

Lead Ordinance Frequently Asked Questions (FAQs) About Local Lead Inspections

How much can an inspector charge a person to inspect their house?

TLCHD does not set the price an individual can charge for inspections.

Do clearance technicians do just visual inspections?

Clearance technicians are able to perform dust wipes in addition to visual inspections. Scope of practice for each type of inspector can be found at <http://www.odh.ohio.gov/-/media/ODH/ASSETS/Files/eh/lead-poisoning-prevention/faq.pdf>

Can soil be covered with concrete? Artificial turf?

What does fencing mean?

What if the paint chips found in the soil are latex and not lead-based paint?

Do dust wipes need to be sent in? Or can you tell right away?

Dust wipes need to be processed at an ODH-approved laboratory. The listing of approved laboratories can be found at: http://www.odh.ohio.gov/odhprograms/eh/lp_prev/lp_list1.aspx

Are there enough laboratories in the system to keep up with the influx of inspections?

To date, there are 13 approved laboratories for lead environmental testing.

How long does it take to get the dust wipe results back from the laboratory?

On a re-inspection, do you have to do everything over again?

Only the portions of the inspection that have failed are to be re-inspected.

What is the recommended cleaning agent? Especially with hardwood floors?

Any all-purpose cleaner is recommended (e.g. Spic n' Span, Simply Green, 409).

What is an affordable source for a HEPA vacuum?

Vacuums that originally contain HEPA filters and have replacement bags should be sufficient. There are a number of brands/manufacturers that are sufficient.



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Bosch Power Tools 877-267-2499 www.boschtools.com	DeWalt 800-433-9258 www.dewalt.com	Dustless Technologies 800-568-3949 www.dustlesstechnologies.com
Fein Power Tools 800-441-9878 www.fein.com	Festool USA 888-337-8600 www.festoolusa.com	Hilti 800-879-8000 www.us.hilti.com
Metabo 800-638-2264 www.metabo.us.com	Mastercraft Industries 800-835-7812 www.mastercraftusa.com	Minuteman International 630-627-6900 www.minutemanintl.com
Nikro Industries 800-875-6457 www.nikro.com	Nilfisk-Advance 610-647-6420 www.nilfiskcfm.com	Pullman-Holt 800-237-7582 www.pullman-holt.com
Ridgid 800-743-4333 www.ridgid.com		

Where are dust wipes being taken from within the house? Are inspectors doing dust wipes on floors?

Dust wipe samples may be taken on window sills, window wells, and floors at the discretion of the inspector.

What does TLCHD need to certify a house “lead safe”?

Properties for sale 9/17/17- still need to be in compliance?

Selling a property has nothing to do with compliance. Compliance is required under TMC Section 1760.02(a) & (b).

Should the landlord have the right for inspection?

Under Ohio law landlords already have the right of inspection, upon reasonable notice, pursuant to ORC Section 5321.05.

Are basements included in the local lead inspection?

If the basement is part of the Dwelling Unit, then yes.



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Do the fees and applications apply to properties or units? (There are contradictions within the wording of the ordinance)

Units.

What if common areas exterior pass and not all units fail the interior? Will fines apply to individual units which did not fail?

If a Dwelling Unit fails an exterior inspection, it is not lead safe and is subject to the fine.

Does the ordinance give landlords/inspectors the right to touch tenants possessions

The ordinance does not change existing Ohio law including ORC Section 5321.05.

Are there penalties/evictions for uncooperative tenant?

Existing Ohio law provides remedies for landlords with uncooperative tenants. See e.g. ORC Section 5321.05(C).

Explain the landlord's process on 9-18-17 if they have not yet passed inspections if: Dwelling is occupied OR Dwelling is vacant

An unoccupied Dwelling Unit is not subject to the fine if it is not being leased, subleased, let, or mortgaged with right of occupancy. An occupied Dwelling Unit on 9/18/17 is subject to the fine and the landlord should bring the property into compliance with the Ordinance.

If my tenant has a lease with option to buy registered, basically he is the co-owner. Is this house still needed to be inspected?

Yes, a property that is being leased must comply pursuant to TMC Section 1760.02(b).

I have windows painted shut on a second floor. If I also drive a screw to make them permanently shut, do the wells have to be lead inspected? Could they be exempt?

If windows cannot be opened, there is no well to inspect.

What about demolishing of houses? What is the risk of lead dust spreading and bring brought into houses? What is Toledo going to do to insure lead contamination is not spreading?

The Lead Renovation, Repair, and Painting Rule does not apply to the total demolition of a structure. However, the City of Toledo uses water to control dust when a property is being demolished.



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If you have a property in Sylvania Township with a Toledo address do you have to comply?

The Ordinance only applies to properties within the City of Toledo. A property in Sylvania Township is not in the City of Toledo.

As we receive additional questions, this listing of FAQs will be updated.

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