

1 15A NCAC 18A .3107 is proposed for readoption with substantive changes as follows:

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3 **15A NCAC 18A .3107 MAINTENANCE STANDARD**

4 The following shall apply to property owners and managing agents of pre-1978 residential housing units implementing
5 the maintenance standard set forth in Rule .3106(b) of this Section:

6 ~~(a)~~(1) Property owners and managing agents shall use safe work practices to repair and repaint deteriorated
7 paint on interior surfaces of a residential housing unit and to correct the cause of ~~deterioration~~
8 deterioration, including structural conditions causing water infiltration, interior moisture, and poor
9 paint adhesion. For pre-1950 single family and duplex residential housing units, property owners
10 and managing agents shall repair and repaint both interior and exterior ~~surfaces~~ surfaces, including
11 all walls, ceilings, windows, porches, decks, garages, railings, and steps, and shall correct the causes
12 of deterioration. In addition, for pre-1950 single family and duplex residential housing units,
13 property owners and managing agents shall establish and maintain a sod or other vegetative cover
14 in areas of bare soil within three feet of the residential housing unit.

15 ~~(b)~~(2) Property owners and managing agents shall conduct specialized cleaning on interior horizontal
16 surfaces to remove dust that may contain lead.

17 ~~(c)~~(3) Property owners and managing agents shall correct conditions in which painted surfaces are rubbing,
18 binding, or being damaged to protect the integrity of the paint and to prevent the generation of lead
19 dust.

20 ~~(d)~~(4) Subject to the occupant's approval, property owners and managing agents shall steam shampoo
21 carpets or use other specialized cleaning methods to remove dust that may contain lead.

22 ~~(e)~~(5) Property owners and managing agents shall provide ~~smooth and cleanable~~ interior horizontal
23 surfaces that are smooth, non-absorbent, and easy to clean by recoating deteriorated hardwood floors
24 with a durable coating, replacing or recovering worn-out linoleum floors, making interior window
25 sills smooth and cleanable, capping window troughs with vinyl or aluminum coil stock, and
26 providing drainage from storm window frames.

27 ~~(f)~~(6) Property owners and managing agents shall provide occupants with the Environmental Protection
28 Agency-developed ~~pamphlet~~ pamphlets "Protect Your Family from Lead in Your ~~Home~~, Home,"
29 which is hereby incorporated by reference, including any subsequent amendments and editions, and
30 available free of charge at: <https://www.epa.gov/lead/protect-your-family-lead-your-home-english>
31 and "Renovate Right: Important Lead Hazard Information for Families, Child Care Providers, and
32 Schools," which is hereby incorporated by reference, including any subsequent amendments and
33 editions, and available free of charge at: [https://www.epa.gov/lead/renovate-right-important-lead-](https://www.epa.gov/lead/renovate-right-important-lead-hazard-information-families-child-care-providers-and-schools-0)
34 [hazard-information-families-child-care-providers-and-schools-0](https://www.epa.gov/lead/renovate-right-important-lead-hazard-information-families-child-care-providers-and-schools-0), any summaries of any reports
35 prepared pursuant to G.S. 130A-131.9A by a certified lead inspector or a certified lead risk assessor
36 on lead-based paint hazards, hazards at the property, an educational pamphlet developed by the

1 ~~Department describing the maintenance standard and the effects of compliance on the owner, and~~
2 ~~information related to copies of previous certificates of compliance issued.~~

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4 *History Note: Authority G.S. 130A-131.5; ~~130A-131.7; 130A-131.9D; 130A-131.9E; 130A-131.9F; 130A-~~*
5 *~~131.9G;~~*

6 *Temporary Adoption Eff. November 21, 1997;*

7 *Eff. April 1, 1999.*