

**INTRODUCTION TO THE NORTH
CAROLINA PREVENTIVE
MAINTENANCE PROGRAM**



Learning Objectives

- What is the preventive maintenance program?
- Who is eligible to participate?
- What is involved in participation?
- What are the benefits to owners and residents?
- How do I obtain a Certificate of Compliance?

**Preventive Maintenance
Program**

- In 1997 the North Carolina General Assembly adopted the **Childhood Lead Exposure Control Act** establishing a voluntary preventive maintenance program (**PMP**).
- The **PMP** is designed to reduce childhood lead exposure in pre-1978 rental housing.
- The **PMP** is primary prevention.

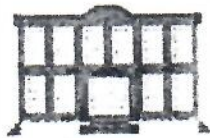
Who is Eligible to Participate?

- Participation Is Voluntary
- Owners of pre-1978 residential property or/and rental properties are eligible to participate.

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Who cannot Participate?

- Child occupied facilities such as child care centers and schools.



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DO YOU NEED AN INSPECTION?

- You may assume that all painted surface are lead-based paint and correct all deteriorating paint and friction and impact surfaces,
- Or you may hire a lead inspector or risk assessor to identify lead-based paint hazards.
- Must have at minimal of 6 dust wipe samples, two floor, two sill, two troughs. Dust samples are sent to a private lab.

Maintenance Standard Activities

Program participants must do the following :

- repair and repaint interior areas of deteriorated paint
- adjust doors and windows (friction & impact surfaces)
- Make interior surfaces smooth and easy to clean
- Cap window troughs with vinyl or aluminum
- Eliminate any leaks by repairing structural conditions causing leaks

Pre-1950's property must also:

- repair and repaint exterior areas
- cover bare soil within 3 ft. of the foundation
- *see 18A .3107*

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Maintenance Standard Activities (cont'd)

Participants must use work practices that prevent the spread and exposure to lead dust.

- Protect occupant's belongings by covering or removing from the work area.
- Wet (mist) painted surfaces before sanding, scrapping or cutting.
- Cover the work area with 6 mil polyethylene plastic, such as floors, doorways and cabinets and seal.
- *see 18A .3101 "Safe work practices" for a more complete list*

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Maintenance Standard Activities (cont'd)

- Use specialized cleaning to remove lead dust.
- Clean with a High Efficiency Vacuum Cleaner (HEPA)
- Wet cleaning washing with a two or three bucket method
- Or, combination of both.
- A certified lead inspector/risk assessor must verify compliance by conducting a visual inspection and dust sampling.



Maintenance Standard Activities (cont'd)

Reporting (130a-131.9g & 18a .3108)

- Post written notices to tenants asking them to report deteriorated paint within 72 hours.
- The department and occupants must be notified three days prior to commencing maintenance, renovation, or remodeling activities that occur after a certificate of compliance is issued.

Maintenance Staff

- Encourage maintenance staff to have proper training. They can **only** do minor repairs and maintenance.
- When interior renovation, repair or painting work disturbs 6 square feet, a window is replaced, demolition work or exterior repair or painting disturbs 20 square feet, then maintenance staff must be a certified renovation firm and have a certified renovator. (Non-certified workers can be trained on-the-job by a Certified Renovator.)
- Maintenance workers should have a clear understanding of lead-based paint hazards, safe work practices, occupant protection, and dust cleanup methods.
- A property owner can also hire a certified renovator.

PMP ANNUAL MONITORING

A lead inspector or risk assessor does the annual monitoring.

A letter is sent out in advance to remind owner that the Certificate of Compliance is expiring, and they need to have monitoring.

Two main phases

- Visual examination (make sure paint is intact and windows and doors open and close easily, etc.)
- Environmental dust sampling

Expiration is one year from the *issuance date* on the Certificate of Compliances.

Benefits of Participation (Certificate of Compliance)

- Protect children from exposure to lead-based paint or lead contaminated dust.
- Liability relief from claims arising from exposure to lead-based paint or contaminated dust.
- Help market your property when you go to sell or rent it.

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How does an owner obtain a Certificate of Compliance?

Property owner must supply the following:

1. The Certificate of Compliance application;
2. A copy of the tax record or other document indicating the year the house was built;
3. A signed statement from the occupant (if any), saying they received information about lead hazards; (The EPA's Protect Your Family From Lead In Your Home pamphlet and the pamphlet *North Carolina's Lead-based Preventive Maintenance Program*);
4. A written summary report of the inspection conducted by a certified lead inspector or risk assessor;
5. The laboratory analysis report of lead dust wipe sample;
6. Enclose a \$10.00 check for the application fee.

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Main Differences between PMP and the Maintenance Standard

PMP
Primary Prevention –
eliminate lead hazards
before a child is
poisoned.

A Voluntary Program

MS
Secondary Prevention –
eliminate lead hazards
after a child is identified
with confirmed lead
poisoning.

Ordered by the Department.

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Who Identifies Lead Hazards?

PMP

Assume all painted surfaces are lead.

or

Hire a lead inspector/risk assessor.

MS

A certified lead inspector or risk assessor who is authorized to enforce the laws and rules of the CLPPP.

Required Maintenance Standard

PMP

Post 1950

- Correct all **interior** conditions of deteriorating paint including friction and impact surfaces.
- Make interior surfaces smooth and easy to clean
- Eliminate leaks and repair structural conditions.

Pre 1950 must also:

- Repair and repaint **exterior** areas.
- Cover bare soil within 3 ft. of foundation.

MS

Pre-1978

- Correct any condition that the local authorized agent identified as a lead-based paint hazard **on interior and exterior surfaces.**
- Remove or correct additional lead poisoning hazards.
- There may be more aggressive control measures.

Annual Monitoring

PMP

- A lead inspector/risk assessor can do the **annual monitoring.**
- Expiration is **one year** from **issuance date** of COC.
- Dust wipe samples are sent to a private lab. Possible to have the results in **8 hours** of receipt of samples.

MS

- Only an authorized local agent of CLPPP does the monitoring.
- Expiration is one year from date of **clearance sampling.**
- Dust wipe samples are sent to the state lab, and may take 4 to 6 weeks to get results back.

Benefits

<p style="text-align: center;">PMP</p> <ul style="list-style-type: none"> ■ Protects children before they are poisoned. ■ Liability relief from claims arising from exposure to lead-based paint or contaminated dust. ■ Help market the property when owner sells or rents it. 	<p style="text-align: center;">MS</p> <ul style="list-style-type: none"> ■ Protects children after they are poisoned from further lead poisoning exposures. ■ More cost effective than abatement. ■ Help market the property when owner sells or rents it.
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How does an owner obtain a Certificate of Compliance?


<p style="text-align: center;">PMP</p> <p>Property owner must supply the following:</p> <ul style="list-style-type: none"> ■ Fill out the Certificate of Compliance application. ■ A copy of a document indicating the year house was built. ■ Signed statement from occupant saying they have received information about lead hazards. ■ A written summary report of inspection by a certified lead inspector or risk assessor. ■ The private lab results of the dust wipe samples. ■ Enclose a \$10.00 check for the application fee. 	<p style="text-align: center;">MS</p> <p>Property owner must supply the following:</p> <ul style="list-style-type: none"> ■ Fill out the Certificate of Compliance application. ■ A copy of a document indicating the year house was built. ■ Signed statement from occupant saying they have received information about lead hazards. ■ A written summary report or letter of clearance of the inspection by an authorized local agent. ■ The State lab results of the dust wipe samples. ■ Enclose a \$10.00 check for the application fee.
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Questions?

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