “reduce health and safety hazards in housing in a comprehensive and cost-effective manner, with a particular focus on protecting the health of children and other sensitive populations in low-income households.

The Guidelines complement regulations and other directives and guidelines that have been issued by HUD, the U.S. Environmental Protection Agency, the Occupational Safety and Health Administration, Consumer Product Safety Commission, National Park Service, and the Centers for Disease Control and Prevention. Other Federal agencies, as well as some State and local governments, have also issued regulations and other directives pertaining to housing under their jurisdiction. Regulations generally specify minimum requirements for: what must be done and when; training and, if applicable, certification for those conducting the work; and certain basic standards for how work must be done. The Guidelines generally provide more detailed information than regulations on how activities related to lead-based paint should be carried out and why certain measures are recommended.

While compliance with Guidelines is not required by law, a Federal, State, or local statute, regulation, legal agreement or other document may require that the Guidelines, or certain parts, be followed. Where the Guidelines differ from a more stringent or protective Federal, State or local regulation, the more stringent regulation must be followed.

Readers should be aware that lead hazard control is a rapidly changing field; new products, methods, procedures, and standards are introduced frequently. Therefore, the Guidelines will be further updated as research and experience provide new information, as technology advances, and as Federal regulations are revised.
Similarly, while the website addresses in this edition of the Guidelines were verified shortly before publication, some of them will change over time, and additional websites of interest will be created. If a particular site is no longer valid or is outdated, a higher-level page may be checked (e.g., starting a search at www.abcdefg.gov, when www.abcdefg.gov/hijkl is invalid or no longer useful), or a web search engine looking for the term(s) of interest may be tried.

HUD welcomes comments and suggestions on ways to improve these Guidelines. Please send written comments to:

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The introductory chapter explains further the legislative basis for the Guidelines, the intended readership, and the relationship of the Guidelines to Federal regulations. The chapter also includes a brief summary of the problem of childhood lead poisoning, an explanation of the basic concepts that underlie the methods and procedures set forth in the Guidelines, and a description of how the document is structured.
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