

# DBI GUIDE FOR WORK DISTURBING LEAD-BASED PAINT

Work that disturbs or removes lead-based paint on the interior or exterior of any pre-1979 building and steel structure is regulated by San Francisco Existing Building Code (SFBC)\*\*.

### Which activities trigger this guidance?

Activities creating dust or debris in the interior or exterior of buildings built **before 1979**.

### Why all the regulations?

Lead is a health hazard that can cause a variety of adverse effects. Lead also disproportionately affects the development of young children. Exposure can occur by disturbing or removing lead without proper controls.

## What do lead hazards look like?



**Lead is an invisible poison that hurts your child's growth and development**

**Call for a FREE INSPECTION: 415-252-3956**



## What Occupancy Classifications are affected?

### Group E Division 3

- Daycare for more than 6 people.

### Group R Division 1

- Hotels/ Motels with 6 or more guest rooms.
- Congregate housing which accommodate more than 10 people.

### Group R Division 2

- Apartments and condominiums with 3 or more dwelling units
- Lodging which contains no more than guest 5 rooms.
- Congregate housing which accommodate 10 or fewer people

### Group R Division 3

- Single Family Homes.
- 1 or 2 dwelling units in a single building.

\*\*These building codes may also apply to commercial buildings

## I WANT TO RENOVATE: WHAT DO I DO?

1. Notify affected parties (occupants, neighbors, etc.) no less than **3 days** before work begins (see **DBI Forms 7 and 8**). If you have not done so, provide residential occupants with pamphlet from The United States Environmental Protection Agency (EPA) *Protect your Family from Lead in Your Home*, before work begins (you can also find the pamphlet online at <https://www.epa.gov/lead/protect-your-family-lead-your-home-english>). Where signage is not possible, letters must be provided.
2. Post a **DBI LEAD WORK IN PROGRESS** Sign and other required warning signs before work begins.
3. Use containment or barrier systems to prevent lead containing dust from migrating from the work areas. Access to the work area must be restricted to workers authorized and trained to do the lead work. *Hiring certified professionals may facilitate compliance with SFBC.*
4. Conduct thorough cleanup of the work area and affected vicinity before work is completed for the day.
5. Remove the "Lead Work" sign when work is completed (see **DBI LEAD WORK IN PROGRESS Sign**).

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## WHAT IS REQUIRED DURING REMOVAL?

	<i>Short Answer</i>	<i>Long Answer</i>
<i>Testing for Lead</i>	<b>NO.</b> However, <b>if you do not test for lead, you must assume</b> the substrate you're disturbing contains lead.  Home test kits are not considered to be a reliable testing tool.	Lead-based paint is defined as 0.5% lead by weight or 5,000 milligrams of lead per kilogram. Anything less than this amount is considered <i>lead containing</i> . Regulations still apply for lead containing substances. A certified Lead Inspector/Assessor is required to collect samples.
<i>Notification</i>	<b>YES.</b> You must notify anyone potentially affected by the work, including occupants, neighbors, and other contractors	Please see <b>DBI forms 7 and 8</b> .
<i>Lead Safe Work Practices</i>	<b>YES;</b> If you presume a surface contains lead or you test and find you have lead-based materials present, you or your contractor must use lead safe work practices.	Lead safe work practices include: <ul style="list-style-type: none"><li>• <b>Separating the work area from non-work areas.</b> Containment is accomplished using impermeable barriers (such as 6 mil plastic).</li><li>• <b>Controlling for dust</b> using High Efficiency Particulate Air (HEPA) tools, as well as, wet methods (sprayers etc.)</li><li>• <b>Decontamination</b> by workers.</li><li>• <b>Cleanup</b> of debris after work has been completed.</li></ul>

### *Prohibited Practices*

- **Open flame burning** or torching with temperatures above 1,100 °F without containment/ barriers
- **High pressure washing** without containment/ barriers
- **Dry sanding, dry scraping** manually or with a power tool without a dust collection system.

## WHAT HAPPENS IF I DONT COMPLY?

You are deemed responsible and may face one or more of the following enforcement actions.

- Notice to correct violations
- Notice to stop work immediately and not to resume without authorization
- Clearance inspection by an independent Lead Inspector/ Assessor
- Penalties of up to \$500 per violation per day
- Fees to cover the cost of the City agency's enforcement of the penalties and/or

### Questions?

Contact the DBI Housing Inspection Services

(628) 652-3700

Information on Childhood Lead Poisoning (DPH):

(415) 252-3800

For a list of Lead Inspector/ Assessors or questions on lead in construction:

1 (800) 597-LEAD