

**U.S. Department of Housing
and Urban Development**

Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing

**Office of Healthy Homes
and Lead Hazard Control
Second Edition, July 2012**



HEALTHYHOMES
Healthy Families | Healthy Children



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First Edition Contributors:

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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:

Director, Office of Healthy Homes and Lead Hazard Control

U.S. Department of Housing and Urban Development

451 Seventh Street SW, Room 8236

Washington, DC 20410-3000

Lead.Regulations@HUD.gov

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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