



FREQUENTLY ASKED QUESTIONS

QUESTION: My company owns two apartment buildings, each with 35 apartments, a management office and common hallways in Philadelphia, PA. Both were recently renovated. Can you provide a lead-free certificate for these properties per Philadelphia Department of Health Regulations.

ANSWER: Philadelphia Health Code Title 6, Chapter 6-800 Lead Paint Disclosure and certification requires a landlord to certify a property is lead free or lead safe before renting to a tenant. This certification is primarily required for residual properties built before March 1978 and dwelling units in which children aged 6 or under will reside.

Certification of Lead Free status confirms the interior and exterior surfaces of the property do not contain lead-based paint and the property contains no lead-contaminated soil or dust. Requiring a two step approach:

1. Lead-based paint testing by XRF per HUD Guidelines for the Evaluation and Control of Lead-based Paint Hazards in Housing (2012 Addition). In Philadelphia, lead-free paint must exhibit XRF readings $<0.7\text{mg}/\text{cm}^2$.
2. Lead dust wipe risk assessment samples per HUD protocol standards where levels are $<40\text{ ug}/\text{ft}^2$ for floors, $250\text{ ug}/\text{ft}^2$ for window sills and 400 ppm for soil in play areas.

Note: Per HUD protocol a representative number of apartment units, common areas and exterior components must be tested. The specific number of units/areas to be tested are found in HUD Table 7.3 (for XRF) and Table 5.10 for Risk Assessment.

Chapter 6-800, SS6-803 (3)(c) requires a landlord to give a [Certificate of Lead Free Status](#) to a tenant/lessee for notification and confirmatory tenant signature. The signed certificate and a copy of the lead testing results must be submitted to the Philadelphia Department of Health. Landlords are also required to provide tenants with appropriate lead hazard information pamphlets.

Lead Free Certification is based on an inspection performed at any time prior to the date a lease is entered into. A renter/lessee must be granted a 10 day opportunity period to perform their own inspection before becoming obligated under the contract to lease.

When you need professional help or advice, email Alan Sutherland, CIH, CHMM at a.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 we provide at our website www.aetinc.biz

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