

## X02.2 Manage Lead Paint Hazards- 1: Identify lead paint hazards

### Technical Document

WELL Building Standard™ version 2 (WELL v2™), Q1 2021 addenda



#### HOW TO USE THIS DOCUMENT:

This document is intended to serve as a guide on how to create a project **technical document** to **manage risks of human exposure to hazardous materials ubiquitously used in past construction practices**.

This document is meant to demonstrate an acceptable degree of detail for a documentation submission. The Feature cannot be demonstrated solely through a confirmation that the requirements have been or will be implemented. The level of detail is up to the discretion of the project team, but the documents must include specific details demonstrating that the actual requirements have been enacted in the project boundary.

This document and similar tools are intended to assist projects in their pursuit of WELL v2 but use of this document and/or similar tools are in no way a guarantee of achievement of any rating or designation, and no representation or warranty is made regarding the likelihood of achieving any rating or designation.

**Note:** The below document is based on the Q1 2021 addenda of the WELL Building Standard™ version 2 (WELL v2™). Project teams are required to implement the feature requirements from the addenda version assigned to their project or any more recent addenda version.

#### FEATURE PART REQUIREMENTS:

##### *For All Spaces*

*For existing buildings constructed or renovated before the enactment of laws banning lead-containing paints for use in interior walls, one of the following requirements is met:*

- a. If local laws mandate full removal of lead paint before occupancy of the space, project demonstrates that risk has been addressed by providing relevant legal documentation, such as approved certificates of occupancy or remediation reports submitted to relevant authorities.*
- b. An on-site investigation of the space to determine the presence of any lead-based hazards in paint, dust and soil is conducted. The investigation must be performed by a certified inspector or a qualified professional where no local regulations apply and address the following:*
  - 1. An inventory of locations of potential sources and sinks of lead-containing materials, where lead-containing paint may be present.*
  - 2. Confirmation of lead hazards through in-situ test results by x-ray fluorescence (XRF) or by laboratory analyses of paint chips and/or surface dusts. Surface dust is considered a hazard if its lead loading is more than 10 µg/ft<sup>2</sup> of the collection area if sampled from floors or over 100 µg/ft<sup>2</sup> for dust on interior window sills. Paints having over 0.5% of lead by weight or 930 µg/ft<sup>2</sup> of applied area and bare soil containing over 400 ppm of lead by weight are also considered lead hazards. Lower thresholds mandated by local regulations prevail for terms of hazard assessment.*

#### WELL Core Guidance:

Meet these requirements for the extent of developer buildout.



The below sample documentation is intended to provide guidance in creating a technical document. It is not a template. You may note included components that are not required to demonstrate compliance with this Feature.

### Example document for Feature X02.2, 1: Identify lead paint hazards a and b

*The following example is for a new construction building project in a location where lead-containing paints are prohibited for use on interior walls:*

#### X02.2 Option 1 - Technical Document for [PROJECT NAME]

[PROJECT NAME] is a new construction project located in the United States where lead paint was banned by the Environmental Protection Agency (EPA) in 1978. There is no risk of lead in building materials. Here is a link to the EPA website for more details: <https://www.epa.gov/lead/protect-your-family-sources-lead>.

*The following example is for a new construction interiors project in an existing building in the United States. The base building was built after lead-based paint laws for paints used on interior walls were enacted locally.*

#### X02.1 Option 1 - Technical Document for [PROJECT NAME]

[PROJECT NAME] is a new construction interiors project located in an existing building [EXISTING BUILDING NAME.] [EXISTING BUILDING NAME] was built in [Ex: 2005] after the United States banned the installation of asbestos in 1978. There is no risk of lead in building materials. Here is a link to the EPA website for more details: <https://www.epa.gov/lead/protect-your-family-sources-lead>.

*The following example is for an existing residential building built ten years before lead-based paints were banned for use on interior walls, and English is a second language. The WELL project boundary includes an exterior site area with exposed soils.*

#### X02.2 Option 1 - Technical Document for [PROJECT NAME]

[PROJECT NAME] was built ten (10) years before local laws banning lead-based paints were enacted, so an inspection was conducted. Lead-based paints and lead in the soils near the parking garage were detected and remediated. Below is a summary of the inspection report, and the full inspection report is attached.

- a. The certificate of occupancy issued by the local municipality after the lead paint remediation was completed is attached. [ATTACH CERTIFICATE OF OCCUPANCY].
- b. Investigation summary:
  - a. Professional Inspector: [NAME, CREDENTIALS, CONTACT]
  - b. A list of locations where potential sources and sinks of lead-containing materials, where lead-containing paint and lead containing soils may be present:
    - i. Ex: Paint on walls of all residential units and paints on the exterior of the building
    - ii. Ex: Exposed soils near the playground area and in the landscaped areas around plants near the garage
    - iii. Ex: Interior window sills on floors 3-5 (which were not replaced in the recent renovation)
    - iv. Ex: Areas of the basement where there is no record of what paint was used
  - c. Method used for confirming the existence of lead:
    - i. Ex: In-situ test results by x-ray fluorescence (XRF) – sample number and location of samples were determined by local law [INSERT LOCAL LAW] since the requirements in these laws are more stringent than the WELL requirements. The local law requirements are attached to this document and relevant sections are translated into English in annotations on the side of the pdf document.

ii. *Ex: Samples of paint chips, dust and soils were collected in compliance with [INSERT LOCAL LAW] and sent to [NAME OF LABORATORY] for a complete laboratory analysis. Since there are no local regulations that indicate appropriate lead content, the laboratory compared results to the WELL requirements listed below. The laboratory report is attached and relevant sections have been translated into English. [ATTACH COPY OF LABORATORY REPORT] Here is a list of the WELL requirements that were used:*

1. *Surface dust is considered a hazard if its lead loading is more than 10 µg/ft<sup>2</sup> of the collection area when sampled from floors*
2. *Surface dust is considered a hazard if its lead loading is over 100 µg/ft<sup>2</sup> for dust on interior window sills*
3. *Paints are considered a hazard if they have over 0.5% of lead by weight or 930 µg/ft<sup>2</sup> of applied area*
4. *Bare soil is considered a hazard if it contains over 400 ppm of lead by weight*

c. The Investigation Report provided to the local municipality is attached. Sections of the report that indicate the information above have been annotated with English translations. *[ATTACH REPORT – INCLUDE ENGLISH TRANSLATIONS OF RELEVANT SECTIONS.]*

#### **TIPS FOR MULTIPLE LOCATIONS**

- Organizations participating in WELL Portfolio or the multiple projects pathway can submit a Guideline for this feature part, as well as a technical document for each audited project. This Guideline must outline the feature requirements, at minimum, and it can be shared across multiple projects as a means to provide guidance for compliance. A subset of audited projects must also each submit their own technical document that demonstrates compliance with the feature requirements.