

North Carolina's Lead-Based Paint Preventative Maintenance Program

A guide for owners and managers of pre-1978 rental property

In 1997 The North Carolina General Assembly adopted the Childhood Lead Exposure Control Act establishing a new lead-based paint Preventative Maintenance Program. The Preventative Maintenance program is designed to reduce childhood lead exposure in older rental housing. Participation in the program is voluntary and owners of residential rental property built before 1978 are eligible and encouraged to participate.

Why should I participate in the Preventative Maintenance Program?

- Participants receive liability relief from potential lead poisoning litigation
- You may market your property as having a state issued certificate of compliance with the Preventative Maintenance Program
- Protect children from exposure to lead-based paint hazards

How do I Participate?

- On an annual basis, visually inspect the condition of pre-1978 residential rental property, and if needed:
 - Repair and repaint areas of deteriorated paint inside the dwelling and correct the cause of deterioration;
 - Adjust doors and windows to minimize friction that may create lead dust;
 - Use specialized cleaning methods inside the unit to remove lead dust;
 - Make interior surfaces smooth and easy to clean by recoating deteriorated hardwood floors; replacing or recovering worn-out linoleum floors; repairing and repainting inside window sills and capping the window troughs with vinyl or aluminum.
- For pre-1950's single-family and duplex units, also repair and repaint exterior deteriorated surfaces and correct the cause of deterioration. Areas of bare soil within three feet of the building foundation must also be covered with grass or mulch.
- Provide occupants with the following information:
 - The EPA pamphlet "Protect your Family from Lead in Your Home" and this pamphlet;
 - Summaries of any lead inspection reports
- Encourage your property maintenance staff to attend a lead-safe maintenance class.
- Verify compliance with the preventive maintenance standard each year by having a certified inspector conduct an inspection and submit a written report to the NC Department of Environment and Natural Resources.

What is the benefit of attending a lead-safe maintenance class?

Participants learn how to do “specialized cleaning” to remove lead dust, how to use lead-safe work practices, and about the causes and effects of lead poisoning.

What is specialized cleaning?

Specialized cleaning includes procedures effective in removing lead-contaminated dust. Typically, this involves cleaning with a vacuum which uses a high-efficiency (HEPA) filter to trap extremely small particles (too small to be trapped by a conventional vacuum) and washing horizontal surfaces such as floors, window sills and troughs using an all-purpose detergent. More information about specialized cleaning and a demonstration are provided in the training class.

What are safe work practices?

Safe work practices minimize lead paint hazards generated from work that disturbs paint. These work methods, such as wetting surfaces painted with lead-based paint before cutting or scraping, are demonstrated in lead-safe maintenance classes.

What is a Certificate of Compliance?

Property owners who have completed lead-safe maintenance activities may apply to the state Division of Environmental Health for a certificate of compliance. To obtain a certificate, the property owner or managing agent must provide the following information.

- a signed statement from the occupants (if any), saying they received information about lead paint hazards.
- a written report of the inspection conducted by a certified lead inspector or risk assessor; and
- the laboratory analysis of lead dust samples.

For more information about the Preventative Maintenance Program, please contact the:

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