

LEAD PAINT Q&A

What happens if your property does not pass a visual inspection or dust wipe clearance? If your property does not pass either a visual inspection or dust wipe clearance, you must repair the property by an RRP so it passes clearance before the tenant can move into the unit.

What happens when lead-based paint is disturbed during renovation, repair or painting activities? Jobs such as demolition, window replacement, opening up walls, etc., can release accumulated lead dust into the home. Even after a typical renovation cleanup, dangerous levels of lead dust can still remain.

What is a dangerous amount of Lead in a child's bloodstream? There is no safe blood level of lead. However, a level of 5 micrograms per deciliter (mcg/dL) is used to indicate a possibly unsafe level for children. Children whose blood tests at those levels should be tested periodically. A child whose levels become too high should be treated. Even with blood lead levels of 5 mcg/dL to 10 mcg/dL, children can develop behavioral problems, lower IQ, developmental delays, hyperactivity/ADHD, and poor school performance.

What types of properties does Lead Safe Resources Inspect? We inspect a wide range of properties including single family homes, row-homes, townhouses, condos, multi-family dwellings, daycare centers, commercial properties, hotels and work with banks and new mortgages.

Do Airbnb/Vrbo's need to be certified? The new "Philly Airbnb/Vrbo licensing law" requires Airbnb/Vrbo operators to obtain either a Limited Lodging Operator License or Rental License that identifies use as a hotel from the Dept of L&I and this license is treated as a rental license & requires a lead paint certification to be submitted to the Public Health Department. Hosts will not be able to renew their license without a valid lead certification.

Do Daycare Centers need to be tested for Lead Paint? In PA, childcare centers with seven or more children must get tested by an EPA Certified Lead firm and obtain a valid certificate on file and posted conspicuously. They also must list their business with L&I and get a lead safe certificate every 4 years. If lead hazards are identified, they must be remediated by an EPA-licensed RRP contractor before obtaining a lead safe certificate.

What does Lead Safe mean? Determining the property is free of deteriorated, flaking, chipping, peeling, chalking or not-intact paint. Interior dust samples must be collected and tested by an EPA Certified Lead Technician and found not to contain hazardous levels of lead-contaminated dust.

Do I need to obtain a lead certification prior to getting my renter's license or renewal? Yes, L&I is now requiring you to obtain a valid certification prior to renting to new tenants or renewing your license. Each property will need to be updated with valid lab results to the Public Health Department for their review and approval. If you misrepresent this information, your rental license will be terminated, and you can face significant fines.