CITY OF HARTFORD

DEPARTMENT OF DEVELOPMENT SERVICES

DIVISION OF LICENSES AND INSPECTIONS --- RENTAL LICENSING PROGRAM (RLP)

Lead-Risk Assessment Report Guidance

The City of Hartford's Rental Licensing Program (RLP) requires that a lead risk assessment report be submitted by the applicant **for buildings constructed before 1978 where a unit is being or will be rented to an individual the age of (6) years or younger**. For purposes of the RLP, the report required is for a lead risk assessment. This report, dated within the twelve (12) months preceding the application submission date, should be performed by a certified lead risk assessor, employed by a CT Department of Public Health licensed lead consultant and should include the following:

1. Diagram of the dwelling unit indicating the floor layout with rooms labeled.

2. Paint condition visual assessment to determine whether paint is defective or intact. If paint is defective, the homeowner must have that surface made intact by an EPA RRP certified renovator. Once this is complete, the renovator should clean the area where work was conducted. At this point, paint should be intact and not considered a hazard. Dust wipes can be completed to move the process forward. After the work is complete, a lead consultant can complete their full survey.

3. Dust wipe samples. A floor and sill dust sample be collected in each room in the dwelling unit and enclosed common area. The dust wipes are required regardless of the condition of the paint condition assessment; defective or intact. Buildings constructed before 1978, which went through a full gut renovation since with City Building Department permits and approvals, must submit a lead risk assessment of dust wipes samples. A floor and sill dust sample must be collected in each room in the dwelling unit and enclosed common area.

4. Visual assessment of bare soil areas. If bare soil areas cannot be evaluated due to snow coverings or other preventative measures, it is recommended that the property owner/management company address all bare soil areas utilizing landscaping materials once weather conditions allow.

5. Location of any found presumed lead hazards and general recommendations on how they can be corrected. Any lead hazards will need to be remediated before the rental license application can proceed. The building owner/property management company shall hire an Environmental Protection Agency (EPA) Renovation, Repair and Painting Rules (RRP) certified firm that employs an EPA RRP certified renovator, to perform remediation work using lead-safe work practices. The building owner/property management company shall provide a copy of the EPA RRP certified firm and EPA RRP certified renovator certificates to the City of Hartford.

6. A successful clearance test must be conducted. A floor, sill and widow well sample in each room that work was completed, and reported by a certified lead risk assessor, employed by a CT Department of Public Health licensed lead consultant, prior to approval of the rental license.

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