



# Lead-Base Paint Rule

## **If your rental unit:**

- Was built before 1978, and
- Has a child under six years old living in it, and
- Has deteriorating paint (peeling, flaking, cracking, chalking, chipping, scaling or loose paint)

You must remove all deteriorating paint from all surfaces and paint with lead-free paint **before** we inspect the unit for Housing Quality Standards. You may cover the deteriorating paint with a suitable material such as sheet rock, wallboard, paneling material or siding, whichever is appropriate. This must be done **before** we inspect the unit.

If the unit has deteriorating paint when we inspect, it must be treated as leaded paint. The paint must be stabilized, which involves, removal of loose paint, repair of physical defects in substrate, application of new coat of paint, and use safe work practices and clearance. You must use workers that are supervised by a certified abatement supervisor or workers that are trained in EPA or HUD-approved course. The unit must be cleared by a certified independent person that the unit is lead-free, before we can place it on our program.

If you have the paint tested and it is found that it is not lead-based paint, you do not have to use safe work practices, use trained or supervised workers or have to have the unit cleared by a certified independent person.

Inspect windows, window sills, soffit, fascia, concrete steps, foundation, siding, exterior and interior doors, trim, porch ceiling, other buildings and fence, in close proximity to unit. There can not be any deteriorating paint on the unit when we come for the inspection.

All paint particles must be removed from the area in the appropriate manner, any paint particles found laying on the floors or ground, will also cause the unit to fail the inspection.

Please have your rental unit free from deteriorating paint, when we come for the housing inspection. It will save you and our agency, time and money.

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**Please contact our office for more information**

**Phelps County PHA  
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