United States
Environmental Protection
Agency (EPA)

Prevention, Pesticides
and Toxic Substances
(7404)

EPA 747-F-01-002
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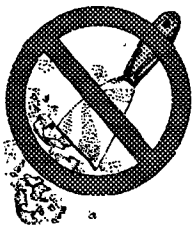
(http://www.epa.gov/lead)

EPA FACT SHEET

Identifying Lead Hazards in Residential Properties

EPA has developed standards to help property owners, lead paint professionals and government agencies identify lead hazards in residential paint, dust, and soil. These hazards may be paint chips, lead in household dust, child-accessible or mouthable painted surfaces, friction surfaces of windows and doors, and lead in residential soil. The Agency has released this fact sheet to summarize new standards and recommendations to better address lead hazards in and around homes. The complete text of the final rule is available through the National Lead Information Center or EPA's Web Site (see ***For More Information****).*



LEAD PAINT HAZARD STANDARDS

WHAT MAKES LEAD PAINT A HAZARD:

- *The lead paint is deteriorating.* As the paint breaks down, it releases paint chips and lead dust that can contaminate the home and be easily ingested by young children through hand-to-mouth activity.

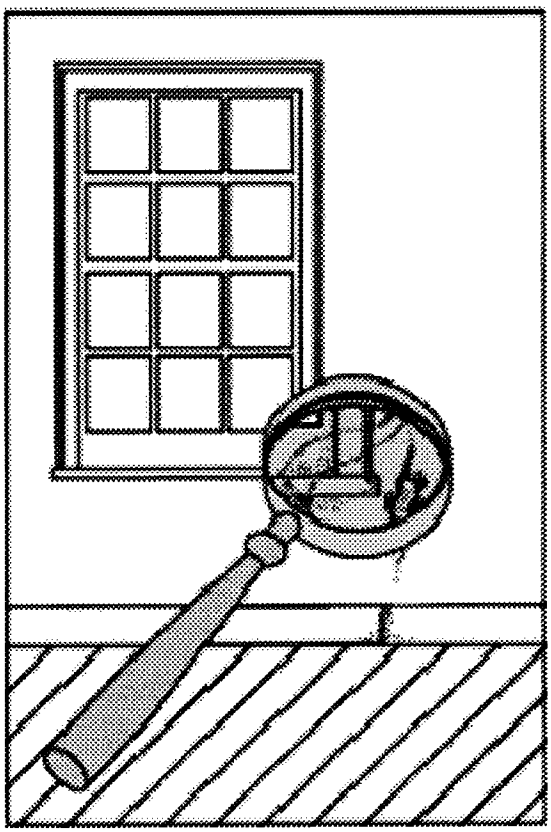
This deteriorated lead paint may be inside residential buildings or child-occupied facilities or on the exterior of any residential building or child-occupied facility.

- *The lead paint is on friction or impact surfaces.* Impact to surfaces like door frames or stairs can damage the paint and release lead. Also, the paint on friction surfaces like windows, stairs, and floors can break down during normal use and release lead.

- *The lead paint is on child-accessible surfaces that show evidence of teeth marks.* Be aware of lead paint on surfaces such as window sills, railings, and stair edges that are at child height and have been or may be chewed on or mouthed by a child.

All testing for, and identification of, lead hazards should be completed per EPA regulations.

Lead paint is usually not a hazard if the paint:
- is in good condition, and
- is not on an impact or friction surface (like a window, door or stair).



LEAD DUST HAZARD STANDARDS

The following two standards have been set for lead hazards in dust:

* 40 micrograms per square foot ($\mu g/ft^2$) for floors (including carpeted floors)

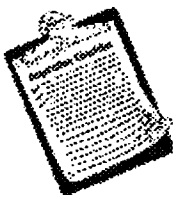
* 250 $\mu g/ft^2$ for interior window sills

LEAD SOIL HAZARD STANDARDS

The following two standards have been set for lead hazards in soil:

* 400 parts per million (ppm) in play areas of bare residential soil

* 1,200 ppm (average) in bare soil in the remainder of the yard



LEAD ABATEMENT CLEARANCE REQUIREMENTS

Following lead abatement, dust cleanup activities must be repeated until testing indicates that lead dust levels are below the following:

* 40 $\mu g/ft^2$ for floors (including carpeted floors);

* 250 $\mu g/ft^2$ for interior window sills; and

* 400 $\mu g/ft^2$ for window troughs.

THIS REGULATION AFFECTS...

The standards established in this regulation apply to most pre-1978 housing and child-occupied facilities (pre-1978 non-residential properties where children under the age of six spend a significant amount of time such as daycare centers and kindergartens).

Anyone who must comply with other Title X regulations, whether issued by EPA, HUD or by a State under an authorized program, may be affected by this regulation. The following list identifies some of the groups potentially affected by these standards:

- Residential and child-occupied property owners, and owners receiving federal housing assistance
- Lead paint professionals
- Training providers
- Federal agencies
- Parents

WHAT HAPPENS IF A LEAD HAZARD IS IDENTIFIED?

Property owners **are** required to notify occupants if they are aware of lead, whether or not it is identified as a hazard. However, this regulation does not require anyone to identify lead hazards, or that any specific action be taken if a lead hazard is identified. Please refer to the **Protect Your Family** brochure available through the National Lead Information Center for further information on disclosure of lead hazards to residents.

Owners and other decision-makers should actively seek to reduce or prevent children's exposure to lead in paint, dust, or soil that equals or exceeds these hazard levels. The **Protect Your Family** brochure provides some of these options.

State, local or tribal governments may have different standards or requirements. EPA recommends you contact them before beginning any work with lead paint.

FOR MORE INFORMATION, CONTACT:

* The National Lead Information Center at **1-800-424-LEAD (5323)**

* EPA's web site at **www.epa.gov/lead**