

**Health Department Actively Enforcing SB 460!  
(Lead-Safe Work Practices)**

**Attention all rental property owners in Los Angeles County!** It is no longer adequate to simply hand out the EPA pamphlet and get the lead hazard form signed!

If you recently received a letter from the Los Angeles County Health Department, you have been put on notice that State Housing Laws makes the condition of the paint on your property a "habitability issue." It also states that whenever work is performed on housing built prior to 1979, you must consider the possibility that lead based paint may be present unless testing by a certified inspector has proven otherwise.

... Tenant's Rights Attorneys have the authority to stop any work you do on your property that doesn't follow Lead Safe Work Practices regulations.

The letter states that unsafe work practices disperse lead dust and debris into the air, where it poses a health hazard to anyone who breathes it. SB460 was enacted to address childhood lead poisoning which is a disease that affects mental and physical development. The bill deems housing to be in violation of the State Housing Law if that housing contains specified lead hazards that are likely to endanger the health of both the occupants and the public.

The letter continues to explain that disturbing lead-based paint by uncontained dry sanding, dry scraping, sand blasting or similar unsafe activities can create hazardous conditions that may cause lead poisoning. As landlords, we are exposed to liability if a tenant gets lead poisoning from the paint on our property.

In 2002, California gave enforcement of Lead-Safe Work Practices (LSWP) to ALL local government and community agencies. What does this mean? It means:

1. Any representative from the Health Department, Building and Safety, Los Angeles Code Enforcement, Police Department, Fire Department, Family Services, Welfare Department, and Tenant's Rights Attorneys have the authority to stop any work you do on your property that doesn't follow Lead Safe Work Practices regulations.
2. Since it's a "habitability issue," **you cannot collect rent** on the affected units until deemed lead-safe.
3. More ammunition to be used against you if you are sued by a lead-poisoned tenant.

AOA is responding to this "Notice" by offering an **eight-hour HUD authorized Lead Safe Work Practices class**. The instructor, Marvin Fleschman, is considered Southern California's leading educator on the lead paint laws. He is a "Designated Lead-Safe Work Practices Trainer," graduate of HUD/EPA lead inspection/hazard assessment training, and has taught hundreds of painting and plumbing contractors, apartment owners, managers, management companies, and maintenance workers since 2000.

Attendees who pass the test will receive a HUD approved Certificate of Completion of the "Lead Safe Work Practices" Course.

**Lead Safe Work Practices Class**

The class is for owners, contractors, handymen, managers, and maintenance workers who actually do the repairs, painting and maintenance on your building. Attendees who pass the test

will receive a HUD approved Certificate of Completion of the "Lead Safe Work Practices" Course. Training includes:

- How to diagnose the extent of the hazard
- Proper tools and lead-safe methods
- Work-site preparation and clean-up
- In-class, hands-on work demonstration
- 200-page Student Work Manual and class materials

Video Available

For owners, management and office staff that **DO NOT perform maintenance work**, a three-hour portion of the eight-hour class is available on video. This includes:

- Background knowledge and instruction of how the Lead Laws affect landlords
- How to select and supervise lead-safe workers
- Practicing good tenant public relations and education
- Legally-required Disclosures and Notification forms
- Record keeping

Send your maintenance person, your handyman, your employees and your office staff. Make sure your property management company is following the guidelines. Sign up for this valuable course that could save you bundles and prevent lawsuits.

Tuesday, September 20<sup>th</sup>  
AOA Van Nuys Office  
6445 Sepulveda Blvd. (2<sup>nd</sup> Floor)  
Van Nuys, CA 91411  
8:00 am to 5:00 pm (includes lunch break)

AOA Members: \$119.00  
Non-Member: \$159.00

**Video Tape or DVD**

AOA Member: \$99.00  
Non-Member \$139.00

For class reservations or to order the video, call Marvin Fleschman at (818) 704-7179.