

INTERIM CONTROLS & PREVENTIVE MAINTENANCE

Interim controls are activities intended to temporarily reduce exposure of occupants, particularly children, to lead poisoning hazards that exist in or around a residential housing unit or child-occupied facility. They include emergency measures parents can use to protect their children from lead poisoning hazards until they can relocate or hazards are remediated. There are also some routine maintenance activities owners can undertake to prevent occupants of older structures from being exposed to excessive amounts of lead.

Emergency Measures

Occupants can undertake emergency measures to protect children from excessive lead exposure until permanent remediation of lead hazards can be undertaken. Parents should be advised of appropriate emergency measures whenever a child with confirmed lead poisoning must remain in a hazardous environment pending remediation. Suggested emergency intervention methods include:

- Cleanup peeling or flaking paint on interior surfaces. Sticky tape can be used to lift loose paint off of small areas. For larger areas, spread plastic on the floor to catch paint flakes and wash deteriorating painted surfaces using an all purpose detergent or a lead-specific cleaning agent to remove lead-contaminated dust and loose paint. Do not scrape or abrasively sand painted surfaces because difficult to control lead-contaminated dust will be generated.
- Cover deteriorated walls, ceilings or wood trim with duct tape, contact paper, cloth, canvas or similar material to prevent plaster and paint chips from falling to the floor. Check the covering periodically to ensure it remains intact.
- Wet mop or otherwise wash porches, decks, interior floors, window sills and other horizontal surfaces at least twice a month using an all purpose detergent or a lead-specific cleaning agent to remove lead-contaminated dust and paint flakes. Dry sweeping or vacuuming with an ordinary vacuum cleaner will spread lead-contaminated dust around the house and is not recommended. Frequently wash or replace mops and wash cloths to prevent spreading lead-contaminated dust.
- Place furniture or other barriers in front of windows or other areas where children may chew woodwork or be exposed to peeling or flaking paint. Move cribs or beds away from unsafe wall areas.
- Frequently wash children's hands and toys to remove lead-contaminated dust. Keep bottles and pacifier nipples clean.
- Do not place toys beneath windows or near surfaces subject to friction or impact.
- Provide outdoor play areas away from the house to keep children away from peeling paint or lead-contaminated soil.
- Watch children carefully to prevent them from eating dirt or paint chips or chewing on woodwork.
- Cover dirt walkways and place door mats at entrances to prevent tracking contaminated soil into the house.
- Restrict children from areas involving the use of lead for parents' work or hobbies. Work clothes should be laundered separately from other family laundry.
- Air conditioning and heating unit filters should be changed regularly by carefully removing and disposing of dirty filters before installing new filters.

Essential Maintenance Practices and Standard Treatments

Essential maintenance practices reduce existing lead-based paint hazards and minimize the generation of lead dust hazards. These practices are part of an overall primary prevention strategy that include: paint stabilization, specialized cleaning, promoting of lead hazard awareness, and ongoing monitoring.

The Childhood Lead Exposure Control Act amended North Carolina's lead poisoning prevention law in 1997. This law established a voluntary maintenance standard encouraging lead-safe renovation, remodeling and maintenance activities in pre-1978 rental housing. In exchange for conducting these measures, landlords may receive liability relief, other financial protections, and a certificate of compliance from the Department of Environment and Natural Resources.

Ideally, the Preventive Maintenance Program (PMP) will be effective in reducing residential exposure and will increase the availability of lead-safe rental housing. In addition, owners who have property identified as a potential source of childhood lead poisoning may either permanently abate the hazards or they may develop a remediation plan that complies with the maintenance standard. In most situations, property owners that choose compliance with the maintenance standard will save substantially compared to permanent that requires the use of certified contractors. However, maintenance activities do not provide a permanent solution, require annual monitoring, and are not intended for use in child-occupied facilities.

Maintenance Activities

Many lead-safe maintenance activities are low cost and can be incorporated into ongoing operation and maintenance. On an annual basis, these activities include:

- Conducting a visual inspection of pre-1978 residential rental property, and if needed, repair and repair areas of deteriorated paint inside the unit and correct the underlying conditions causing the deterioration.
- For pre-1950 single family and duplex units, repairing and repainting both interior and exterior deteriorated surfaces and correcting the underlying conditions causing the deterioration. In addition, a vegetative cover such as grass or mulch must be established and maintained in areas of bare soil within three feet of the unit.
- Other activities include: adjusting doors and windows to minimize friction that may create lead dust, making interior horizontal surfaces smooth and easy to clean by repairing and re-coating deteriorated floors and window sills and capping window troughs with vinyl or aluminum.
- To qualify for a certificate of compliance with the maintenance standard, a property owner must show that all the necessary maintenance activities were conducted annually and in a lead-safe manner. The owner must also, provide a written report from a certified lead inspector or risk assessor documenting the absence of lead-based paint hazards as verified by a visual inspection and dust sampling.
- Property owners and managers as well as maintenance professionals that are interested in the PMP should attend a training program coordinated by the local or state health department that demonstrates lead-safe maintenance activities.

Preventive Maintenance

HUD has developed a series of interim controls aimed at helping people safely live with

lead-based paint until permanent remediation is possible. These measures can be undertaken by property owners to prevent children from being exposed to excessive amounts of lead. Permanent abatement of lead hazards is always preferred in environments frequented by young children. Preventive Maintenance activities include:

- Stabilizing all lead-based paint surfaces by removing deteriorating paint and repainting.
- Repairing all rotted or defective substrates and water leaks or other defects that could lead to rapid paint deterioration.
- Making floors, windowsills, and other horizontal surfaces smooth and cleanable.
- Treating friction and impact surfaces, such as windows, doors, stair treads and floors to prevent the generation of lead-contaminated dust.
- Covering protruding accessible surfaces, such as interior windowsills where children can mouth lead-based paint.
- Covering with four to six inches of mulch or other fill material all bare soil containing excessive levels of lead.
- Appropriately cleaning surfaces including carpets to reduce levels of lead-contaminated dust.
- Educating residents and training maintenance workers on how to recognize and prevent lead exposure.

Preventive Maintenance Program Flowchart

