

15A NCAC 18A .3107 MAINTENANCE STANDARD

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

- (1) Property owners and managing agents shall use safe work practices to repair and repaint deteriorated paint on interior surfaces of a residential housing unit and to correct the cause of deterioration, including structural conditions causing water infiltration, interior moisture, and poor paint adhesion. For pre-1950 single family and duplex residential housing units, property owners and managing agents shall repair and repaint both interior and exterior surfaces, including all walls, ceilings, windows, porches, decks, garages, railings, and steps, and shall correct the causes of deterioration. In addition, for pre-1950 single family and duplex residential housing units, property owners and managing agents shall establish and maintain a sod or other vegetative cover in areas of bare soil within three feet of the residential housing unit.
- (2) Property owners and managing agents shall conduct specialized cleaning on interior horizontal surfaces to remove dust that may contain lead.
- (3) Property owners and managing agents shall correct conditions in which painted surfaces are rubbing, binding, or being damaged to protect the integrity of the paint and to prevent the generation of lead dust.
- (4) Subject to the occupant's approval, property owners and managing agents shall steam shampoo carpets or use other specialized cleaning methods to remove dust that may contain lead.
- (5) Property owners and managing agents shall provide interior horizontal surfaces that are smooth, non-absorbent, and easy to clean by recoating deteriorated hardwood floors with a durable coating, replacing or recovering worn-out linoleum floors, making interior windowsills smooth and cleanable, capping window troughs with vinyl or aluminum coil stock, and providing drainage from storm window frames.
- (6) Property owners and managing agents shall provide occupants with the Environmental Protection Agency-developed pamphlets "Protect Your Family from Lead in Your Home," which is hereby incorporated by reference, including any subsequent amendments and editions, and available free of charge at: <https://www.epa.gov/lead/protect-your-family-lead-your-home-english> and "Renovate Right: Important Lead Hazard Information for Families, Child Care Providers, and Schools," which is hereby incorporated by reference, including any subsequent amendments and editions, and available free of charge at: <https://www.epa.gov/lead/renovate-right-important-lead-hazard-information-families-child-care-providers-and-schools-0>, summaries of any reports prepared pursuant to G.S. 130A-131.9A on lead-based paint hazards at the property, and copies of previous certificates of compliance issued.

History Note: Authority G.S. 130A-131.5;
Temporary Adoption Eff. November 21, 1997;
Eff. April 1, 1999;
Readopted Eff. April 1, 2021.