

FACT SHEET

Chapter 12 – Lead-Based Paint

Keeping Children Safe

The goal of Chapter 12 – Lead-Based Paint is to reduce the number of Grand Rapids’ children with elevated blood lead levels by reducing the leading hazard for children—lead dust on floors and windowsills in homes.

Lead in paint and soil make the greatest contribution to lead in children’s bodies. Household dust tainted with lead from paint and soil is how lead gets into a child’s body. The toxic dust gets on their hands and toys and into their mouths, and children get poisoned.

There is less toxic lead dust in the home and fewer children are lead poisoned when paint is maintained, lead-safe work practices are followed to reduce and control dust, and soil is covered.

Chapter 12 Requirements

Upon implementation, all pre-1978 rental housing in Grand Rapids will be required to undergo lead-dust sampling to ensure safety.

Homes cited for peeling or chipping paint during a visual inspection will have to make repairs and then pass a lead-hazard clearance that includes lead dust sampling. Rental housing without visual violations will be required to pass a third-party lead-dust screening to ensure safety.

Frequency of Inspections

The lead-based paint requirement will follow the same cycle as the existing rental certification program. Well maintained properties will receive a six-year certification. Those that fall short of full compliance will receive a four- or two-year certification.

Dust Standards

The City of Grand Rapids adopted the U.S. Environmental Protection Agency’s December 2020 “lead hazard standard.” This is the industry standard. It has been heavily researched and identifies the levels of lead in the dust where risk for children increases significantly.

Additional Strategies to Reduce Lead Dust in Rental Units. While not all these strategies are required by the property maintenance code, these best practices help reduce lead dust in properties.

1. **Have a Paint Inspection and Risk Assessment conducted** on the property by a certified professional so current and potential hazards are identified in advance. Property owners can’t fix what they don’t know.
2. **Abate and fix identified hazards.** Often this means replacing old windows, covering bare soil, and covering or stabilizing failing paint.
3. **Have a maintenance program for the property.** Visually inspect the property for failing paint and bare soil *at least once a year*.
4. **Use only EPA-certified labor to work lead-safe.** This includes rental property owners doing repairs on their own. This will greatly reduce the toxic lead dust released when disturbing old paint.
5. **Prepare for inspections.** Address failing paint in a lead-safe way *before* inspection. Clean floors and windowsills prior to inspection.



Chapter 12 – Lead-Based Paint Resources for Rental Property Owners

HUD Lead Hazard Control. Since 2004, the City has made millions of dollars available to help rental property owners identify lead-based paint in their units and fix lead hazards. A small copay is required. Units must be vacant or occupied by a qualifying child. For more information, call (616) 456-3030 or visit www.grcd.info.

Free Renovation, Repair and Painting (RRP) classes. The City of Grand Rapids has been offering free classes that meet requirements for lead-safe certification by the U.S. Environmental Protection Agency (EPA). See grcity.us/codes for class dates.

Michigan Saves provides loans to assist property owners with addressing lead. The process includes a lead risk assessment that identifies all lead-based paint hazards in the home. The owner decides which lead hazards to address and manages all contractors and repairs. Relaxed qualifying criteria, matching payments, and low interest. More information at michigansaves.org/leadfund.

Free “Succeed with Lead” training. The City wants all property owners to succeed with addressing lead in their properties and will help property owners and managers learn strategies for success. See grcity.us/codes for class dates.

More information about the ordinance can be obtained by clicking the Chapter 12 Lead -Based Paint tab at grcity.us/codes

Or call (616) 456-3672

