



We know the way home.

HOUSING QUALITY STANDARDS

LEAD BASED PAINT REGULATIONS

Effective September 15, 2000 there are new Lead Based Paint Regulations that govern the Section 8 Program.

If the unit was built prior to 1978 then these new regulations will apply, unless:

- The unit does not or will not house a child under the age of six
- The unit is a zero bedroom unit
- The unit is designated for the elderly or person with disabilities, and there are no children residing, or expected to reside in the household, or
- The property is certified as lead-based paint free

At the time of Housing Works' inspection of the unit, the unit must be **totally free** of any deteriorated paint. Deteriorated paint is defined as:


“Any interior or exterior paint or other coating that is peeling, chipping, chalking or cracking, or any paint or coating located on an interior or exterior surface or fixture that is otherwise damaged or separated from the substrate.”


If deteriorated paint is found during the inspection, the unit will fail the HQS Inspection and the procedures listed below must be followed to address the deteriorated paint:

- The owner must stabilize the deteriorated paint according to the Federal Regulations
- The Owner must practice safe work practices when conducting paint stabilization that includes safe work methods, occupant protection, work site preparation, and cleanup
- The owner must have a certified clearance examiner evaluate the unit after paint stabilization has occurred and prepare a report indicating whether the unit is free of lead-based paint hazards; and
- On-going maintenance must be conducted on the property to prevent lead hazards.

Housing Works strongly urges landlords to regularly inspect their property and remove any defective paint according to the Federal requirements prior to the initial or annual inspections.

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Housing Works is an assumed business name of Central Oregon Regional Housing Authority