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MEMORANDUM

TO: ALL COOPERATIVES, CONDOMINIUMS AND MANAGING AGENTS
FROM: SCHECHTER & BRUCKER, P.C.
RE: UPDATE ON NEW YORK CITY LEAD PAINT REGULATIONS
DATE: JULY 29, 2004

INTRODUCTION

The 1999 New York City Lead Paint Law has been repealed, and replaced with the NYC Childhood Lead Poisoning Prevention Act of 2003, which becomes effective on August 2, 2004. The new law (known as "Local Law 1 of 2004") affects buildings built prior to 1960 (because most paints used prior to that date were made with lead) and those built between 1960 and 1978 (during which period lead paint was outlawed in New York City but still available elsewhere). The new law does not change federal lead paint regulations, which constitute a separate regulatory regime that remains in full force and effect, and which are discussed at that end of this memorandum.

One of the cornerstones of the new law is that there is a rebuttable presumption that in any multiple dwelling erected prior to 1960 in which a child under seven resides, the paint in the dwelling unit in which the child resides and in the common areas of the building is lead-based paint.

The good news for cooperatives and condominiums in New York City is that the new law does not apply to individual cooperative or condominium

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apartment units occupied by the owner or the owner's family.¹ However, the law does apply to common areas in cooperatives and condominiums.

The following is only a summary of the law. This memorandum should not be considered legal advice. We suggest that you carefully review the entire law and the regulations, which are available at www.nyc.gov/html/hpd.

DEFINITIONS

There are a few definitions under the new law with which you should be familiar:

"Chewable surface" means a protruding interior window sill in a unit where a child under seven resides. It also refers to any other interior edge or protrusion, such as a rail or stair, which has been (or the building owner has been told has been) chewed or mouthed.

"Common area" means a portion of the multiple dwelling that is not within a dwelling unit and is regularly used by occupants for access to and egress from any dwelling unit.

"Lead-based paint hazard" means any condition that causes exposure to lead from lead-contaminated dust, from lead-based paint that is peeling, or from lead-based paint that is present on chewable surfaces, deteriorated subsurfaces, friction surfaces, or impact surfaces.

"Friction surface" means any painted surface that touches or is in contact with another surface, such that the two surfaces scrape when either or both are in motion, including window frames and jambs, doors, and hinges.

"Impact surface" means any interior painted surface that shows evidence, such as marking, denting, or chipping, that it is subject to damage by

¹ If the Dept. of Health finds an apartment resident younger than 18 with an elevated blood lead level, a violation may be issued even if the unit is owner-occupied. Failure to comply may result in penalties on the cooperative or condominium. If the violation relates to a unit occupied by the owner or owner's family, the coop or condo may have the violation reissued to the unit owner.

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repeated sudden force, such as certain parts of door frames, moldings, or baseboards.

In addition, we will use in this memo the phrase "LL1 Building" to refer to a building in which a child under seven resides and which was either (i) built prior to 1960 or (ii) built between 1960 and January 1, 1978 if the owner has actual knowledge of lead-based paint in the common areas.

COMMON AREAS IN A COOP OR CONDO

The law does apply to common areas of cooperatives and condominiums, and the following is required:

1. Inspect - The cooperative or condominium is required to inspect common areas for lead-based paint hazards. At least annually, the common areas in every LL1 Building should be inspected for peeling paint, chewable surfaces, deteriorated subsurfaces, friction surfaces and impact surfaces. More frequent investigation may be necessary if management or the Board knows or should know of a condition that may reasonably be foreseen to cause a lead-based paint hazard (e.g., peeling paint).

2. Correct Hazards - If hazards are found, they and any underlying defects (e.g., decaying or rotted wood, wood or plaster subject to moisture) must be corrected using approved methods and qualified personnel.

3. Keep Records - Retain records of inspections, corrections and lead-based paint abatements.

4. Alterations In Common Areas - All work in a LL1 Building must be pursuant to NYC Department of Health & Mental Hygiene regulations. The regulations require that if 100 feet or more are being disturbed (or more than one window is being removed), a Notice of Commencement must be filed (and posted), and the work may be undertaken only by certified personnel. See Appendix "D" for a copy of the Notice. A lead-contaminated dust clearance test must be performed by qualified personnel in all cases.

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NON-OWNER OCCUPIED UNITS IN A COOP OR CONDO

The law also applies to non-owner-occupied apartment units in cooperatives and condominiums. These are generally rental situations such as:

- Leasing of a unit by a condominium;
- Leasing of a unit to a non-owner by a cooperative;
- Subletting by a cooperative shareholder;
- Leasing by a condominium unit owner;
- Subleasing or leasing by an investor or sponsor owning a cooperative or condominium unit.

With respect to all of the apartment rental situations listed above, cooperatives and condominiums must do the following:

1. Annual Notice - Give an annual notice in English and Spanish inquiring as to the presence of children under seven years of age in the apartment and post a notice for prevention of lead-based paint hazards to be published by the City (the cooperative or condominium should be giving these notices, even in the case of units subleased or leased by shareholders or unit owners, as the case may be, because such units are subject to the new law, unlike units occupied by the shareholder or unit owner or their immediate family). See Appendix "B" annexed hereto.

NOTE: For buildings which have already given notice to owners and occupants in calendar year 2004 pursuant to the prior NYC Lead Paint Law, such notification will be deemed to satisfy the notice requirements of the new law.

2. Inspect Apartments - In all LL1 Buildings, annually inspect apartments with children under seven for lead-based paint hazards (and more often if necessary, such as when, using reasonable care, an owner knows or should know of a condition that is reasonably foreseeable to cause a lead-based paint hazard, such as when a leak causes paint to peel).

3. Correct Hazards - Correct lead-based paint hazards in apartments that have children under seven, using approved methods and qualified personnel, and correct any underlying defects, where such exist. If the

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proprietary lease and by-laws are properly drafted, the coop and condo may pass this responsibility to the owner of the unit.

4. Vacancy Notice - On vacancy, the coop should deliver or require the unit owner to deliver to the new occupant a notice in Spanish and English approved by Dept. of Health (see Appendix "A"), to be signed by the occupant at the signing of the lease (including any renewal) and attached as a rider thereto, or if there is no lease, signed at the commencement of the occupancy. All leases offered to tenants or prospective tenants must contain a provision approved by Dept. of Health, in Spanish and English, advising of the obligations of the owner and tenant under the statute's inspection provision.

5. Vacancy Inspection - Visually inspect such units after vacancy and correct any lead-based paint hazards using approved methods, remove or permanently cover all lead-based paint on friction surfaces on all doors, door frames, windows, or, with respect to windows only, provide for the installation of replacement window channels or slides on all lead-based friction surfaces on all windows; make all bare floors, window sills, and window wells in the dwelling unit smooth and cleanable.

6. Keep Records - Retain records of inspections, corrections and lead-based paint abatements.

7. Add City Mandated Lease Provision - Where the cooperative or condominium owns the unit, add the lease/sublease provision to be promulgated by the City.

8. If The Unit is Rented by a Sponsor (or its Designee) - We recommend that if the cooperative or condominium building was erected prior to 1960, Sponsors, Sponsor designees and holders-of-unsold shares and units be sent two (2) notices. The first should include a copy of the lead paint warning pamphlet issued by the Dept. of Health (See Appendix "C"). The pamphlet should be accompanied by a cover letter from management noting the specific provisions of the proprietary lease or by-laws that make maintenance of the

NYC Mandated Lease Provision: Section 27-2056.4(c) provides that English and Spanish notice must be given "which advises tenants of the obligations of the owner and tenant as set forth in this section". Some subparagraphs state that the notice will be in the form and content of which shall be approved by DOHMH [i.e., 2056(d)(1)], others do not [i.e., 2056(c)]. It is presumed that the City will issue uniform lease notice provisions for inclusion in all leases and subleases

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interior of the apartment the responsibility of the shareholder or unit owner. The letter should also state that any renovation or repairs must be done in compliance with the rules promulgated by the Dept. of Health. (See our earlier discussion "Alterations in Common Areas"). An affidavit of mailing should be executed by the person who puts the notices in the mail, with the affidavit and copy of the mailing to be filed for future reference.

The second notice, sent together with the cover letter and information packet discussed immediately above, should notify them that in order to comply with the Lead Paint Law they must provide management with copies of leases or subleases, and renewals, with the appropriate lead paint notifications, together with notification to management as to whether a child under seven years old will be residing in the apartment. **Depending on the circumstances, the notice may provide that failure to furnish this information will result in management's refusal to permit the subtenant or lessee to move into the unit or that moving the subtenant or lessee in without complying will be deemed a breach of the proprietary lease or condo by-laws requirement to comply with the law.** This second notice is necessary because Sponsors, Sponsor designees and holders-of-unsold shares and units typically do not need Board consent to sell or sublease their cooperative units, or are not subject to the right-of-first-refusal rules in condominiums prior to selling or leasing their units, and thus these transactions often take place without the advance knowledge of the cooperative or condominium.

9. If the Unit is Being Leased By a Coop Shareholder or Condo Unit Owner - We suggest the inclusion of the following language in the manager's letters to the subtenant or tenant as part of the application package to be submitted to the Board, and a response page for the applicant to return to management. Besides notifying management if a child under seven years of age will reside in the apartment, the response will acknowledge receipt of the notice and pamphlet regarding lead-based paint hazards:

"NOTE: Before we commence work on this file [or approve the sublease or lease, as the case may be], or [issue a waiver of the condo's right of first refusal] **you MUST inform us in writing whether a child under the age of seven years will be residing in the apartment.** The New York City Childhood Lead Poisoning Prevention Act of 2003 concerning lead-based paint requires an inspection of the apartment for lead-based paint hazards at the inception of the [sublease or lease] of the [cooperative apartment or condominium unit] and correction of any lead-

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based paint hazards disclosed by the inspection before your tenant may move in. We are making this demand for information based upon this law. YOU SHOULD PROVIDE THIS INFORMATION TO US IN WRITING IMMEDIATELY."

10. Other Procedures Involving Non-Owner Occupant Leasing:

If a child under seven will not be moving in, require the shareholder of record, or unit owner of record (which would include Sponsors, their designees, investors, or the coop or condo if they own the unit), to inspect the apartment and certify compliance with the statute.

If a child under seven will be moving in, the cooperative or condominium, rather than the shareholder or unit owner, should perform the inspection regardless of who is subleasing the coop unit (or leasing the condo unit). If the unit is being subleased or leased directly by the coop or condo, then the coop or condo must abate any lead-based paint hazard; if it is the shareholder or unit owner who is doing the subleasing or leasing, then they must abate any condition(s) and certify compliance with the statute. In either case, the coop or condo should maintain records of such abatement and certification with the apartment file.

RECOMMENDATIONS FOR COMPLIANCE INVOLVING OWNER-OCCUPIED UNITS

1. Give Notices To Current Shareholders/Unit Owners Who Occupy Their Apartments

We suggest that owner/occupants of cooperative and condominium units be given notice of the new law even though it generally does not apply to their units. This would also apply to apartments which are occupied by the immediate family of the shareholder/unit owner. If the cooperative or condominium building was erected prior to 1960, all shareholders and unit owners should be sent a copy of the lead paint warning pamphlet to be issued by the Dept. of Health. The pamphlet should be accompanied by a cover letter noting the specific provisions of the proprietary lease or by-laws that make maintenance of the interior of the apartment the responsibility of the shareholder or unit owner. The cover letter should also note that any apartment renovation involving the scraping or other

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disturbance of lead-based paint, or paint of unknown lead content may only be done in compliance with the regulations (see Alterations in Common Areas above) and that dry-scraping is prohibited. The contractor doing such work should properly remove the paint according to rules promulgated by the Dept. of Health.

The cover letter and pamphlet should be sent to all owner/occupants at least once, and an affidavit of mailing should be executed by the person who put the notices in the mail; with the affidavit and copy of the mailing to be filed for future reference.

2. Incoming Cooperative and Condominium Owners

For incoming shareholders or unit owners, the notice and pamphlet should be made a part of the application process (or the submission made in connection with a condominium's right of first refusal). Incoming shareholders or unit owners should sign an acknowledgement of receipt of the notice and pamphlet, and an acknowledgement that pursuant to the provisions of their proprietary lease (or the by-laws if the unit is a condominium) they are responsible for abatement of lead-based paint hazards in their apartment.

NOTE: The regulations just distributed provide that if a cooperative or a condominium is issued a violation for a particular unit which is occupied by an owner (or by owner's family), the cooperative or condominium may have the violation reissued to the owner.

GENERAL RECOMMENDATIONS

The new law requires any cooperative, condominium, shareholder or condo unit owner who performs any work under the statute to retain all records relating to such work for a period of no less than ten years from the completion date of such work. The owner shall make any such records required to be retained by this section available to the department upon the department's request, and shall transfer such records to the owner's successor in title.

Additionally, we suggest that management maintain a file of any lead paint notice sent (and proof of service).

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Those portions of purchase applications, leasing or subleasing applications that include notification to management by the incoming shareholder, lessee or sublessee that a child under seven years of age will or will not reside in the apartment should be kept with each individual apartment file, together with acknowledgements by the incoming shareholder, unit owner, lessee or sublessee that they have received the required lead paint notifications setting forth the obligations of tenant and owner

Many lenders are requiring cooperatives to adopt an "Operations and Maintenance Program for Lead Paint" in connection with the refinancing of their underlying mortgages. If your cooperative has refinanced its underlying mortgage in the last few years, it may have obligated itself to follow an "Operations and Maintenance Program for Lead Paint", and the loan documents should be reviewed to determine if that is the case. If so, make sure you are in compliance with the Program's requirements, which typically include that Common Area Inspection forms be maintained, and that the cooperative retain competent outside contractors if lead-based paint is to be disturbed. If your cooperative has not yet refinanced, then you can expect this to be one of the lender's requirements.

FEDERAL REGULATIONS

Federal Regulations concerning lead based paint continue to apply to cooperative and condominium units, irrespective of whether they are occupied by the shareholder or unit owner of record and/or their families. For your convenience, we have included past memoranda dealing with those regulations.

FURTHER INFORMATION

The new law and regulations are complicated and specific. Certain details have not yet been clarified and certain forms are not yet available. Please contact us if you have any questions about the new law or our recommendations for compliance.

APPENDIX A

LEASE/COMMENCEMENT OF OCCUPANCY NOTICE FOR PREVENTION OF LEAD-BASED PAINT HAZARDS—INQUIRY REGARDING CHILD

You are required by law to inform the owner if a child under seven years of age resides or will reside in the dwelling unit (apartment) for which you are signing this lease/commencing occupancy. If such a child resides or will reside in the unit, the owner of the building is required to perform an annual visual inspection of the unit to determine the presence of lead-based paint hazards. **IT IS IMPORTANT THAT YOU RETURN THIS FORM TO THE OWNER OR MANAGING AGENT OF YOUR BUILDING TO PROTECT THE HEALTH OF YOUR CHILD.** If you do not respond to this notice, the owner is required to attempt to inspect your apartment to determine if a child under seven years of age resides there.

If a child under seven years of age does not reside in the unit now, but does come to live in it at any time during the year, you must inform the owner in writing immediately. If a child under seven years of age resides in the unit, you should also inform the owner immediately at the address below if you notice any peeling paint or deteriorated subsurfaces in the unit during the year.

Please complete this form and return one copy to the owner or his or her agent or representative when you sign the lease/commence occupancy of the unit. Keep one copy of this form for your records. You should also receive a copy of a pamphlet developed by the New York City Department of Health and Mental Hygiene explaining about lead-based paint hazards when you sign your lease/commence occupancy.

- CHECK ONE:
- A child under seven years of age resides in the unit
 - A child under seven years of age does not reside in the unit.

_____ (Occupant signature)

Print occupant's name, address and apartment number: _____

(NOT APPLICABLE TO RENEWAL LEASE) Certification by owner: I certify that I have complied with the provisions of §27-2056.8 of Article 14 of the Housing Maintenance Code and the rules promulgated thereunder relating to duties to be performed in vacant units, and that I have provided a copy of the New York City Department of Health and Mental Hygiene pamphlet concerning lead-based paint hazards to the occupant.

_____ (Owner signature)

RETURN THIS FORM TO: _____

OCCUPANT: KEEP ONE COPY FOR YOUR RECORDS
OWNER COPY/OCCUPANT COPY

APENDICE A
CONTRATO/COMIENZO DE OCUPACIÓN Y MEDIDAS DE PRECAUCION CON LOS
PELIGROS DE PLOMO EN LA PINTURA-ENCUESTA RESPECTO AL NIÑO.

Usted esta requerido por ley informarle al dueño si un niño menor de siete años de edad esta viviendo o vivirá con usted en la unidad de vivienda (apartamento) para la cual usted va a firmar un contrato de ocupación. Si tal niño empieza a residir en la unidad, el dueño del edificio esta requerido hacer una inspección visual añualmente de la unidad para determinar la presencia peligrosa de plomo en la pintura. **POR ESO ES IMPORTANTE QUE USTED LE DEVEUELVA ESTE AVISO AL DUEÑO O AGENTE AUTORIZADO DEL EDIFICIO PARA PROTEGER LA SALUD DE SU NIÑO.** Si usted no infórma al dueno, el dueno esta requerido inspeccionar su apartamento para descubrir si un niño menor de siete años de edad esta viviendo en el apartamento.

Si un niño menor de siete años de edad no vive en la unidad ahora, pero viene a vivir en cualquier tiempo durante el año, usted debe de informarle al dueño por escrito inmediatamente a la dirección provenida abajo. Usted tambien debe de informarle al dueño por escrito si un niño menor de siete años de edad vive en la unidad y si usted observa que durante el año la pintura se deteriora o esta por pelarse sobre la superficie de la unidad.

Por favor de llenar este formulario y devolver una copia al dueño del edificio o al agente o representante cuando usted firme el contrato o empiece a ocupar la unidad. Mantegna una copia de este formulario para sus archivos. Al firmar su contrato de ocupación usted recibirá un pamfleto hecho por el Departamento de Salud y Salud Mental de la Ciudad de Nueva York, explicando el peligro de plomo en pintura.

MARQUE UNO: Vive un niño menor de siete años de edad en la unidad.

No vive un niño menor de siete años de edad en la unidad.

_____ (Firma del inquilino)

Nombre del inquilino, Dirección, Apartamento:

(Esto no es aplicable para un renovamiento del contrato de alquiler.) Certificacion de dueño: Yo certifico que he cumplido con la provision de §27-2056.8 del Articulo 14 del codigo y reglas de Vivienda y Mantenimiento (Housing Maintenance Code) relacionado con mis obligaciones sobre las unidades vacante, y yo le he dado al ocupante una copia del pamfleto del Departamento de Salud y Salud Mental de la Ciudad de Nueva York sobre el peligro de plomo en pintura.

_____ (Firma del dueño)

DEVUELVA ESTE FORMULARIO A: _____

INQUILINO: MANTENGA UNA COPIA PARA LOS ARCHIVOS
COPIA DEL DUEÑO/COPIA DEL INQUILINO

APPENDIX B
ANNUAL NOTICE FOR PREVENTION OF LEAD-BASED PAINT HAZARDS—INQUIRY
REGARDING CHILD

You are required by law to inform the owner if a child under seven years of age resides or will reside in your dwelling unit (apartment). If such a child resides or will reside in the unit, the owner of the building is required to perform an annual visual inspection of the unit to determine the presence of lead-based paint hazards. **IT IS IMPORTANT THAT YOU RETURN THIS FORM TO THE OWNER OR MANAGING AGENT OF YOUR BUILDING TO PROTECT THE HEALTH OF YOUR CHILD.** If you do not respond to this notice, the owner is required to attempt to inspect your apartment to determine if a child under seven years of age resides there.

If a child under seven years of age does not reside in the unit now, but does come to reside in it at any time during the year, you must inform the owner in writing immediately. If a child under seven years of age lives in the unit you should also inform the owner immediately if you notice any peeling paint or deteriorated surfaces in the unit during the year. You may request that the owner provide you with a copy of any records required to be kept as a result of a visual inspection of your unit.

Please complete this form and return one copy to the owner or his or her agent or representative by February 15th. Keep one copy of this form for your records.

CHECK ONE: A child under seven years of age resides in the unit

A child under seven years of age does not reside in the unit.

_____ (Occupant signature)

Print occupant's name, address and apartment number: _____

RETURN THIS FORM TO: _____

OCCUPANT: KEEP ONE COPY FOR YOUR RECORDS
OWNER COPY/OCCUPANT COPY

APENDICE B
AVISO AÑUAL PARA MEDIDAS DE PRECAUCION CON LOS PELIGROS DE PLOMO
EN LA PINTURA-ENCUESTA RESPECTO AL NIÑO

Usted esta requerido por ley informarle al dueño si un niño menor de siete años de edad esta viviendo o vivirá con usted en su unidad de vivienda (apartamento). Si tal niño vive en la unidad, el dueño del edificio esta requerido hacer una inspección visual añualmente de la unidad para determinar la presencia peligrosa de plomo en la pintura. POR ESO ES IMPORTANTE QUE USTED LE DEVUELVA ESTE AVISO AL DUEÑO O AGENTE AUTORIZADO DEL EDIFICIO PARA PROTEGER LA SALUD DE SU NIÑO. Si usted no informa al dueño, el dueño esta requerido inspeccionar su apartamento para descubrir si un niño menor de siete años de edad esta viviendo en el apartamento.

Si un niño menor de siete años de edad no vive en la unidad ahora, pero viene a vivir en cualquier tiempo durante el año, usted debe de informarle al dueño por escrito inmediatamente. Usted tambien debe de informarle al dueño por escrito si el niño menor de siete años de edad vive en la unidad y si usted observa que durante el año la pintura se deteriora o esta por pelarse sobre la superficie de la unidad, usted tiene que informarle al dueño inmediatamente. Usted puede solicitar que el dueño le de una copia de los archivos de la inspección visual hecha en su unidad.

Por favor de llenar este formulario y devolver una copia al dueño del edificio o al agente o representante antes de Febrero 15. Mantenga una copia de este formulario para su informacion.

MARQUE UNO: Vive un niño menor de siete años de edad en la unidad.
 No vive un niño menor de siete años de edad en la unidad.

_____ (Firma del inquilino)

Nombre del inquilino, Dirección, Apartamento: _____



DEVUELVA ESTE FORMULARIO A: _____



INQUILINO: MANTENGA UNA COPIA PARA SU INFORMACION
COPIA DEL DUEÑO/COPIA DEL INQUILINO

How can I protect my child from lead poisoning?

- Remind the doctor to test your child for lead poisoning at both ages 1 and 2. Ask the doctor about testing older children.
- Report peeling or damaged paint to your landlord. Your landlord must inspect and safely fix peeling paint at no charge to you if a young child lives there. It's the law.
- Keep children away from peeling or damaged paint and home repairs that disturb lead paint.
- Clean floors, windowsills, and dusty places often with wet mops and wet cloths.
- Wash toys, pacifiers, and other items children put in their mouths.
- Wash children's hands often, especially before they eat.
- Use cold tap water for making baby formula, drinking, and cooking. Let the water run for a few minutes before use.
- Do not use items that may contain lead, such as imported pottery, food and cosmetics, and traditional medicines.
- Keep children away from work clothes and tools of family members who do home repairs or other lead work.



Lead Poisoning Prevention Program

The Lead Poisoning Prevention Program of the New York City Department of Health and Mental Hygiene provides services to families, health care providers, landlords, and community organizations. These services may include:

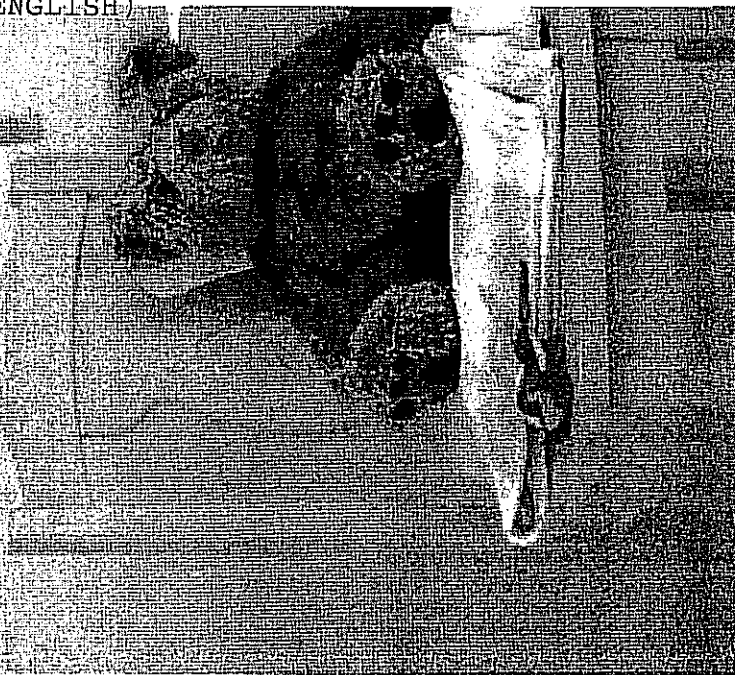
- Providing information on lead poisoning prevention.
- Working with families and doctors of children who are lead poisoned.
- Inspecting homes of children with blood lead levels of 15 mcg/dL or more.
- Requiring landlords to safely repair paint hazards found during lead inspection.
- Responding to complaints about unsafe repairs that may create lead dust and debris.

Talk to your doctor.
Call 311 for more information.
Or visit nyc.gov/health

NYC NEW YORK CITY
Department of Health and Mental Hygiene
 Director, Robert A. Block, M.D., M.P.H., Commissioner

Preventing Lead Poisoning

What every parent should know



What is lead poisoning?



Lead poisoning is a health problem, especially for young children. Lead poisoning in children may be associated with:

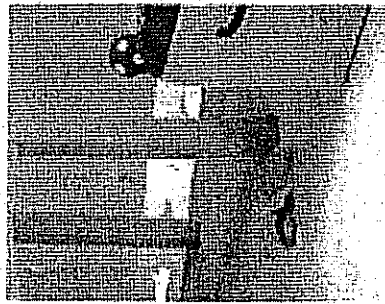
- Learning and behavior problems.
- Delayed growth and development.

What causes lead poisoning?

Lead paint is the most common cause of childhood lead poisoning. Lead is a poisonous metal that was used in paints many years ago. New York City banned lead paint in 1950, but older buildings may still have lead paint on walls, windows, doors and other surfaces. If paint is peeling or damaged, lead paint chips and

dust can spread around the home. Young children can swallow lead dust when they put their hands and toys in their mouths. Even small amounts of lead dust can be dangerous. Lead dust can come from:

- Peeling or damaged paint.
- Painted windows and doors that stick or rub together when opened and closed.
- Unsafe home repairs and paint jobs.



Call 311 if your landlord fails to correct peeling or damaged paint.

Why are young children at risk?

Young children often put their hands and toys in their mouths. They crawl and play on the floor and can swallow lead dust from a small hand-to-mouth activity. Children's bodies are growing quickly and are more affected by lead.

Children can also be exposed to lead from:

Imported food, pottery and cosmetics, and traditional medicines that contain lead. Water in buildings with old plumbing. Soil in play areas that contains lead. Family members who are exposed to lead from jobs or hobbies. Air, food, and water when visiting countries where lead is not controlled.

Keep children away from peeling paint and other lead sources.

Are pregnant women and newborn babies also at risk?

Unborn babies are in danger if their mothers have lead poisoning during pregnancy. If you are pregnant, don't

eat food and/or use items that may contain lead. Talk to your doctor about lead poisoning, and get tested if you have been exposed to lead.

How can I find out if my child has lead poisoning?

Children who have lead poisoning usually do not look or feel sick. The only way to know is by a blood lead test. Whenever your child sees a doctor, ask if she or he needs a lead test. If your child doesn't have a doctor, call 311. Ask the operator where your child can get tested. All children should get a blood lead test when they are 1 year old and 2 years old. At any age if they are exposed to peeling lead paint or other lead sources.

What do the results of my child's blood lead test mean?

The results of the blood lead test tell how much lead is in your child's blood. The lower the blood lead level, the better. No matter what your child's level is, you should do things to keep it as low as possible.



- Y un niño pequeño vive así. Es una exposición legal. Llame al 311 si el propietario no subsana los riesgos de la pintura descascarada o dañada.
- Mantenga a los niños alejados de los áreas de trabajo donde se están efectuando las reparaciones o trabajos de pintura en el hogar. Vigile que el trabajo sea realizado de manera segura por trabajadores calificados.
- Limpie los pisos, apoyos de ventanas y vigueras donde se acumula polvo a menudo con trapos o brochas húmedos.
- Lave los juguetes, chupetes y otros artículos que los niños se llevan a la boca.
- Lave las manos de los niños con frecuencia, especialmente antes de comer y dormir.
- Use agua corriente fría para preparar la mamadera de su bebé, para beber y bañarse. Deje entrar al agua un minuto aproximadamente.
- Evite los artículos que pueden contener plomo, como esmaltes, alimentos y cosméticos empacados y los medicamentos tradicionales.
- Mantenga a los niños alejados de la ropa y herramientas de trabajo de los familiares que trabajen con plomo.

Programa de Prevención del Envenenamiento por Plomo

- El Programa de Prevención del Envenenamiento por Plomo (Lead Poisoning Prevention Program - LPPP) del Departamento de Salud y Salud Mental de la Ciudad de Nueva York (NYC DOHMH) brinda información sobre la prevención del envenenamiento por plomo a familias, médicos, propietarios y grupos comunitarios. El LPPP puede, entre otros servicios:
 - Realizar inspecciones para detectar la presencia de plomo en los hogares de los niños con niveles de plomo en la sangre de 15 microgramos de plomo por decilitro de sangre (mcg/dl).
 - Ordenarles a los propietarios que reparen de



manera segura los riesgos de pintura durante las inspecciones de plomo.

- Trabajar con las familias y los médicos de los niños envenenados con plomo.
- Responder a los reclamos sobre las inspecciones y los trabajos de pintura inseguros.



El envenenamiento por plomo infantil en la ciudad de Nueva York se ha reducido significativamente en los últimos años, pero continúa siendo un problema de salud pública importante:

- Se detectan más de 4,000 niños con niveles elevados de plomo en sangre por año.
- Se le realiza el análisis para detectar la presencia de plomo a poco más de la mitad de los niños de 1 y 2 años de edad por año.
- El 67% de los hogares se construyeron antes de 1960, cuando era común usar la pintura con base de plomo.
- La pintura a base de plomo y el polvo de plomo son las fuentes principales de envenenamiento por plomo infantil, pero también es posible que los niños queden expuestos al plomo en otros objetos.

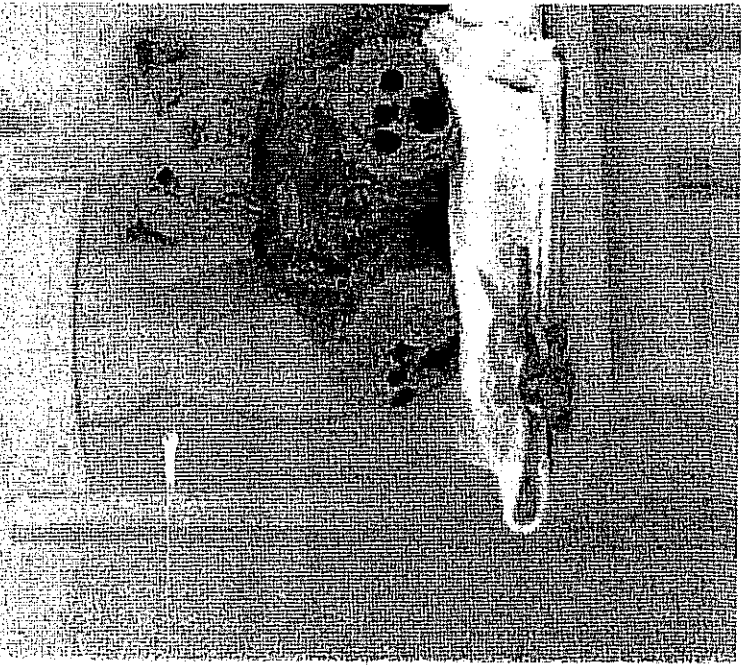
Para continuar teniendo éxito en la reducción del envenenamiento por plomo infantil es necesario:

- Aumentar los análisis de sangre para detectar la presencia de plomo.
- Reducir la pintura con base de plomo y los riesgos del polvo de plomo en los hogares.
- Educar a las familias, comunidades, proveedores médicos, propietarios y contratistas sobre la prevención del envenenamiento por plomo.

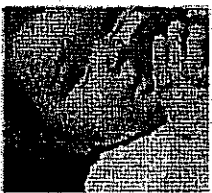
Converse con su médico.
Para más información llame al 311.
O visite nyc.gov/health

Envenenamiento por plomo

Lo que todo padre y madre deben saber



¿Qué es el envenenamiento por plomo?

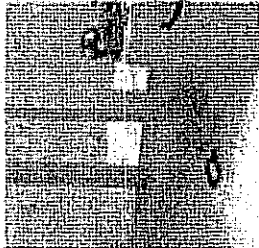


El envenenamiento por plomo es una condición médica grave, especialmente para los niños pequeños. Los niños menores también están en peligro si sus madres sufrieron envenenamiento por plomo durante el embarazo. El envenenamiento por plomo en las niñas se asocia con:

- Problemas de aprendizaje y conducta
- Retraso en el crecimiento y desarrollo
- Otras condiciones de salud

¿Qué provoca el envenenamiento por plomo infantil?

La pintura a base de plomo es la causa más común de envenenamiento por plomo infantil. El plomo es un metal venenoso utilizado en las pinturas blancas azules. La ciudad de Nueva York prohíbe la pintura a base de plomo en 1990, pero muchos edificios antiguos todavía tienen pintura a base de plomo en las paredes, ventanas, puertas y otras superficies. Si la pintura se está descascarando o está dañada, las astillas y polvo de la pintura pueden esparcirse por la casa. Los niños pequeños pueden tragar el polvo de plomo cuando se ponen las manos y los juguetes en la boca. El envenenamiento por plomo puede producirse al tragar polvo producido al limpiar pinturas.



- Pintura en malas condiciones
- Ventanas y puertas pintadas que se golpean o frotan al abrirlos o cerrarlas
- Reparaciones o trabajos de pintura inseguros en el hogar
- Las filtraciones de agua y otros problemas de construcción que dañan la pintura

Los niños también pueden tragar el plomo de:

- Alimentos y cosméticos importados, y medicinas tradicionales que contienen plomo
- Alimentos cocidos o servidos en vajilla barnizada con plomo

- Agua en los edificios con tuberías viejas
- Suelo de las áreas de juego que contiene plomo
- Los pastatemplos o trabajos de los familiares

Los niños también pueden inhalar el polvo de plomo cuando se les da pintura con plomo o se realiza algún otro trabajo de construcción polvoriento. Las personas pueden estar expuestas al plomo en el aire, en los alimentos y en algunos artículos viajan a otros países donde no se controla la exposición al plomo.

¿Cómo se produce la exposición al plomo de las mujeres embarazadas?

La exposición de las mujeres embarazadas al plomo se produce de la misma forma que la exposición de los niños al plomo.

¿Por qué los niños pequeños están en riesgo?

- Los niños pequeños normalmente se ponen las manos y los juguetes en la boca. Gatean y juegan en el piso, y pueden tragar el polvo de plomo resultando sus actividades normales que llevan sus manos a la boca.
- El cuerpo de los niños crece rápidamente y se ve más afectado por el plomo.

¿Cómo puedo averiguar si mi hijo sufre de envenenamiento por plomo?

Los niños que sufren envenenamiento por plomo usualmente no aparentan ni se sienten enfermos. La única forma de saberlo es por medio de un análisis de sangre específico. Siempre que lleve a su hijo al médico, pregúntele si es necesario el análisis para detectar la presencia de plomo. Si su hijo no tiene un médico, llame al 311. Preguntar cómo puede llevar a su hijo para un análisis de sangre para detectar la presencia de plomo.

Todos los niños deben haberse un análisis de sangre para detectar la presencia de plomo:

- Al año de edad
- A los dos años de edad
- A cualquier edad si están expuestos al polvo de plomo o a otras fuentes de plomo

Las mujeres embarazadas deben conversar con sus médicos sobre el envenenamiento por plomo. Pueden necesitar también hacerse análisis de sangre para detectar la presencia de plomo.

¿Qué significan los resultados de los análisis de sangre de mi hijo o hija para detectar la presencia de plomo?

Los resultados de este análisis de sangre indican la cantidad de plomo en la sangre de su hijo. Cuanto menor sea el nivel de plomo, mejor. No importa cuál sea el nivel de plomo, debe hacer lo posible para mantenerlo lo más bajo posible. Es importante que encuentre las fuentes de plomo en su casa para eliminar las exposiciones. Llame al 311 para obtener más información sobre las inspecciones para detectar la presencia de plomo.

¿Está mi hijo en peligro de envenenarse por plomo?

¿Hay pintura descascarada o dañada en su departamento?

S N

¿Se ha reparado o pintado su departamento recientemente?

S N

¿Está su hijo expuesto a cerámicas, elementos, cosméticos o medicamentos importados? (Estos productos a veces contienen plomo.)

S N

¿Respondió sí (S) a cualquiera de las preguntas anteriores, llame al 311 para obtener más información sobre cómo prevenir el envenenamiento por plomo.

¿Qué puedo hacer para evitar que mi hijo se envenene con plomo?

Esto es lo que usted puede hacer para prevenir el envenenamiento por plomo:

- Converse con el médico sobre el análisis de sangre para detectar la presencia de plomo.

- Informe al propietario la presencia de pintura descascarada o dañada. El propietario debe inspeccionar y reparar de manera segura su apartamento sin costo alguno para usted si se cumpliera antes de 1990.



New York City Department of Health and Mental Hygiene
**Notice of Commencement Form for
 Work Disturbing 100 Square Feet of Lead Paint or Removing Windows**

Building owners must provide the Department of Health and Mental Hygiene (DOHMH) with the information required by this form at least 10 days before starting work that disturbs more than 100 square feet of lead-painted surface area in a room or removing 2 or more lead-painted windows in an apartment. This notice is required by Local Law 1 of 2004 and applies to work in apartments and common areas in multiple dwelling buildings (3 or more apartments), built before 1960 (or built between 1960 and 1978 where the owner knows lead paint is present), and where a child under 7 years of age lives.

This form is not to be used for work ordered by either the New York City Departments of Health and Mental Hygiene or Housing Preservation and Development. To use this form: Fill out form, print it, sign it and fax it to 212-676-6188.

**A copy of this notice must be posted 24-96 hours before work begins.
 Post at entrance to the building and at the entrance of the specific apartment where work will take place.**

Please complete all sections below.

A. Type of Notification (check one)

- Initial notification of work Changes to initial work notification Cancellation of work

This notice must be fully completed (front and back) and signed by building owner or EPA-Certified firm performing work. Fax or hand deliver to:

New York City Department of Health and Mental Hygiene
 Lead Poisoning Prevention Program – Field Support Unit
 253 Broadway, 11th Floor, CN 58, New York, NY 10007
 Telephone Number: (212) 676-6379 Fax Number: (212) 676-6188

NOTE: Any changes in the information provided in this notice shall be filed with the Department of Health and Mental Hygiene prior to the commencement of work, or if work has begun within 24 hours of any change.

B. Address of Building and Location of Work

ADDRESS:	APT. NO.:
BOROUGH:	ZIP CODE:

C. Building Owner Information

NAME:	ADDRESS:	APT. NO.:
CITY:	STATE:	ZIP CODE:
SIGNATURE:	PHONE: ()	

D. EPA-Certified Firm (Contractor) Information

NAME:	ADDRESS:	
CITY:	STATE:	ZIP CODE:
SIGNATURE:	PHONE: ()	EPA CERTIFICATE NO.:

E. Dust Wipe Clearance Tester Information

NAME:	ADDRESS:	
CITY:	STATE:	ZIP CODE:
PHONE: ()		EPA CERTIFICATE NO.:

