

## WHAT YOU NEED TO KNOW ABOUT:

# Lead Audit Violations



When it comes to lead, the HPD doesn't mess around. And because they're serious about lead, there are quite a few different types of Audit violations that can be issued. And the city usually wants to see at least 10 years of documentation, so make sure you're SAVING, SAVING & SAVING all required documents.

### **AUDIT VIOLATION #614—APARTMENT TURNOVER AUDIT**

*The city will want to see proof for the following:*

- Which apartments were turned over in the past 10 years
- All the work that was done during turnover
- What type of testing was performed during the turnover, i.e. if it was dust wipes, or XRF testing

*For all apartments that have not been turned over in the past 10 years, you will need to provide:*

- 10 years' worth of leases or payments proving that the same tenant resided in that unit all this time.

### **AUDIT VIOLATION #618—A RECORD PRODUCTION ORDER**

*The city wants to see the past 10 years' worth of paperwork of the following:*

- Affidavit of mailing for the safety mailings
- Responses for the safety mailing
- Proof of visual inspections for any chipping or peeling paint on any unit containing a child under the age of 5
- Apartment turnovers for the past 10 years and the dust wipes.

*If any work that could have exposed LBP was done in the building over the past 10 years, you will need to provide:*

- Documentation of the work performed
- Proof that the work was done by either an RRP- or EPA-certified contractor
- Results of the dust wipes performed after the work was completed
- All open Lead Violations must be removed as well.

### **AUDIT VIOLATION #619—SAFETY MAILING AUDIT**

*The city wants to see the past 10 years' worth of paperwork of the following:*

- Affidavit of mailing for the safety mailings
- Responses for the safety mailing. In pursuant to those responses, for any apartment in which a child under the age of 5 resides, you will need to perform a visual inspection for any chipping or peeling paint and document those inspections for the tenant.

### **AUDIT VIOLATION #620—COVERED BUILDING AUDIT**

*The city wants to see the past 10 years' worth of paperwork of the following:*

- Affidavit of mailing for the safety mailings
- Responses for the safety mailing
- Proof of visual inspections for any chipping or peeling paint on any unit in which resides a child under the age of 5
- Apartment turnovers for the past 10 years and the dust wipes performed during the turnover

*If any work that could have exposed LBP was done in the building over the past 10 years, you will also need to provide:*

- Documentation of the work performed
- Proof that the work was done by either an RRP- or EPA-certified contractor
- Results of the dust wipes performed after the work was completed.
- All open Lead Violations must be removed as well.

## **NEW FOR 2021**

### **AUDIT VIOLATION #621—PRESUMED LEAD AUDIT**

*If lead was presumed to be present in your building, the city wants to see the following for any work completed:*

- Affidavit from an EPA-certified contractor who performed the remedial work stating that the work was done in compliance with the law, and including the start and end date of the work, as well as the address and contact info for the firm that completed the work
- Proof that the work was done by an EPA-certified contractor
- A description of the location of the work performed in each room
- A copy of the test results of the dust wipes
- An affidavit from the contractor who performed the dust wipes, verifying the date the sample was taken and the location where it was performed
- A copy of the EPA certificate of the contractor who performed the dust wipes

### **AUDIT VIOLATION #622—PRESENT LEAD AUDIT**

*If lead was found in your building while work was being done, the city wants to see the following:*

- Affidavit from an EPA-certified contractor who performed the remedial work stating that the work was done in compliance with the law, and including the start and end date of the work, as well as the address and contact info for the firm that completed the work
- Proof that the work was done by an EPA-certified contractor
- A description of the location of the work performed in each room
- A copy of the test results of the dust wipes
- An affidavit from the contractor who performed the dust wipes, verifying the date the sample was taken and the location where it was performed
- A copy of the EPA certificate of the contractor who performed the dust wipes