

FAQs

Can I inspect my own home if I'm licensed?

Landlords may become Registered Local Lead Inspectors, but it is a conflict of interest to inspect your own properties.

What is required after a "Lead-Safe Report" is issued?

The owner of the unit then must provide Toledo-Lucas County Health Department a completed application, the Lead-Safe Report, and a filing fee of \$45.00 to receive their "Lead-Safe Certificate" and register their property.

Do registered properties have to renew their Lead-Safe Certificates?

Yes, the "Lead-Safe Certificate" will expire three, six, or twenty years from the date of issuance depending on the results of the initial inspection. A re-inspection is required to renew certificates.

How does an owner prepare for an inspection?

As a Registered Local Lead Inspector, you can schedule consultations before an inspection. This consultation can include helping the owner prepare their property for an upcoming inspection. Again, Toledo-Lucas County Health Department does not set the price an individual can charge for inspections or consultations.

Toledo-Lucas County Health Department

635 N Erie St
Toledo, OH 43604
419-213-4100
419-213-4017 Fax

www.lucascountyhealth.com

Local Lead Inspector Guide

Toledo Lead Safe Ordinance



The City of Toledo Lead Ordinance

In efforts to prevent lead poisoning, the City of Toledo is requiring that any rental properties (4 units or less) and in-home daycares constructed prior to 1978 be registered with the Toledo-Lucas County Health Department and, after inspection by a Local Lead Inspector, obtain a Lead-Safe Certification by September 17, 2017.

Becoming a Local Lead Inspector

A *Local Lead Inspector* is considered an individual that is registered through the Toledo-Lucas County Health Department and licensed by the Ohio Department of Health as a lead risk assessor, lead inspector, or clearance technician.

The following items are needed in order to register through the Toledo-Lucas County Health Department as a Local Lead Inspector:

- 1) A completed Local Lead Inspector Application
- 2) A license issued through the Ohio Department of Health verifying that you are a licensed lead risk assessor, lead inspector or clearance technician
- 3) A registration fee of \$45.00

For those not yet licensed, but interested in becoming a Local Lead Inspector, there are courses available to begin the process of becoming licensed. After completing a course by a certified training provider, you are required to take testing through the Ohio Department of Health. Upon passing the test, you then must register through the Ohio Department of Health before receiving your Ohio license.

Any questions on the licensing process or costs associated can be answered by the Ohio Department of Health by calling (614) 466-1450.

There are no residency restrictions for becoming an inspector. If you have taken an EPA registered course in another state or the equivalent of an EPA registered course in Ohio, contact the Ohio Department of Health to determine reciprocity at (877) NOT-LEAD.

Toledo-Lucas County Health Department is a certified training provider for Clearance Technicians. For current class information, please call the department at (419) 213-4100, option 3. A list of Lead Inspector Training Resources and the Lead Inspector Application can be found on the Toledo-Lucas County Health Department website.

After Registration

Upon becoming a Registered Local Lead Inspector, the licensed inspector will then be added to a list of Registered Local Lead Inspectors that is maintained on the Toledo-Lucas County Health Department website. Property Owners will then refer to that list when choosing a Local Lead Inspector to contact for their home inspections.

By becoming a Registered Local Lead Inspector, you are not employed by the Toledo-Lucas County Health Department. Instead, you will be a small business owner operating independently. Toledo-Lucas County Health Department does not set the price an individual can charge for inspections or consultations, though prices should be set in design to maintain a competitive market.

License and Registration Renewal

The Ohio Department of Health licenses are valid for two years from the date of issuance, with the exception of renewal applications received after the expiration date. The cost for renewal of licensure through the Ohio Department of Health is dependent on the type of license. Toledo-Lucas County Health Department requires that Local Lead Inspectors update their registration with the department every two years with a \$45.00 fee.

A Local Lead Inspection

The “Local Lead Inspection” includes a full visual assessment for evidence of deteriorating paint inside or outside of the unit and bare or exposed soil within the dripline (a three foot area surrounding the structure of the unit). A dust sampling assessment will be performed only after the property being inspected passes the visual inspection. The samples from the dust wipe will be submitted to a licensed environmental lead laboratory for analysis for the presence of lead dust. The inspector is then responsible for preparation of the report.

If no hazards are identified by the visual assessment, dust wipe sampling, or bare soil assessment, then a “Lead-Safe Report” indicating the unit has met the Quality Maintenance Standards shall be issued.

If deteriorated paint and visible dust, debris, paint chips, or residue are present, or the initial inspection does not pass in any other way, the owner is responsible for repainting, remodeling, or cleaning the unit as specified by the Local Lead Inspector. A re-inspection must take place.