



Feature X03: Exterior Materials and Structures

Part 2: Manage Exterior Paint and Soil

WELL v2™ pilot
Q1 2020 addenda

How to use this document:

This document is intended to serve as a guide on how to create educational materials required for Part 2: Manage Exterior Paint and Soil of Feature X03: Exterior Materials and Structures, if applicable. This document is meant to demonstrate an acceptable degree of detail for a documentation submission. The level of detail is up to the discretion of the project team, as long as Part 2a and Part 2b are sufficiently addressed.

- Part 2a: Professional Narrative examples have been provided.
- Part 2b: Professional Narrative examples have been provided.

Note: The variable items are highlighted in yellow throughout the document.

The text is updated to the Q1 2020 version of WELL v2 pilot, which may vary from future versions of WELL v2.

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FEATURE X03: EXTERIOR MATERIALS AND STRUCTURES

PART 2a: MANAGE EXTERIOR PAINT AND SOIL EXAMPLE PROFESSIONAL NARRATIVE

Projects fulfill the following (as applicable):

- A. Lead hazard assessment (and remediation, if needed) is performed to the top 1.5 cm [0.6 in] of existing bare soil (not covered by grass, vegetation or other landscaping including mulch covered soil) outside the building envelope and within the project boundary, following the guidance provided by the US Federal Code 40 CFR Part 745; Subpart L; §745.227, "Work practice standards for conducting lead-based paint activities: target housing and child-occupied facilities." Relevant sections are listed below.
- a. Risk assessment (d)(8-11).
 - i. *Example: New soil has been delivered to the project site to create a raised bed for project site and no existing soil is present, thus there are no potential sources of lead exposure from the soil.*
 - ii. *Example: Lead in the soil in a play area was found to be at a concentration above 400 ppm, which is the threshold for remediation set in section (h)(4) of 40 CFR Part 745; Subpart L; §745.227, Work practice standards for conducting lead-based paint activities: target housing and child-occupied facilities. Contaminated soil was removed from the premises and replaced with soil with a measured lead concentration below 20 ppm, following the guidelines provided in sections (e)(7) of 40 CFR §745.227. A remediation report, prepared following guidelines from section (e)(10) 40 CFR §745.227 is attached.*

PART 2b: MANAGE EXTERIOR PAINT AND SOIL EXAMPLE PROFESSIONAL NARRATIVE

Projects fulfill the following (as applicable):

- A. Industrial surface paints and coatings contain less than 0.1% by weight lead in the form of lead or lead compounds.
- a. *Example: There is only one industrial surface paint used on the project. It is lead-free. Please see attached cut-sheet where we have highlighted the lead content.*
 - b. *Example: The project used 11 different surface paints and coatings. The contractor kept a detailed spreadsheet that lists each product name, manufacturer, lead product and lead content, see below. 9 of the products do not contain any lead. The other 2 products contain less than 0.1% by weight per the safety data sheets.*

Product Name	Manufacturer	Lead containing product	Concentration (% by lead weight)
Name	Manufacturer	Lead tetroxide	0.05%
Name	Manufacturer	Lead carbonate	0.07%