

CONNOR

COMPLIANCE CORNER

October 2017



Compliance for the Annotated Code of Maryland Title 6 Section 8 Reduction of Lead Risk in Housing and Code of Maryland Regulation Title 26 subtitle 16 Lead*



The Exterior work; (Winter) Waiver

is an inspection option used to gain a temporary delay to a property owner's obligation to perform exterior paint stabilization necessary to meet the Risk Reduction Standards. Typically, the waiver period is November 1st though April 1st of the following year.

Steps to obtain a Winter Waiver for your rental unit:

1. Contact the local code official.

For a complete list visit connorinstitute.com.



2. Record who you spoke with and any dates of expiration

that differ from the standard November 1st through April 1st.



3. NO SUCCESS?

Contact the State Lead Poisoning Prevention Program at **410-537-3825**.



Who is the appropriate person?

To request a Winter Waiver

Owner or Owner's Representative (Property Management).

To issue a Winter Waiver

- Visual Inspectors are not authorized to issue Exterior work; waivers.



Exterior work; waiver does not cover

- All other work associated with the Risk Reduction.

WARNING-

- If not re-inspected by April 30 of the same year, the inspection certificate written under the waiver is invalid. **INVALID**
- A Winter Waiver does not include visual inspections for Lead-Free Limited initial inspections or 2 year evaluations.
- Remember, most latex paint manufacturers recommend 3 days of consecutive substrate temperature above 40.°



* This is a summary. Please review the entire law to ensure compliance.

According to
Annotated Code of MD.,
Environment § 6-801
“Exterior Surfaces” means:



1. Fences and porches.
2. All outside surfaces that are accessible to a child and that:
 - a. Are attached to the outside or
 - b. Consist of other buildings that are part of the affected property.
3. All painted surfaces in stairways, hallways, entrance areas, recreation areas.



Don't Forget

RE-INSPECT

exteriors and
commons by April 30.



**Supervisor's
Statement of Work (SSW)**

COMAR 26.16.02.03 states certification of a Visual Inspection shall not be issued without this statement signed by an accredited supervisor stating that all the lead hazard reduction treatments were performed, or/are still in effect. Also stated on MDE - form D - Re-Inspection.



For a list of contacts for each Maryland jurisdiction or forms for SSW and MDE form examples visit - connorinstitute.com.



**Coming Next Month -
Risk Reduction**

CONNOR

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