Improving Model Housing Codes for Primary Prevention
March 21, 2006 ACCLPP Meeting
Jane Malone, Alliance for Healthy Homes

Universe of property standards and codes

* Many states and localities have written their own property maintenance and construction codes or based them on the model codes provided during the last 80 or so years by the Building Officials and Code Administrators International, Inc. (BOCA), International Conference of Building Officials (ICBO), and Southern Building Code Congress International, Inc. (SBCCI)

Evolution of ICC

* Although regional code development was somewhat effective and responsive to needs, a single set of comprehensive and coordinated national model construction without regional limitations was needed.
* The ICC was established in 1994 by BOCA, ICBO and SBCCI – the three major organizations that developed the model codes used heretofore.
* In creating the ICC it was hoped that a single set of codes may encourage states and localities to begin adopting the International Codes without amendments, and that uniform adoption would lead to consistent code enforcement and higher quality construction.

Scope of model codes' contributions to preventing lead poisoning

* International Property Maintenance Code – governs standards for occupancy, typically requires intact paint/ prohibits peeling paint. Lead safety is less than a footnote – it is only discussed in the Commentary (see attachment).
* International Residential and Building Codes – govern construction; building permits typically required if these codes are triggered; apply to rehab when substantial amount of structure is modified or more than 50% of the value is expended. The International Existing Building Code is rarely adopted but more specific to rehab construction. None of the model construction codes cover lead safe work practices or anything related during renovation.
* Hazard Abatement of Existing Buildings (HAEB) Code Drafting Committee– current committee is accepting comments through April 15 (see attachment). Focus is on correcting hazards in the course of renovation.

Interface between Model Codes and Primary Prevention

* Current policies such as NJ's multi family rule and CA's SB 560 requiring tenantability are examples of state lead-safety polices ahead of ICC.
* NYC and other cities specifically prohibit lead hazards in rental housing; some prohibit peeling paint, some focus on child-occupied
* Imminent EPA R&R rule represents huge opportunity to advocate model code conformance to state of the art.
* Ten states prohibit dangerous work practices like uncontrolled sanding.
* A few states require LSWP training

Process for Changing Model Code

Any interested individual or group may submit a code change proposal and participate in the proceedings in which it and all other proposals are considered. Committees comprised of representatives from across the construction industry, including code regulators and construction industry representatives, to ensure a consensus of the construction community in the decision-making process. Current code change proposals are due March 24 2006. Next chance is 2008. Except the HAEB – input in the next month

Public Health's Important Role/ Federal Government Interface with Codes

Needed Actions

Plan for ACCLPP Involvement

* Position Paper for October 2006?
* Participate in future NCEH/BSC inquiry?
* Other?

Handouts

International Code Council (ICC) Codes
Commentary on peeling paint in model property maintenance code
Hazard Abatement in Existing Buildings (HAEB)
2006-2007 ICC Code Development Schedule
Code Change Proposal form
Adoptions of model codes by states

Excerpts, Alliance for Healthy Homes' Lead-Safe Housing Policy Guidance

"Lead-Based Paint Hazards in Housing: Results and Findings" (January 2006 survey of CA code officials and inspectors) by Lead Safe Communities

A Member of the International Code Family

INTERNATIONAL CODE COUNCIL

INTERNATIONAL PROPERTY MAINTENANCE CODE®

COMMENTARY

2003

PREFACE

Significant changes in the plumbing industry, as well as in manufacturing technology, had become so commanding that a radically new approach to the design and installation of plumbing systems seemed an imperative. The reply to that imperative was the *International Property Maintenance Code*, a document emphasizing prescriptive and performance-related provisions.

As a follow-up to the *International Property Maintenance Code*, we offer a companion document, the *International Property Maintenance Code Commentary*. The basic appeal of the Commentary is thus: it provides in a small package and at reasonable cost thorough coverage of many issues likely to be dealt with when using the *International Property Maintenance Code* — and then supplements that coverage with historical and technical background. Reference lists, information sources and bibliographies are also included.

Throughout all of this, strenuous effort has been made to keep the vast quantity of material accessible and its method of presentation useful. With a comprehensive yet concise summary of each section, the Commentary provides a convenient reference for plumbing regulations. In the chapters that follow, discussions focus on the full meaning and implications of the code text. Guidelines suggest the most effective method of application, and the consequences of not adhering to the code text. Illustrations are provided to aid understanding; they do not necessarily illustrate the only methods of achieving code compliance.

The format of the Commentary includes the full text of each section, table and figure in the code, followed immediately by the commentary applicable to that text. Each section's narrative includes a statement of its objective and intent, and usually includes a discussion about why the requirement commands the conditions set forth. Code text and commentary text are easily distinguished from each other. All code text is shown as it appears in the *International Plumbing Code*, and all commentary is indented below the code text and begins with the symbol ❖.

Readers should note that the Commentary is to be used in conjunction with the *International Property Maintenance Code* and not a substitute for the code. **The Commentary is advisory only;** the code official alone possesses the authority and responsibility for interpreting the code.

Comments and recommendations are encouraged, for through your input, we can improve future editions. Please direct your comments to ICC headquarters.

or oversized notches and holes in structural members and poorly installed structural members.

Water is one of the most destructive elements to structures. Water damage most frequently occurs from roof leaks; plumbing leaks in bathrooms and kitchens and water penetration into basements and crawl spaces. Unrepaired leaks can rot and decay structural members. The code official shall inspect the bottom of columns, the outside ends of beams and joists, flooring under bathrooms and kitchens and the underside of roofs for evidence of water penetration and damage.

Deferred maintenance is a problem with all buildings. A structure begins to deteriorate the moment it is completed. Both outside and inside factors affect structures: water, sun and wind on the outside, as well as furniture, equipment and occupants on the inside. As equipment wears out or malfunctions, it needs to be repaired or replaced.

Overloading is not a frequently encountered problem, but can occur when a building changes use and when new, heavier equipment is added. For example, in a structure used for retail sales, the live load that the floors, stairs and balconies must carry may change when converted to a manufacturing use.

Structural members must be able to bear the loads imposed upon them. Commercial and industrial buildings present special concerns for the code official. To provide some level of confidence that a structure will safely withstand the anticipated loads, the code official may want to require the owner to provide evidence of the load-bearing capacity of the structure, as determined by a registered architect or engineer.

This information may be useful every time a structure changes occupancy. The code official cannot be sure structural changes have not occurred since the previous calculations were prepared.

305.3 Interior surfaces. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

Interior surface damage is frequently the result of tenant abuse or water damage. Water damage results from leaking roofs, plumbing fixtures and water pipes, and damaged or open windows and doors that permit rain to enter. The code official shall order the repair of any damaged interior surfaces, and require that the cause of the damage be corrected if possible.

Interior surfaces that contain lead-based paint may present serious health hazards to occupants, especially children. Lead is a toxic heavy metal that enters the body by inhalation or ingestion of fine particulate. Lead affects many organs as well as the central nervous system, and is particularly toxic to young children because it retards brain and central nervous system development.

HUD estimates that three-quarters of the dwellings built before 1980 contain some lead-based paint. Because the amount of lead in paint was gradually reduced during the 30 years prior to its prohibition in general application in 1978 (lead-based paint is currently produced for specialized industrial applications), dwellings built before 1950 are more likely to contain lead-based paint and paint with higher concentrations of lead. HUD surveys show that 90 percent of dwellings built before 1940, 80 percent of dwellings built between 1940 and 1959 and 62 percent of dwellings built between 1960 and 1979 contain lead-based paint. Lead-based paint is often found under newer layers of paint that is not lead based.

Intact lead-based paint is not an immediate hazard because the predominant route of lead poisoning is through ingestion or inhalation of fine lead particulate found in contaminated dust. The risk of poisoning becomes significant when lead-based paint contaminates dust through peeling, chipping, flaking and abraded conditions identified in the code. Lead contamination may also be caused by lead-based paint that is disturbed during repair and remodeling activities such as scraping, sanding, drilling and cutting.

Lead hazard control is achieved by removing lead-contaminated dust and eliminating the source of contamination. The determination of the type of activities (abatement, interim controls or repair) needed to correct hazardous conditions depends on the extent of paint deterioration and the occupancy. More protective measures should be taken if children under six years of age are likely to occupy the building because they are more sensitive to lead contamination. All activities that disturb lead-based paint can generate significant lead hazards. Precautions should be initiated to protect workers, occupants and the environment. Precautions include selection of procedures that minimize the creation of dust [such as wet sanding, wet scraping, power tools with high efficiency particulate air (HEPA) filtered vacuum attachments and heat guns less than 1,100°F (593°C)]; containment of dust and debris; covering and securing horizontal surfaces, occupants' furniture and fixtures (if exterior work, the ground and plants) with polyethylene to prevent contamination; thorough cleaning with HEPA-filtered vacuum and detergent, and clearance testing to prove lead concentrations are below hazardous levels before occupancy.

Federal regulations recognize two levels of lead-specific hazard control measures—abatement and interim controls. Abatement is defined as measures designed to last more than 20 years, while less durable measures are considered interim controls. EPA regulations or state regulations approved by EPA require workers and supervisors to be trained and certified to undertake activities specifically intended to abate or control lead-based paint hazards. The same activities that are undertaken as specific lead abatement or interim controls (demolition, paint removal, door or window replacement, etc.) may be undertaken by noncertified workers and supervisors if they are a part of general repair and remodeling activities.

More detailed information on lead hazard evaluation and control is available from state and local agencies, the National Lead Information Center (800-424-5323)

sponsored by EPA, and the HUD Office of Lead Hazard Control (202-755-1785). The code official can help protect public health and safety by coordinating code enforcement with enforcement of lead regulations and providing lead hazard awareness and hazard control information to contractors and property owners.

305.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

❖ Handrails, treads and risers must be structurally sound, firmly attached to the structure and properly maintained to perform their intended function safely. The code official should inspect all parts of a stair, including stringers, risers, treads, balusters, guards and handrails and all walking surfaces such as floors, landings, decks or ramps.

305.5 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

❖ This section provides for the safety and maintenance of handrails and guards. Chapter 16 of the IBC should be consulted for required loadings of the elements.

305.6 Interior doors. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

❖ The ability of a door to function as the manufacturer intended is one of the key elements in being able to properly exit a building. In addition to contributing to building egress, doors are also key elements in providing for security and privacy; therefore, all interior doors should be kept in a state of repair that will allow them to function effectively.

SECTION 306
HANDRAILS AND GUARDRAILS

306.1 General. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) high or more than 42 inches (1067 mm) high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762 mm) high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Exception: Guards shall not be required where exempted by the adopted building code.

❖ Handrails are required on at least one side of all means-of-egress stairs more than four risers in height. Handrails cannot be less than 30 inches (762 mm) nor more than 42 inches (1067 mm) above the nosing of the tread (see Figure 306.1).

Guards are required on the open side of all unenclosed walking surfaces greater than 30 inches (762 mm) in height to include stairs, landings, balconies, porches, decks or ramps. The guard must be at least 30 inches (762 mm) above the floor in all cases. Guards are to contain intermediate rails, balusters or other construction to reduce the chance of an adult or child from falling through the guard. If the guard is missing some intermediate rails or balustrades, it is recommended that it be repaired to its original condition if it will provide protection equivalent to that provided when originally constructed. When the entire guard is replaced, it must be constructed in accordance with the building code (see Sections 305.4 and 305.5 as they relate to stairs and walking surfaces).

The exception is referring to the referenced building code in Chapter 8. If the referenced building code would not require a guard for a particular location in a new building, then a guard would not be required in accordance with this exception.

SECTION 307
RUBBISH AND GARBAGE

307.1 Accumulation of rubbish or garbage. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

❖ Insanitary houses are found in almost every community. The code official may frequently find conditions where occupants fail to properly store and remove their garbage and refuse. Occasionally, the conditions may be so bad that he or she must condemn the structure as unfit for human occupancy in accordance with Section 108.1.3. Emotional, physical and mental problems may be contributing factors. The code official may have to work with health officials, social workers, child protection workers and a host of other social service agencies to obtain a solution to the problem.

Improperly stored garbage and rubbish in public halls and stairways may result in insect and rodent infestations, trip hazards and accidental fires. More importantly, improper storage creates a hazard when the exit must be used in an emergency, such as a fire.

307.2 Disposal of rubbish. Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

❖ Rubbish includes all waste materials except garbage. Occupants are responsible for disposing of their own rubbish in proper containers. Three frequent causes for improper rubbish disposal are:

- The occupants are careless–rubbish is stacked and stored in a haphazard fashion;
- Insufficient containers are provided to handle rubbish; and
- The rubbish is not being picked up frequently enough to eliminate the volume being created.

Hazard Abatement of Existing Buildings Code Drafting Committee (HAEB) Scope and Objectives (tentative)

Committee Scope:

The scope of this committee activity is to create a single source of code requirements for all disciplines, through a compilation of current provisions in the I-Codes which address hazards such as those from fire as well as the development of new requirements relative to issues such as hazardous conditions due to structural, means of egress, fire safety components & systems, plumbing, electrical, environmental, and mechanical issues. These code requirements are to be used by building owners and registered design professionals to bring their existing building and premises up to minimum standards and by enforcing agencies when performing inspections of existing buildings and premises and processing orders for repair, vacation or demolition of existing buildings and premises in order to abate the hazard that exists.

Committee Objective:

The purpose of this committee is to review the technical provisions in the International Codes and other related documents, such as from individual states or cities, or federal governments in order to create a comprehensive set of code requirements to address hazard abatement of existing premises and buildings. This includes the identification of provisions which may be viewed as technically unjustifiable or an obstacle to adoption. The review also includes the relationship between these newly developed code requirements and the other I-Codes.

Hazard Abatement for Existing Building Code Drafting Committee (HAEB)

NEW **HAEB First Draft is available.** Since March of 2005 the Hazard Abatement of Existing Buildings (HAEB) Committee has been developing requirements to address hazards in existing buildings. These efforts have resulted in the First Draft of the HAEB Code, which is intended to be presented to the code committees and membership during the 2006/2007 code change cycle. The HAEB Committee would like to solicit suggestions and questions from interested parties with respect to this First Draft.

Click here for the HAEB First Draft.

Please send suggestions & questions to Ed Wirtschoreck by **April 15, 2006.**

Review information on the Hazard Abatement for Existing Building Code Drafting Committee.

- Notices
- Agendas
- Minutes
- Scope & Objectives (Posted February 28, 2006)
- Roster (Posted January 25, 2005)
- Call for committee (Posted July 22, 2004; Deadline August 31, 2004)

Click here to learn more about the HAEB Committee and the Committee's efforts.

Call for Committees

Read all calls

Board for International Professional Standards

Education Committee

Exam Development

Committee Applications

Board for International Professional Standards

Education Committee

Exam Development

Chapter 7
Health and Sanitation

Section 701
General

701.1 Scope.
The provisions of this chapter shall govern the review and assessment of health and sanitation for maintaining the safety of a building or structure or portion thereof.

701.2 Responsibility.
The owner shall maintain a building or structure and exterior property in compliance with the International Property Maintenance Code. The owner of the structure shall repair or replace elements or components in compliance with these requirements.

SECTION 702
DEFINITIONS

702.1 Definitions.
The following words and terms shall, for the purposes of this chapter, have the meanings shown herein.

HEALTH AND SANITARY STATE.
The state above which a normal occupancy of a building or structure produces no adverse effects to health or safety.

UNSAFE See Section 202.

SECTION 703
General Requirements for Maintaining Health and Sanitation

703.1 Performance of building elements and components. Elements and components of buildings shall be maintained in accordance with this section and shall remain in good health and sanitary state, and not deteriorate to an extent so as to pose a threat to the public health, safety or welfare. If elements and components of the structure or portion thereof are determined to be unsafe according to this chapter, they shall be replaced or repaired according to Section 703.2.

703.2 Components
All structures or components thereof determined to be unsafe shall be replaced or repaired by the owner according to the provisions of the Building Code.
Exceptions:
(1) The structure or component thereof is permitted to be removed or demolished according to the provisions of this code.
(2) When, in the opinion of the Code Official, repair of the element or component to its original sanitary and health standards will satisfy the requirements of Section 703.1 or Section 407 of the *International Existing Building Code*.

SECTION 704
EQUIPMENT

704 Equipment.
Any equipment associated with a building or structure that poses a threat to health or safety, the building or structure, it shall be determined to be unsafe and shall be replaced or repaired according to the provisions of Section 703.2.

SECTION 705
COMPONENT SERVICEABILITY

Section 705 Component Serviceability.

Materials in elements and components of the building or structure thereof not maintained and that have fallen below their health and sanitary state shall be determined to be unsafe and shall be replaced or repaired according to the provisions of Section 703.

Section 705.2 Health and Sanitary State of Materials
In addition to the other requirements for component serviceability referenced in Section 705, the conditions within Sections 705.2.1 through 705.2.8 shall indicate that the material has fallen below its health and sanitary state and shall be replaced or repaired according to the provisions of Section 703.2 unless substantiated otherwise by an approved method:

Section 705.2.1 Indoor Air Quality.
Indoor Air Quality (IAQ) that has been subjected to any of the following conditions:

a. Asbestos
b. Carbon Monoxide
c. Radon
d. Dust
e. Mold
f. Excessive dampness
g. Excessive tobacco smoke
h. Inadequate ventilation

Section 705.2.2 Lead.
Lead that is present in dangerous amounts.

Section 705.2.3 Potable Water supply.
Potable water that has been subjected to any of the following conditions:

a. Lead
b. Corrosion
c. Chemical
d. Excessive chlorination
e. Inadequate water temperature

Section 705.2.4 Pesticides
Pesticides present in dangerous amounts in components of a building or structure.

Section 705.2.5 Other Chemicals
Other chemicals that are present including but not limited to the following:

a. Urethane based paint.
b. Controlled or illegal substances.
c. Significant rust.
d. Other harmful chemicals

Section 705.2.6 Volatile Organic Compounds
Volatile Organic Compounds (VOC) that are present in dangerous amounts including but not limited to arsenic treated wood

Section 705.2.7 Rodents, Arthropods, Insects and Vermin
Insects and vermin that are present in dangerous amounts including but not limited to the following.

a. Cockroaches.
b. Mice and rats.
a. Dust mites.
b. Fleas, flies, bedbugs, ticks, lice, mosquitoes, termites.

Section 705.2.8 Human or Animal remains or disease
Human or animal disease, waste or remains that is present in dangerous amounts.

Section 705.2.9 Rubbish and garbage
Rubbish and garbage that is present in dangerous amounts.

PUBLIC CODE CHANGE PROPOSAL FORM
FOR PUBLIC PROPOSALS IN THE INTERNATIONAL CODES

INTERNATIONAL CODE COUNCIL®

2006/2007 CODE DEVELOPMENT CYCLE
CLOSING DATE: All Proposals Must Be Received by March 24, 2006

The 2006/2007 Code Development Hearings are scheduled for September 20 to 30, 2006 in Orlando, FL

1) **Name:** **Date:**
Jurisdiction/Company:
Submitted on Behalf of:
Address:
City: **State:** **Zip Code:**
Phone: **Ext.** **Fax:** **E-mail address:**

2) ***Signature:** _____

** I hereby grant and assign to ICC all rights in copyright I may have in any authorship contributions I make to ICC in connection with this proposal. I understand that I will have no rights in any ICC publications that use such contributions in the form submitted by me or another similar form and certify that such contributions are not protected by the copyright of any other person or entity.*

Signature for electronic submittal: When submitting proposals electronically, to complete the submittal process, print a copy of the ICC Electronic Copyright Release form found at www.iccsafe.org, fill in the requested information, send to ICC. One completed form is required. This must be done for each code change cycle and can be used for code changes and public comments.

3) Indicate appropriate International Code(s) associated with this Public Proposal – Please use Acronym: _____
If you have also submitted a separate coordination change to another I-Code, please indicate the code: _____
(See section below for list of names and acronyms for the International Codes).

4) **Be sure to format your proposal and include all information as indicated on Page 2 of this form.**

5) Proposals should be sent to the following offices via regular mail or email. An e-mail submittal is preferred, including an electronic version, in either Wordperfect or Word. The only formatting that is needed is **BOLDING**, ~~STRIKEOUT~~ AND UNDERLINING. Please do not provide additional formatting such as tabs, columns, etc., as this will be done by ICC

Please use a separate form for each proposal submitted. Note: All code changes received will receive an acknowledgment.

Please check here if separate graphic file provided. ☐

Graphic materials (Graphs, maps, drawings, charts, photographs, etc.) must be submitted as separate electronic files in .CDR,.IA,.TIF or .JPG format (300 DPI Minimum resolution; 600 DPI or more preferred) even though they may also be embedded in your Word or Wordperfect submittal.

Code	Send to:
IBC	International Code Council
ICC EC	Chicago District Office
IEBC	Attn: Diane Schoonover
IFC	4051 West Flossmoor Road
IFGC	Country Club Hills, IL 60478-5795
IPC	Fax: 708/799-0320
IPSDC	codechanges@iccsafe.org
IPMC	
IWUIC	
IZC	

IECC	International Code Council
ICC PC	Birmingham District Office
IMC	Attn: Annette Sundberg
IRC	900 Montclair Road
	Birmingham, AL 35213-1206
	Fax: 205/592-7001
	codechangesbhm@iccsafe.org

Acronym	ICC Code Name
IBC	International Building Code
ICC EC	ICC Electrical Code–Administrative Provisions
IECC	International Energy Conservation Code
IEBC	International Existing Building Code
IFC	International Fire Code
IFGC	International Fuel Gas Code
IMC	International Mechanical Code
ICC PC	ICC Performance Code
IPC	International Plumbing Code
IPSDC	International Private Sewage Disposal Code
IPMC	International Property Maintenance Code
IRC	International Residential Code
IWUIC	International Wildland-Urban Interface Code
IZC	International Zoning Code

CODE CHANGE PROPOSAL

Please provide all of the following items in your code change proposal. Your proposal may be entered on the following form, or you may attach a separate file. However, please read the instructions provided for each part of the code change proposal. The sections identified in parentheses are the applicable sections from CP #28 Code Development. The full procedures can be downloaded from www.iccsafe.org.

Code Sections/Tables/Figures Proposed for Revision (3.3.2):

Note: If the proposal is for a new section, indicate (new).

Name/Company/Representing (3.3.1):

Note: You must indicate your name and the full name of who you are representing. Do not use acronyms.

Proposal:

Note: Show the proposal using ~~strikeout~~, underline format. At the beginning of each section, one of the following instruction lines are also needed:

- Revise as follows
- Add new text as follows
- Delete and substitute as follows
- Delete without substitution

Supporting Information (3.3.4 & 3.4):

Note: The following items are required to be included:

Purpose: The proponent shall clearly state the purpose of the proposed code change (e.g., clarify the Code; revise outdated material; substitute new or revised material for current provision of the Code; add new requirements to the Code; delete current requirements, etc.)

Reasons: The proponent shall justify changing the current code provisions, stating why the proposal is superior to the current provisions of the Code. Proposals that add or delete requirements shall be supported by a logical explanation which clearly shows why the current Code provisions are inadequate or overly restrictive, specifies the shortcomings of the current Code provisions and explains how such proposals will improve the Code.

Substantiation: The proponent shall substantiate the proposed code change based on technical information and substantiation. Substantiation provided which is reviewed in accordance with Section 4.2 and determined as not germane to the technical issues addressed in the proposed code change shall be identified as such. The proponent shall be notified that the proposal is considered an incomplete proposal in accordance with Section 4.3, and the proposal shall be held until the deficiencies are corrected. The proponent shall have the right to appeal this action in accordance with the policy of the ICC Board. The burden of providing substantiating material lies with the proponent of the code change proposal. A minimum of two copies of all substantiating information shall be submitted. **(3.4)**

Bibliography: The proponent shall submit a bibliography of any substantiating material submitted with the code change proposal. The bibliography shall be published with the code change and the proponent shall make the substantiating materials available for review at the appropriate ICC office and during the public hearing.

Referenced Standards (3.4 & 3.6):

List any new referenced standards that are proposed to be referenced in the code and provide a minimum of two copies. For ICC rules on referenced standards, see Section 3.6 of CP #28.

Cost Impact (3.3.4.6):

Note: The proponent shall indicate one of the following regarding the cost impact of the code change proposal:

1) The code change proposal will increase the cost of construction; or
2) The code change proposal will not increase the cost of construction.

This information will be included in the published code change proposal.

INTERNATIONAL CODE COUNCIL

2006/2007 ICC CODE DEVELOPMENT SCHEDULE

STEP IN CODE DEVELOPMENT CYCLE	DATE
DEADLINE FOR RECEIPT OF APPLICATIONS FOR CODE COMMITTEES	January 3, 2006
DEADLINE FOR RECEIPT OF CODE CHANGE PROPOSALS	March 24, 2006
PUBLICATION DATE FOR MONOGRAPH OF "PROPOSED CHANGES TO THE I-CODES"	July 14, 2006
CODE DEVELOPMENT HEARINGS (CDH)	**September 20 - 30, 2006** Coronado Springs Resort Lake Beuna Vista, Florida
PUBLICATION DATE FOR "REPORT OF THE PUBLIC HEARING"	December 1, 2006
DEADLINE FOR RECEIPT OF PUBLIC COMMENTS	January 24, 2007
PUBLICATION DATE OF PUBLIC COMMENTS "FINAL ACTION AGENDA"	April 6, 2007
FINAL ACTION HEARINGS (FAH)	**May 22 - 25, 2007*** Location TBD
ANNUAL CONFERENCES	**September 17- 30, 2006** 2006 ICC Annual Conference and CDH Coronado Springs Resort Lake Beuna Vista, Florida **September 30 - October 4, 2007** 2007 ICC Annual Educational Conference Reno Hilton Reno, Nevada
RESULTING PUBLICATION	2007 SUPPLEMENT

* Dates tentative

Publication dates indicate approximate date when the printed copy of the document will be available. These documents will be posted on the ICC website approximately 4 weeks prior to availability of the printed version.

November 22, 2005

ICC Publications

The ICC has developed and made available an impressive inventory of International Codes, including:

- *International Building Code®*
- *International Energy Conservation Code®*
- ICC *Electrical Code®*
- *International Existing Building Code®*
- *International Fire Code®*
- *International Fuel Gas Code®*
- *International Mechanical Code®*
- *ICC Performance Code™*
- *International Plumbing Code®*
- *International Private Sewage Disposal Code®*
- *International Property Maintenance Code®*
- *International Residential Code®*
- *International Urban-Wildland Interface Code™*
- *International Zoning Code®*

All of these codes are comprehensive and coordinated with each other to provide the appropriate package for adoption and use in the 21st Century.

International Codes-Adoption by State

ICC makes every effort to provide current, accurate code adoption information. Not all jurisdictions notify ICC of code adoptions.
To obtain more detailed information on amendments and changes to adopted codes, please contact the jurisdiction.
To submit code adoption information: http://www.iccsafe.org/government/adoption-form.html

X = Effective Statewide A = Adopted, but may not yet be effective L = Adopted by Local Governments
S = Supplement 03 = 2003 Edition 00 = 2000 Edition

Jurisdiction	Link	IBC	IRC	IFC	IMC	IPC	IPSDC	IFGC	IECC	IFMC	IEBC	ICCPC	IUWIC	IZC	ICCEC	Chart Comments
Alabama	http://www.	X03,L	L	X03,L	X03,L	X03,L	L	X03,L	L	L	L	L		L	L	Commission: state owned, schools, hotels, movie theaters
Alaska	http://	X03	L03	X03	X03	L		L								
Arizona	http://	X00	L	L	X00	L		X00	X00	X00					X00	AZ-Dept of Health Services, health care institutions
Arkansas		X00	X00	X00	X00	X03			X03							
California	http://															
Colorado		L	L	L	L	L	L	L	L	L	L	L	L	L	L	IBC, IFC: Colorado Division of Fire Safety
Connecticut	http://	X03	X03	X03	X03	X03			X03		X03					ICC/ANSI A117.1
Delaware	http://	L	L	L	L	X03		L	L	L						
District of Columbia		X00	X00	X00	X00	X00		X00	X00	X00						
Florida	http://	X03	X03		X03	X03		X03			X03					
Georgia	http://	X00	X00	X03	X00	X00		X00	X00							
Hawaii																
Idaho	http://	X03	X03	X03	X03			X03	X03							
Illinois	http://	L	L	L	L	L	L	L	A00,L	L	L			L	L	IECC: commercial only; Eff 4/8/06
Indiana	http://	X00	X03	X00	X00			X00								2003 IRC, 5th Printing
Iowa		L	L	L	L	L	L	L	L	L	L			L	L	
Kansas	http://	X03	X03	X03	X03	X03	L	X03	X03	L					L	Applies to state owned facilities
Kentucky	http://hbc.p	X	X	X	X				X03	L						IECC: bldgs other than 1&2 family regulated by the KRC
Louisiana		X	L	L	X			L		L						
Maine	http://	X03,L	X03	L	L	L	L	L	X03	L	X03			L	L	
Maryland	http://	X03	X03		L	L		L	L		L				L	
Massachusetts	http://	A03	A03		A											
Michigan	http://	X03	X03	L	X03	X03		X03		L	X03					
Minnesota	http://	X00	X00	X00	L											
Mississippi		L	L	L	L	L	L	L	L	L	L	L			L	
Missouri	http://	L	L	L	X	X	L	L	L	L	L			L	L	IMC, IPC: State buildings only
Montana	http://	X03	X03	L	X03			X03	X03		X03					
Nebraska		X00	X00	L	L	L	L	L	X03	L	L		L	L	L	
Nevada		X03	X03	X03	L	L	L	L	X03	L	X03				L	IBC, IFC: SFM, schools, health care, state bldgs, commercial bldgs for counties over 100k. IBC, IRC, IFC, IECC, IEBC NV Public Works Board, state buildings
New Hampshire	http://	X00	L	L	X00	X00		L	X00	L						
New Jersey	http://	X00	X00	X03	X03			X03		L						
New Mexico	http://www.	X03	X03	L	L	L		L	X03	L	X03					NM Constr. Industried Div; state wide minimum code for all buildings
New York	http://	X00	X00	X00	X00	X00		X00	X00	X00						
North Carolina		X,A03	X,A03	X,A03	X,A03	X,A03		X,A03	X,A03							
North Dakota	http://	X	X	L	X	L		X		L						

Updated: 2/6/2006

International Codes-Adoption by State

ICC makes every effort to provide current, accurate code adoption information. Not all jurisdictions notify ICC of code adoptions.
To obtain more detailed information on amendments and changes to adopted codes, please contact the jurisdiction.
To submit code adoption information: http://www.iccsafe.org/government/adoption-form.html

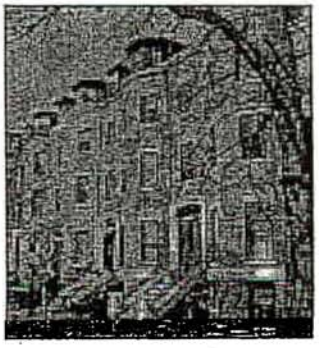
X = Effective Statewide A = Adopted, but may not yet be effective L = Adopted by Local Governments
S = Supplement 03 = 2003 Edition 00 = 2000 Edition

Ohio	http://	X03	L03	L	X03	X03		X03	X03	L	X03					
Oklahoma	http://	X03,S04	X03	X03,S04	X03	X03	L	X03	X03	X03,S04	X03,S04		L	L	L	
Oregon	http://	X03	X03	X03	X03			X03								
Pennsylvania	http://	X00	X00	X03	X00	X00		X00	X00	L	X00	X00	X00		X00	
Rhode Island	http://	X03	X03		X03	X03		X03	X03							
South Carolina	http://	X03	X03	X03	X03	X03	L03	X03	X03	L03	L03		L		L	IPMC, IEBC: Approved for local adoption
South Dakota	http://	X	L	X	L	L		L	L	L	L				L	IBC, IFC: Approved for local adoption
Tennessee		L	L	L	L	L		L	L	L	L				L	
Texas	http://www.tdi.st	X03	X00	L	X00	X00	L	X00	X00	L	L			L	L	Jurisdictions authorized by state law to adopt later editions of IBC, IRC, IPC, IMC, IFGC, and IECC. See Jurisdiction Chart for specific edition adopted.
Utah	http://	X03	X03	X03	X03	X03		X03	X03							
Vermont	http://	X03														
Virginia	http://	X03	X03	X03	X03	X03		X03	X03	X03	X03					
Washington	http://	X03	X03	X03	X03			L			L		L			
West Virginia	http://	X00	X00		X00	X00		X00	X00	L00	X03					
Wisconsin	http://	X		L	X			X	X							
Wyoming		X	L	X	X	L		X		L					L	
U.S. Territories																
Puerto Rico						X										
U.S. Virgin Islands		X03	X03		X03				X03							

ALLIANCE FOR HEALTHY HOMES

Protecting Children from Lead and Other Environmental Health Hazards

Lead-Safe Housing Policy Guidance



INTRODUCTION

As the Federal Strategy for Eliminating Childhood Lead Poisoning emphasizes, ending lead poisoning as a public health problem requires making our housing stock lead-safe. Blood lead screening, case management services for children with elevated blood lead levels (EBLs), and raising public awareness are all important *supporting* strategies, but identifying and treating children after the damage is done is not protective. In the same regard, educating parents is helpful but insufficient as a prevention strategy. Research makes clear that parents lack the power to protect their children if there are serious lead hazards in their home. The only sure way to protect children from lead poisoning is through primary prevention strategies—preventing, identifying, and controlling lead hazards in housing, especially deteriorated lead-based paint and lead dust hazards.

Of the 39 million leaded housing units in the United States, HUD estimates that 25 million pose "significant lead hazards." Because these units span the full spectrum of risk—from exceedingly low to extremely grave—different measures are needed in different situations to maximize the public health benefits of investments to improve property maintenance and repair. Making our housing stock lead-safe ultimately depends on action by property owners, but government agencies can foster effective action by setting clear standards, offering technical support and assistance, providing subsidies where justified, encouraging improvements in property maintenance and repairs, and enforcing compliance as needed.

The Alliance for Healthy Homes has created this four-part *Lead-Safe Housing Policy Guidance* to assist state and local policy makers and government agency staff in establishing a prevention-based framework to advance lead-safe housing. To develop this resource, the Alliance drew upon enlightened approaches that jurisdictions across the country are already pursuing and finding effective. We hope that this Guidance will be helpful to health and housing practitioners as well as other advocates for children's health in every city, county, and state—regardless of its current laws or level of political will.

The *Lead-Safe Housing Policy Guidance* consists of four parts:

I. **Basic Lead-Safe Housing Standards**: A three-tiered approach to setting clear, workable, and protective standards that define rental property owners' duties.

II. **Legal Authorities**: The spectrum of legal authorities and enforcement options needed for state and local agencies to implement and enforce lead-safe housing standards.

III. **Programmatic Opportunities**: Effective strategies for state and local agencies to strengthen code enforcement and build technical capacity to expand the supply of lead-safe housing.

IV. **Reference Materials**: Applicable federal law, regulations, and standards, fundamental tenant safeguards, and a glossary of common terms.

BASIC LEAD-SAFE HOUSING STANDARDS

No jurisdiction with an older housing stock can effectively protect children from lead poisoning without laws and ordinances that clearly state what rental property owners must do to prevent and control lead-based paint and dust hazards. To be effective, such standards must: 1) clearly define landlords' responsibilities; 2) offer adequate protection for children's health; and 3) be practical, workable, and sensitive to the economic realities of affordable housing.

Many cities and states currently lack such clear, workable, and protective standards for lead-safe housing. Some jurisdictions' laws and regulations establish ambiguous requirements or ignore lead hazards altogether. Other jurisdictions have standards that either are too weak to protect children's health or are impractical for property owners to meet.

Part I of *Lead-Safe Housing Policy Guidance* is intended to assist legislators, state and local health officials, and other advocates for children's health develop laws and ordinances that establish effective and enlightened lead-safe housing standards. Because the extent of risk varies widely from property to property, applying uniform requirements to all pre-1978 housing either imposes unnecessary requirements and costs on lower-risk units or fails to offer sufficient protection to occupants of higher-risk units. To provide maximum public health protection for the resources invested, this framework organizes lead-safe housing standards in three tiers, based on level of lead hazard risk:

- Tier I includes a set of low-cost, prevention-based standards designed for all properties built before 1978 that contain, or may contain, lead-based paint.
- Tier II offers alternative approaches, criteria, and action triggers that jurisdictions can use to tailor requirements to ensure lead safety in higher-risk properties.
- Tier III addresses extremely high risk and dangerous circumstances, such as the identification of a lead-poisoned child or significant non-compliance by landlords.

Enacting specific standards for lead-safe housing benefits private property owners as well as children and communities. Codifying lead safety standards in laws and ordinances reinforces the importance of good property maintenance and clarifies what steps landlords need to take in order to prevent and control hazards. Lead-safe housing laws and ordinances provide objective standards against which landlords can demonstrate compliance. Adherence can qualify owners for property and casualty insurance, reduce legal liability, and maintain property condition and value. Primary prevention of lead poisoning provides community-wide benefits through savings in health care and special education costs, improved school performance, and reductions in anti-social behavior and juvenile delinquency.

A one-page summary of *Basic Lead-Safe Housing Standards* is provided on the next page, followed by detailed descriptions.

SUMMARY

TIER I – Baseline Standards for All Pre-1978 Rental Properties

This tier consists of low-cost, prevention-based measures that jurisdictions should require of owners of all pre-1978 properties except those found to be lead-free by a lead-based paint inspection.

- ❑ Maintain properties in good physical condition and in compliance with code
- ❑ Perform visual inspection for deteriorated paint and water damage upon vacancy and annually thereafter
- ❑ Promptly and safely repair deteriorated paint and its causes
- ❑ Follow lead-safe work practices (and avoid unsafe work practices) when repairing deteriorated paint or disturbing painted surfaces
- ❑ Urge tenants to report peeling paint and clearly explain how to do so

TIER II – Safeguards for Owners of High-Risk Rental Properties

To supplement the baseline standards for high-risk properties, jurisdictions need to establish criteria for designating properties that are presumptively higher risk, as well as additional safeguards that should be required in some circumstances. Alternatives for consideration are provided below. Multiple criteria and/or hazard control measures can be combined to best meet local needs.

Criteria/circumstances for classifying rental properties as higher risk or requiring additional action:

- ❑ A government agency identifies peeling paint or other code violations in the unit
- ❑ A government agency identifies lead hazards in any unit in a multi-family property
- ❑ The property was built prior to 1940/1950/1960
- ❑ The property is located in a high-risk area (as defined by a legislative body or executive agency)
- ❑ A family with a child under six resides in the unit
- ❑ A triggering event occurs, such as property sale, re-rental, or remodeling

Alternatives for additional measures required of owners of higher-risk properties:

- ❑ Pass visual inspection and clearance dust tests after any activity that disturbs or repairs more than a *de minimis* area of a painted surface *(more than 2 square feet in any one interior room or space)*
- ❑ Pass visual inspection and clearance dust tests at vacancy
- ❑ Make all floor surfaces smooth and cleanable
- ❑ Ensure that doors and windows do not bind
- ❑ Perform lead-safe window treatments, such as vinyl/aluminum cladding of window troughs
- ❑ Cover bare soil with mulch, gravel, sod, or dense plantings
- ❑ Hire a certified contractor to perform a risk assessment or lead inspection
- ❑ Hire a certified abatement contractor to control identified lead hazards
- ❑ Develop a lead safety plan for ongoing maintenance
- ❑ Notify all residents in a building found to contain lead hazards

TIER III – Response to Extreme Situations

Jurisdictions should impose special requirements on property owners in situations where housing units pose extremely high risks, such as the identification of an EBL child or the discovery of significant non-compliance with or circumvention of basic lead safety requirements.

- ❑ Respond promptly to all public health agency directives
- ❑ Provide public health agency access to other units in a multi-family building for environmental investigation
- ❑ Relocate the occupants if identified hazards are not promptly controlled or if a lead hazard control project requires evacuation
- ❑ Submit lead hazard control plans to the public health agency for approval
- ❑ Safely control identified lead hazards using a qualified contractor and pass visual inspection and clearance

LEGAL AUTHORITIES

Most state and local jurisdictions have legal authority to screen children in order to identify those with elevated blood lead levels (EBLs). Yet many of these same jurisdictions lack the statutory authority to require property owners to prevent and control lead hazards in housing and/or the enforcement powers needed to ensure compliance. Remarkably, at least 15 states that receive CDC lead poisoning prevention grants report that they lack specific power to order property owners to control identified lead hazards, even in the extreme case of an EBL child.

Childhood lead poisoning prevention programs (CLPPPs) cannot effectively protect children if their jurisdiction lacks basic legal authorities and enforcement powers. In some cases, lack of adequate legal authority may be a major limiting factor to continued progress in protecting children from lead hazards in their homes. A critical examination of existing legal authorities and enforcement powers would likely benefit most CLPPPs.

Part II of *Lead-Safe Housing Policy Guidance* provides a checklist of legal authorities related to preventing and controlling lead hazards in housing. In developing this checklist, the Alliance drew upon state laws and regulations, local ordinances, and the International Code Council's Property Maintenance Code. It is important to note that no jurisdiction currently has all these legal authorities and enforcement powers in place. Indeed, many effective CLPPPs operate in jurisdictions that have only a subset of these authorities.

The checklist is divided into five categories:

- Property Maintenance and Accountability Standards
- Right of Entry
- Authority to Compel Compliance with Requirements
- Work Practice Standards
- Administrative Mechanisms to Support Enforcement

In order to ensure the authority exists to enforce property owners requirements, there is understandably some overlap with *Basic Lead-Safe Housing Standards.*

Some jurisdictions may find that they have broad legal authorities to protect public health and safety that are currently going unused. In addition to laws specific to lead poisoning, jurisdictions should examine state and local health and housing laws, agency regulations and rules, housing and health codes and ordinances, property maintenance codes, nuisance law, and warranty of habitability law. These existing laws and codes may already grant many of the authorities identified in this checklist. While a jurisdiction may already have broad authority to protect health and safety, it is generally advantageous to specifically enumerate powers related to lead safety.

We hope that CLPPP staff, policy makers, legislators, and public health advocates will use this checklist as a tool to assess existing authorities, identify gaps in existing powers, and then determine which additional legal authorities and enforcement powers would be most helpful to improve program effectiveness and expand the supply of lead-safe housing in their jurisdiction.

A one-page summary of *Legal Authorities* is provided on the next page, followed by detailed descriptions.

SUMMARY

Legal Authorities

Property Maintenance and Accountability Standards

- ❑ Establish baseline property maintenance standards that address lead safety
- ❑ Classify deteriorated paint in pre-1960 properties as a serious code violation
- ❑ Establish lead dust hazards as a serious code violation
- ❑ Require rental property owners to provide documentation of lead-safe status in certain situations

Right of Entry

- ❑ Conduct an environmental investigation in response to a child with an elevated blood lead level
- ❑ Inspect other units in a multi-family building where one unit is occupied by an EBL child
- ❑ Inspect units proactively, such as on a routine periodic basis
- ❑ Collect environmental samples to determine the presence of lead dust hazards
- ❑ Conduct follow-up inspection to ensure lead hazard repair is performed properly

Authority to Compel Compliance with Requirements

- ❑ Set a specific deadline for completion of repair work
- ❑ Establish meaningful and appropriate penalties for unresolved code violations
- ❑ Ensure occupant protection, including relocation to lead-safe housing when necessary
- ❑ Issue stop-work order to halt unsafe work practices
- ❑ Order property owner to hire a certified lead professional (e.g. lead inspector, risk assessor, certified lead abatement contractor) in high-risk situations
- ❑ Require cleanup of visible dust and debris and clearance dust testing whenever an agency orders repair in pre-1960 properties
- ❑ Authorize agency crews to repair hazards and recover costs by placing a lien on the property
- ❑ Declare deteriorated properties unfit for human occupancy or uninhabitable, and order them vacated and sealed until repaired or demolished.
- ❑ Place properties with numerous, repeated, or long-standing violations in receivership

Work Practice Standards

- ❑ Require lead-safe work practices
- ❑ Ban unsafe paint removal methods during painting, remodeling, and maintenance activities
- ❑ Require property owners, maintenance supervisors, painting/remodeling contractors, and city contractors to complete basic training in LSWP before disturbing or repairing paint in older properties

Administrative Mechanisms to Support Enforcement

- ❑ Require a renewable rental permit or certificate of occupancy for all rental properties
- ❑ Register the identity of the rental property owner and/or agent for delivery of legal notices
- ❑ Attach outstanding lead hazard control orders to the property deed
- ❑ Publish information on properties with outstanding code violations and recalcitrant owners
- ❑ Create a special court to accelerate successful case closure
- ❑ Create a special Treasury fund to finance programmatic/enforcement/abatement activities

Lead-Based Paint Hazards in Housing Survey
Results and Findings

Background

This survey was conducted between January 13, 2006 and January 18, 2006 to gauge knowledge of lead-based paint hazards among local housing agencies.

A representative sample of 50 city and county housing agencies located throughout California (representing urban, rural, and suburban communities) participated in the survey. Survey participants included code enforcement officers, building officials, and housing inspectors. Housing agencies were identified via the California Association of Code Enforcement Officers' list-serve and invited to participate. Participation was voluntary and non-compensated.

The survey was designed and conducted by *Lead Safe Communities*, a federally recognized 501(c)(3) non-profit organization which seeks to eliminate childhood lead poisoning. (The U.S. Centers for Disease Control estimates that 1-2% of all children under age 6 are currently lead poisoned) The survey questions and results are identified below.

Findings

- Over half (54%) of individuals who conduct housing inspections for government agencies have never received training on lead hazards, and 44% are unaware of existing state laws which require local agencies to identify and abate lead hazards.
- 86% of housing inspectors rarely or never identified lead hazards as a housing violation, although over 90% worked in communities with significant risk factors for lead hazards (significant number of housing built before 1950, low-income residents, rental housing stock, and children under age 6).
- All (100%) of code enforcement agencies identified training (e.g. how to identify lead hazards in housing) as a resource currently needed to address the issue in their community.
- 85% of participating agencies did not have a protocol/plan for implementing lead safety into existing code enforcement inspections or housing inspections.

Survey Questions/Results

1. Does your agency have a housing program or housing component?

(Please check one)
YES (75%)
NO (25%)

2. Do you conduct code enforcement activities and/or inspect housing for substandard conditions?

(Please check one)

YES (98%)
NO (2%)

3. What type of buildings do you inspect?
(Please check all that apply)
Single Family Housing (94%)
Multi-Family Housing (86%)
Schools, Day Care Centers (22%)
Other Public or Commercial Buildings (72%)

4. Does your agency have a reactive response to housing violations (e.g. Do you conduct inspections in response to tips and complaints?)
(Please check one)
YES (98%)
NO (2%)

5. Does your agency have a proactive response to housing violations (e.g. Do you conduct scheduled inspections, such as inspect rental units annually)?
(Please check one)
YES (21%)
NO (79%)

6. Based on your experience, what are the three (3) housing defects most often cited during code enforcement inspections?
    a. water damage/leaking roof or window (87%)
    b. unsafe electrical (83%)
    c. generic unsafe/substandard conditions (82%)
    d. nonworking plumbing/septic (79%)
    e. deteriorated paint (72%)
    f. converted garage/nonpermitted structures (71%)
    g. mold/mildew (63%)
    h. no utilities/no heat (54%)
    i. trash (52%)
    j. inoperable vehicles (48%)
    k. rodents/cockroaches (25%)
    l. nonworking smoke detectors (21%)
    m. overgrown vegetation (18%)
    n. exits blocked/locked (5%)

7. How often do you identify a violation to be "deteriorated paint," "faulty weather protection –exterior deteriorated paint," or other similar condition?

(Please check one)
Never (6%)
Rarely (12%)
Occasionally (52%)
Frequently (30%)

8. Does your agency have a protocol/plan for implementing lead safety into its code enforcement inspections or housing inspections?
(Please check one)
YES (15%)
NO (85%)

9. Have you received training on lead hazards?
(Please check one)
YES (46%)
NO (54%)

10. If you answered yes to question 9, what did your training include?
(Please check all that apply)
General information on lead hazards (100%)
Visual inspection (42%)
How to take samples of paint, dust or soil (25%)

11. If you answered no to question 9, what type of training do you want/need?
(Please check all that apply)
General information on lead hazards (100%)
Visual inspection (100%)
How to take samples of paint, dust or soil (69%)

12. How often do you identify lead hazards (e.g. lead-based paint) as a housing violation?
(Please check one)
Never (51%)
Rarely (35%)
Occasionally (14%)
Frequently (0%)

13. Which of the following violations have you identified during housing inspections?
(Please check all that apply)

Deteriorated Paint (78%)
Presumed Lead-Based Paint (30%)
Lead-Based Paint (14%)
Lead-Contaminated Dust (2%)
Lead-Contaminated Soil (8%)

14. Did you know that state law requires local building/housing agencies to order the abatement of lead hazards?
(Please check one)
YES (56%)
NO (44%)

15. Does your agency require "lead-safe" work practices for repairs that disturb paint in housing built before 1978?
(Please check one)
YES (46%)
NO (54%)

16. Did you know that state law gives local building/housing agencies the authority to issue a cease and desist order/stop work order if someone is creating a lead hazard (e.g. a contractor generating paint chips and dust during a remodeling project in a pre-1978 housing)?
(Please check one)
YES (57%)
NO (43%)

17. Have you ever issued a cease and desist order/stop work order for unsafe work practices?
(Please check one)
YES (35%)
NO (65%)

18. Does your community have any of the following risk factors for childhood lead poisoning?
(Please check all that apply)
Housing built before 1950 (100%)
Low-Income Residents (100%)
Rental Housing (94%)
Children under age 6 (97%)

19. Would you like to be contacted if free training on identifying lead hazards in housing is offered in your area?

(Please check one)
YES (94%)
NO (6%)

20. Would you like to be contacted if grant funding for local agencies to address lead hazards becomes available?

(Please check one)
YES (90%)
NO (10%)

21. What resources do you currently need to address lead hazards in your community?

(Please check all that apply)
Training (100%)
Funding for Property Owner to fix hazards (80%)
Other (please specify):

a. educational materials (83%)
b. authorization/buy-in from city council or city manager (72%)
c. lead hazards testing supplies (53%)
d. community education/media campaign (43%)
e. additional housing inspectors (22%)
f. need contrators to use "leadsafe" work practices (15%)
g. additional enforcement authority/local ordinance (6%)
h. bilingual educational materials/handouts (3%)

22. Do you have any other thoughts or suggestions for how to increase the identification and remediation of lead hazards in housing?

(Please specify):

a. rental units should be inspected annually (19%)
b. radio/tv outreach to educate community (15%)
c. make inspections mandatory upon sale (11%)
d. need funding for owners to fix property (8%)
e. contractors must stop creating hazards when remodeling (4%)
f. professional training is needed (4%)