

LEAD-BASED PAINT POISONING PREVENTION ORDINANCE

FOURTEENTH YEAR REVIEW

10/27/20

Overview:

Through fourteen years of the lead ordinance we have inspected a total of 126,836 structures and 193,584 individual dwelling units city wide, most units and structures have been inspected more than once during this period of time. We completed inspections at all 17,951 structures with residential rental dwelling units originally identified as being located in the designated “high risk” area in year five.

Compliance Rates:

Exterior Inspections: Of the 126,836 structures inspected, 80% did not have an exterior lead violation. Of the 24,250 structures cited with exterior lead violations 90% have complied as of June 30, 2020.

Interior Inspections: Of the 193,584 units inspected 95% passed the visual aspect of the inspection. Of the 10,149 units cited with interior deteriorated paint violations 85% have complied as of June 30, 2020.

We have performed lead dust wipe testing in 44,786 units and 90% of those units tested passed. We have not seen a dramatic difference in the passing rate of occupied (90%) vs. vacant (90%) units, as was the expressed concern of the landlords prior to the adoption of the ordinance. Of the 4,476 units cited with a lead dust hazard 98% have complied as of June 30, 2020.

Reimbursement for Private Clearance:

\$100 reimbursements for the cost of lead clearance testing were available to property owners in the first four years of the ordinance, over this period of time we processed a total of 1,665 reimbursements. This reimbursement has since been discontinued due to funding.

Enforcement:

Prior to the implementation of the lead ordinance we discussed utilizing a vacate order in situations where we recognized a severe case of interior deteriorated paint or a lead dust hazard and where children resided, if the violations were not corrected in a timely manner. In the first fourteen years of the ordinance we have issued 929 vacate orders for these types of situations. During this same fourteen year period we have issued 4,166 tickets for non-compliance of lead ordinance violations.