

MOBILE HOUSING BOARD

HUD LEAD BASED PAINT INSTRUCTIONS

1. If the unit was built prior to January 1, 1978, there are special lead based paint requirements. If that portion of the request for tenancy approval (RFTA) form is left blank by the owner, housing choice voucher program (HCVP) will not accept it. If the RFTA states the unit was built before 1978.
2. If there is no child under age 6 covered by the proposed lease, there is no special lead based paint requirement.
3. If the unit was built before 1978 and there is a child under the age of 6 but HCVP and the landlord has not been notified by the family in writing of an EBL (elevated blood level) above 20 UG/DL for a single test or 15-19 UG/DL in two consecutive tests several months apart, and defective paint (cracking, scaling, chipping, peeling or loose) is noted by the HCVP Inspector:
****Deteriorated painted surfaces must be treated to remove the deteriorated paint on all chewable surfaces, common areas and component areas.**
Chewable surfaces means an interior or exterior surface painted with lead based paint that a young child can mouth or chew. A chewable surface is the same as an accessible surface as defined in 42 U.S.C. 4851b (2). Hard metal substrates and other materials that cannot be dented by the bite of a young child are not considered chewable.
Common areas mean a portion of a residential property that is available for use by occupants of more than one dwelling unit. Such areas may include, but are not limited to: hallways, stairways, laundry and recreational rooms, playgrounds, community centers, on-site day care facilities, garages and boundary fences.
Component means an architectural element of a dwelling unit or common area identified by type and location, such as a bedroom wall, an interior window sill, a baseboard in a living room, a kitchen floor, an interior window sill in a bathroom, a porch floor, stair treads in a common stairwell, or an exterior wall. ****treatment procedure in part 5A & 5B below****
4. If the unit was built prior to 1978 and HCVP and the landlord have been notified, in writing, that a family has a child under age 6 with an EBL above 20 UG/DL for a single test or 15-19 UG/DL in two consecutive tests several months apart – then prior to initial lease or at annual renewal:
****in addition to the above treatment of defective paint: all interior and exterior protruding paint surfaces, (corners, window sills and frames, doors and frames, other protruding woodwork) must be treated regardless of the condition of the paint on those protruding surfaces.**
5. Treatment will consist of one or both of the following:
 - A. Child under age 6 with no report of EBL: deteriorated surfaces will be replaced, covered (with wallboard or fiberglass cloth) or the paint removed by scraping, heat treatment (with infrared or coil type heat guns only) or chemicals. Machine sanding or propane torches are not permitted and washing and repainting without removal is inadequate. The Mobile County Health Department can provide more information on proper treatment.
 - B. With child under age 6 and confirmed EBL above 20 UG/DL, Ex.: (1) defective surfaces as in 5A above; (2) chewable surfaces regardless of condition: (a) removal of all paint on all protruding chewable surfaces.
6. Correction must be completed within 30 calendar days of the MHB notification to the owner. Covering or removal must be completed prior to initial lease or lease renewal but repainting may be delayed during adverse weather with written permission, and within a reasonable time period, as determined by MHB. The owner shall take appropriate action to protect tenants from hazards associated with the above procedures.