

Are you ready for NYC's new Lead Paint Law?

FOR MORE INFORMATION

For information on training and becoming
a certified worker or lead firm, go to:

www.epa.gov/lead

1-800-424-LEAD



See our web site at nyc.gov/hpd



MICHAEL R. BLOOMBERG
Mayor

BUILDING OWNERS



Local Law 1 of 2004

On August 2, 2004, New York City's new Local Law 1 will go into effect. The new law requires:

- Building owners to reduce lead hazards in apartments
- Use of safe work practices for repairs and maintenance that disturb lead paint
- Training of residential building workers disturbing lead paint
- Use of dust clearance testing.

Local Law 1 applies to apartments and common areas of buildings (and certain requirements apply to rented 1 and 2 family units):

- Built before 1960 or built between 1960 and 1978 and there is a reasonable belief that lead paint is present
- With 3 or more apartments, and
- Where a child under 7 years of age lives.

WHAT ARE MY OBLIGATIONS AS AN OWNER?

If you own or manage a building to which Local Law 1 applies, you must:

- Inquire at initial leasing and at renewal if a child under 7 years old resides in the apartment
- Notify tenants of their rights under the law
- Send an annual notice to tenants inquiring as to whether there is a child under 7 years old in the apartment

- Conduct investigations annually, and more often if necessary, to determine whether there are lead hazards
- Remediate all lead hazards in common areas and apartments with children under 7 using trained workers
- Make apartments lead safe when they become vacant.

WHAT ARE "LEAD HAZARDS"?

Lead Hazards include:

- Peeling lead based paint
- Deteriorated sub-surfaces (*This includes broken wood frames or moldings or crumbling plaster*)
- Friction surfaces (*This includes doors and windows in which painted surfaces scrape against each other*)
- Impact surfaces (*This includes moldings and jambs which may be struck or hit by feet, toys, or opening and closing doors*)
- Chewable surfaces (*This includes all intact window sills and any protruding surfaces which show evidence of being chewed by children*).

WHO CAN CORRECT THESE CONDITIONS AND DO OTHER REPAIR WORK?

All workers who will disturb or repair a painted surface need to be trained, including but not limited to:

- Superintendents, handypersons, mechanics, window installers, renovators, and other building workers who will work on painted surfaces within the building
- Painters who scrape or sand painted surfaces
- Plumbers and electricians who disturb painted surfaces to reach pipes or electrical wires.

HOW DO I FIX THESE CONDITIONS?

If correcting the condition requires disturbing more than 2 square feet of lead paint, you must use a trained worker. If the surface disturbed is more than 100 square feet you must use an EPA-certified lead abatement firm.

A list of certified firms is available from the U.S. Environmental Protection Agency on their website www.epa.gov/lead or by calling 1-800-424-LEAD.

At the conclusion of the work you must perform a dust test to show that all lead dust has been cleaned up and you must provide the results to the tenant.

If you have received a violation from the Department of Housing Preservation and Development or from the Department of Health and Mental Hygiene you must correct the violation within the time frame set forth in your Notice of Violation or Commissioner's Order to Abate and you must use trained workers and a firm certified by the EPA. In addition you must provide HPD or the DOHMH with your clearance dust tests and copies of the training certificates of the workers who did the work.

Remember!
You may not do work covered by Local Law 1 after August 2, 2004 unless all workers and firms are properly trained and/or certified by the EPA.