

CASE STUDY: PRE-RENTAL INSPECTION REQUIREMENTS FOR RESIDENTIAL PROPERTIES LEAD BASED PAINT (LBP)

Project Description: Philadelphia Lead Disclosure and Certification Law properties built prior to 1978 with children under 6 years of age

Scope of Services: AET was contracted by a Property Owner to perform an LBP inspection and risk assessment at a residential property in Philadelphia, Pennsylvania. The property is soon to be occupied by a tenant with two children under 6 years of age.

AET's services were implemented to comply with the Philadelphia Lead Disclosure and Certification Law (Philadelphia Code Section 6-800) which applies to any landlord who rents properties in Philadelphia, (built before 1978) to new tenants with a child 6 years or under. This law requires landlords to certify that the property is Lead-Safe or Lead-Free for children under 6 years of age before move in. A **Lead-Safe or Lead-Free Certificate** must be presented to PDPH which is valid for 24 months.

AET's Investigative Approach/Sampling/Tools:

1. **Visual Inspection:** AET's licensed Lead-Inspector/Risk Assessor visually inspected the property for any evidence of deteriorated paint, paint dust or paint chips.
2. **Lead-Based Paint Determination (XRF Testing):** Representative painted surfaces throughout the residence were tested utilizing this direct reading method to confirm/deny lead content in the paint coatings. Lead-based paint refers to paint coatings which are greater than or exceed the EPA/HUD criteria of 1.0 mg/cm². *XRF testing is required to obtain a Lead-Free Certificate.*
3. **Lead Surface Dust Sampling:** Representative floors and window sills within the residence were wipe sampled/tested. Results were compared to the EPA/HUD standard of 40 ug/ft² for floors and 250 ug/ft² for window sills. Lead containing surface dust is a **major factor** in children's lead poisoning.
4. **Soil Sampling:** Due to the presence of bare soil greater than 9 square feet in area outside the residence, a soil sample was also collected during this evaluation and compared to the EPA/HUD criteria of 600 mg/kg.

CONCLUSION/RECOMMENDATIONS

- Landlords **must** provide the Philadelphia Department of Public Health (PDPH) a Lead-Safe Certificate or Lead-Free Certificate (**signed by the tenant**) where the tenant has children under 6 years of age.
- If the property is **not** found to be Lead-Safe, the Landlord is required to correct any defective conditions including the removal/repair of deteriorated paint in the property so that it passes clearance before the tenant can move into the residence. All work **must** be done in accordance with the EPA's Renovation, Repair and Painting (RRP) Rule.
- Landlords **must** also provide written advisory instructions to the tenant including specific lead hazard information.
- Property owners **must** also obtain a Certificate of Rental Suitability issued by the Philadelphia Department of Licenses and Inspection.
- The Philadelphia Property Maintenance Code requires landlords to correct any peeling paint, cracked or loose plaster, decayed wood, or other defective surface condition in a rental unit.

When you need professional lead advice, email our Emergency Response Coordinator, Eric Sutherland, at e.sutherland@aetinc.biz or call 610-891-0114. We provide nationwide services; phone consultations are free. Check out the full range of environmental contracting/consulting services on our website www.aetinc.biz.