

LEAD SAFE HOUSING REQUIREMENTS SCREENING WORKSHEET

This worksheet should be placed in the project file for any residential property that is assisted with Federal funds. Parts 1 and 2 should be completed for all projects. Parts 3 and 4 should be completed for rehabilitation projects that are not determined to be exempt under Parts 1 or 2.

Property Owner and Address: _____

Part 1: Exemptions from All Requirements of 24 CFR Part 35

*Instructions: If the answer to any of the following questions under Part 1 is yes, the property is exempt from the requirements of 24CFR Part 35 and you do not have to complete the rest of the form. However, be sure to mark which answer(s) are yes under Part 1 and 2 and **sign the form under Part 2**. Retain in the project file upon completion.*

❖ Was the property constructed after January 1, 1978? [35.115(a)(1)]	<input type="checkbox"/> YES	<input type="checkbox"/> NO
❖ Is this a zero-bedroom unit? (e.g. SRO, efficiency) [35.115(a)(2)]	<input type="checkbox"/> YES	<input type="checkbox"/> NO
❖ Is this dedicated elderly ¹ housing? (i.e. over age 62) [35.115(a)(3)]	<input type="checkbox"/> YES	<input type="checkbox"/> NO
❖ Is this housing dedicated for the disabled ² ?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
❖ Has a paint inspection conducted in accordance with 35.1320(a) established that the property is free of lead-based paint? [35.115(a)(4)]	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<ul style="list-style-type: none"> ▪ The date of the original paint inspection was _____. An optional paint inspection conducted on _____ confirmed this prior finding. 		
❖ Has all lead-based paint in the property been identified and removed, and has clearance been achieved as cited below? [35.115(a)(5)]	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<ul style="list-style-type: none"> ▪ Clearance was achieved prior to September 15, 2000, and the work was done in accordance with 40CFR Part 745.227(b) 	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<ul style="list-style-type: none"> ▪ Clearance was achieved after September 15, 2000, and the work was done in accordance with 24CFR Part 35.1320, 1325 and 1340. 	<input type="checkbox"/> YES	<input type="checkbox"/> NO
❖ Will a currently vacant unit remain vacant until it is demolished? [35.115(a)(6)]	<input type="checkbox"/> YES	<input type="checkbox"/> NO
❖ Is the property used for non-residential purposes? ³ [35.115(a)(7)]	<input type="checkbox"/> YES	<input type="checkbox"/> NO
❖ Will all rehab exclude disturbing painted surfaces?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
❖ Will the unit be occupied for less than 100 days under emergency leasing assistance to an eligible household? ⁴ [35.115(a)(11)]	<input type="checkbox"/> YES	<input type="checkbox"/> NO

Part 2: Limited Exemptions from Specific Hazard Reduction Requirements

The HUD Final Rule allows for limited exemptions from specific requirements due to the characteristics of the rehabilitation work, the structure or the occupants. If the answer to any of the following questions is yes, the grantee and/or occupant may waive certain requirements as described below.

Is the amount of painted surface that is being disturbed below “de minimis” levels, as defined below? If so, safe work practices and clearance are not required in that work area.		
▪ 20 square feet or less on exterior surfaces	<input type="checkbox"/> YES	<input type="checkbox"/> NO
▪ 2 square feet or less in any single interior room or space	<input type="checkbox"/> YES	<input type="checkbox"/> NO
▪ 10% or less of the total surface area of an interior/exterior component with a small surface area, such as window sills or baseboards.	<input type="checkbox"/> YES	<input type="checkbox"/> NO
❖ Is the unit occupied by an elderly person(s)? If so, relocation of the elderly occupant(s) is not required if complete disclosure of the nature of the work is provided and informed consent is obtained prior to rehabilitation ⁵	<input type="checkbox"/> YES	<input type="checkbox"/> NO
❖ Is a unit that is subject to abatement requirements listed or eligible for listing on the National Register of Historic Places, or does it contribute to a Nation Register Historic District? If so, the State Historic Preservation Office may request that interim controls be implemented rather than abatement. On-going maintenance and re-evaluation is required. [35.115(13)]	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<i>I have evaluated the site and property, the work specifications, and interviewed the occupants. In my professional opinion, this unit qualifies for the indicated exemption(s).</i>		

Both Print and Sign Here

Date

1 Defined as retirement communities or similar types of housing reserved for households composed of one or more persons over age 62, or other age if recognized by a specific Federal housing assistance program. However, if a child under age 6 resides or is expected to reside in such a unit, the unit is not exempt.

2 The housing must be a residential property designated exclusively for persons with disabilities, defined as any person who has a physical or mental impairment that substantially limits one or more major life activities, has a record of impairment, or is regarded by others as having such an impairment. However, if a child under age 6 resides or is expected to reside in such a unit, the unit is not exempt.

3 Except that spaces such as entryways, hallways, stairways, etc. serving both residential and non-residential uses in a mixed-use property are not exempt.

When a household is provided short-term emergency leasing assistance and will occupy a unit for less than 100 days, the unit is exempt from lead paint regulations. This emergency leasing exemption is attached to the unit, not the family, and is a one-time exemption. After being assisted for a total of 100 consecutive days, the unit becomes subject to regular Subpart K requirements. Multiple families cannot be cycled through the same unit at intervals of less than 100 days under this exemption.

⁵ HUD Interpretive Guidance, April 16, 2001, question # J-24.

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Addendum for Rehabilitation Projects

Parts 3 and 4

Parts 3 and 4 of this worksheet should be completed for any residential property that is to undergo rehabilitation with Federal funds and is not determined to be exempt in Parts 1 or 2. The completed form should be placed in the project file with Parts 1 and 2.

Part 3: Per Unit Level of Rehabilitation Assistance

- A. Average Federal Funding Per Unit \$ _____
- B. Average Per Unit Rehabilitation Hard Costs \$ _____
(not including costs of lead hazard evaluation and reduction)
- C. Lower of A or B \$ _____

Part 4: Approach Required (Based on answer to 3.C., above)

- \$0 --\$5,000 _____ Do No Harm (Test & Repair)
- \$5,001 -- \$25,000 _____ Identify and Control Lead Hazards
- \$25,001 and above _____ identify and Abate Lead Hazards

Calculated by: _____
Date _____

I have evaluated the site, the specifications, estimated the rehab hard costs and interviewed the occupants. In my professional opinion, this project meets the above requirement for federal lead hazard reduction under 24 CFR Part 35.

Signature

Date