#37/3-93V 7714 Takoma Avenue
Takoma Park Historic District

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Robert Hubbard, Acting Chief
Division of Development Services and Regulation
Department of Environmental Protection

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

DATE: 9.9.93

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

_____ Approved _____ Denied

X Approved with Conditions:

1.) BRICKS/MORTAR TO MATCH EXISTING. PER DRAWINGS.

2.) NEW WOOD SASH - SINGLE GLAZED 6/1 TRUE DIVIDED LIGHT - UPPER SASH
DOUBLE GLAZED - LOWER SASH
ESSENTIALLY IDENTICAL TO EXISTING. PER NOTE ON PLANS.

3.) LANDSCAPING @ NEW RAMP. PER SUBMITTED PLANS.

4.) LANDSCAPING AS NECESSARY @ NEW REAR STAIR.

The Building Permit for this project should be issued conditional upon adherance to the approved Historic Area Work Permit.

Applicant: Montgomery College
C/o Joseph Wild, Director of Facilities

Address: Central Administration
900 Hungerford Drive
Rockville, Md. 20850

Montgomery County Government

Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # Not applicable

NAME OF PROPERTY OWNER Montgomery Community College TELEPHONE NO. (301) 251-7363
(Contract/Purchaser) N/A (Include Area Code)
ADDRESS 7714 Takoma Avenue, Takoma Park, MD 20912
CITY STATE ZIP

CONTRACTOR TBA TELEPHONE NO.
CONTRACTOR REGISTRATION NUMBER

PLANS PREPARED BY McDonald, Williams, Banks, Corneille, Architects TELEPHONE NO. (202) 291-5103
(Include Area Code)
REGISTRATION NUMBER 1937-R

LOCATION OF BUILDING/PREMISE

House Number 7714 Street Takoma Avenue

Town/City Takoma Park Election District

Nearest Cross Street Philadelphia Avenue

Lot 13 Block 69 Subdivision TPL&T Companies Subdivision of Takoma Park
Liber 4448 / 3924 Folio 49 / 64 (Part of Lot 13) Plat Book B @ Plat 23
Parcel

1A. TYPE OF PERMIT ACTION: (circle one)
Construct Extend/Add (Alter/Renovate) (Repair)
Wreck/Raze Move Install Revocable Revision

Circle One: (A/C) Slab Room Addition
Porch Deck Fireplace Shed Solar Woodburning Stove
Fence/Wall (complete Section 4) Other

1B. CONSTRUCTION COSTS ESTIMATE $ 160.000
1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # N/A
1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepco
1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL
01 (X) WSSC 02 ( ) Septic
03 ( ) Other

2B. TYPE OF WATER SUPPLY
01 (X) WSSC 02 ( ) Well
03 ( ) Other

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT ____ feet ____ inches
4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
1. On party line/Property line
2. Entirely on land of owner
3. On public right of way/easement (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Joseph W. White, Director of Facilities — June 21, 1993
Signature of owner or authorized agent (agent must have signature notarized on back) — Date

APPROVED w/ conditions For Chairperson, Historic Preservation Commission
DISAPPROVED ____ Signature Date August 18, 1993

APPLICATION/PERMIT NO: 930622006 9
DATE FILED:
DATE ISSUED:
OWNERSHIP CODE:

FILING FEE: $
PERMIT FEE: $
BALANCE $
RECEIPT NO: FEE WAIVED:

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7714 Takoma Avenue	Meeting Date: 8/18/93
Resource: Takoma Park Historic District	HAWP/Alteration
Case Number: 37/3-93V CONTINUED	Tax Credit: No
Public Notice: 08/04/93	Report Date: 08/11/93
Applicant: Montgomery Community College	Staff: Patricia Parker
PROPOSAL: Repair/Alterations	RECOMMEND: Approval with conditions

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LOCATION/BACKGROUND

The house, located at 7714 Takoma Avenue, is a contributing historic resource in the Takoma Park Historic District. It has been and will continue to be in use as a commercial day care center. The applicant, Montgomery Community College, applied for a historic work area permit to rehabilitate the facility.

Most of staff's concerns and conditions on this application were addressed at the July 14 meeting of the Historic Preservation Commission. However, one unresolved issue is the treatment of the existing windows. All existing windows are 6/1, true divided light double-hung sashes. The applicant wishes to replace all of the windows with double-glazed wood sashes with an interior muntin grid because:

- The condition of the windows has deteriorated.
- The windows are treated with lead paint. Lead paint must be abated in the facility according to the requirements of governing and licensing agencies prior to opening the facility.

AGENCY GUIDELINES/REQUIREMENTS

Two agencies govern the decision concerning the method of lead paint abatement in a commercial day care facility. They are the Department of the Environment for the State of Maryland and the Child Care Administration in Montgomery County. In addition,

there are guidelines for lead abatement implemented by each agency.

The Department of the Environment's actions concerning lead paint abatement are governed by Title 26.02.07 A copy of this regulation is provided as an Exhibit to this report.

The Child Care Administration's actions concerning lead paint abatement are governed by DHR Regulations for Child Care Licensing, 07.04.02.53C. A copy of this regulation is provided as part of the exhibits to this report.

DISCUSSION

Rehabilitation is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values".

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate whether the historic character of a building is preserved in the process of rehabilitation. This property, 7714 Takoma Avenue, is located in the Takoma Park Historic District. As such, the rehabilitation of properties within the District is governed by the granting of historic area work permits (HAWP's) by the Historic Preservation Commission. According to a report issued by the 1986 Window Conference and Exposition for Historic Buildings, in terms of specific project work, the preservation of the building and its historic character is based on at least one assumption that historic materials and features and their unique craftsmanship will be "retained, protected, and repaired in the process of rehabilitation to the greatest extent possible, not removed and replaced with materials and features which appear to be historic; but, which are - in fact - new." Such features as frames, sash, muntins, glazing, sills and heads of windows are important in identifying the overall historic character of the building.

CONDITION OF THE WINDOWS

Staff has visited the property and concludes that the windows are generally in good condition. Staff checked heads, jambs, sills, sash, muntins, meeting rails and bottom rails for most window openings. They are not deteriorating - there are no visible signs of vandalism, insect attack or moisture.

Most of the windows are in need of sash cord replacement only. The weight packet should be accessible through a removable plate in the jamb or by removing the interior trim and then replacing the broken sash cords with new cords or with sash chain commonly found at local hardware stores.

Replacing the windows, which are in good condition, opens the real possibility that the size and profile of the muntins will suffer change and not convey the same visual appearance. Muntins can contribute substantially to window significance. Windows should be considered significant to a building if they are original. Most of the windows at this property are original. Staff recommends that only limited replacement of serviceable parts of the windows is appropriate. The windows should receive good preparation prior to repainting.

LEAD PAINT ABATEMENT

Staff has consulted with the Department of the Environment (MDE) for the State of Maryland and the Child Care Administration, Region V, Montgomery County (CCA).

Procedures for lead abatement are established by the Department of the Environment for the State of Maryland. The Child Care Administration, the day care licensing agency in Montgomery County requires the operator to file a management plan for lead paint abatement with the agency as part of its licensing procedures. This management plan is usually prepared in consultation with the MDE and must meet its approval.

Officials at the MDE have been advised that this property is located within the Takoma Park Historic District. As such, they have stated that they are flexiblerema and ready to receive a "project specific" management plan. Montgomery College has not submitted a management plan.

Such a plan should consider the various components of the window, rather than the window as one unit. To avoid lead paint surfaces rubbing each other, aluminum sash guides could be installed (both sides of the sash) and the sash itself could be stripped in place. Wood sills might be replaced with new sills. This is only an example of one approach.

Until Montgomery College submits a "project specific" management plan for approval, the agencies cannot be responsive. This management plan can be reflective of the College's interest in containing costs within its budget.

STAFF RECOMMENDATION

Staff feels, in view of the flexibility expressed by the MDE to assist in the development of a specific management plan for lead abatement on this project and considering its special location, the existing windows should not be replaced. The windows are in good condition. However, elements within the windows can be replaced consistent with the Secretary's Guidelines, to achieve lead paint abatement.

EXHIBITS

Exhibit I:Title 26.02.07 Procedures for Abating Lead Containing Substances from Buildings
Exhibit II:Subtitle 07.04.02.53C Child Care Licensing - Lead Paint
Exhibit III:July 26, 1993 Letter from Montgomery College with Attachment

Title 26
DEPARTMENT OF THE ENVIRONMENT

Subtitle 02 OCCUPATIONAL, INDUSTRIAL, AND RESIDENTIAL HAZARDS

Chapter 07 Procedures for Abating Lead Containing Substances from Buildings

Authority: Environment Article, §§1-104 and 7-206—7-208, Annotated Code of Maryland

.01 Scope.

These regulations establish appropriate techniques for abatement of lead-containing substances from interior and certain exterior areas in group day care centers, in all residential property including owner-occupied residential property, and in buildings appurtenant to group day care centers and residential properties.

.02 Definitions.

A. The following terms have the meanings indicated.

B. Terms Defined.

(1) "Abate" or "abatement" means the elimination of exposure to lead-based substances that may result in lead toxicity or poisoning, by the removal or encapsulation of lead-containing substances, by thorough cleanup procedures, and by post-cleanup treatment of surfaces.

(2) "Business entity" means a partnership, firm, association, corporation, sole proprietorship, or other business unit and any employee of it.

(3) "Child" means a person under the age of 6.

(4) "Contractor" means any business entity, public unit, or person performing the actual abatement for a lead abatement project.

(5) "Department" means the Maryland Department of the Environment.

(6) "Encapsulate" or "encapsulation" means to resurface or cover surfaces and to seal or caulk seams with durable material, so as to prevent or control chalking, flaking lead-containing substances from becoming part of house dust or accessible to children.

(7) "HEPA" or "high efficiency particle air" means a filter capable of filtering out particles of 0.3 microns or greater from a body of air at 99.97 percent efficiency or greater.

(8) "Lead abatement project" means any work performed in order to abate the presence of a lead-containing substance.

(9) "Lead-containing substance" means any paint, plaster or other surface coating material containing more than 0.50 percent lead by weight calculated as lead metal in the dried solid, or more than 0.7 milligrams per square centimeter by the X-ray fluorescence analyzer.

(10) "Owner" means a person, firm, corporation, guardian, conservator, receiver, trustee, executor, or other judicial officer, who, alone or jointly or severally with others, owns, holds, or controls the whole or any part of the freehold or leasehold title to any property, with or without accompanying actual possession of it, and shall include in addition to the holder of legal title, any vendee in possession of it, but may not include a mortgagee or an owner of a reversionary interest under a ground rent lease.

(11) "Public unit" means:

(a) Any agency, bureau, department, or instrumentality of State government;

(b) Any agency, bureau, department, or instrumentality of federal or local government;

(c) Any public, quasi-public, or municipal corporation.

(12) "Woodwork" means all wooden or metal interior or exterior fittings or ornamentation, such as moldings, doors, staircases, and window sashes and trim.

(13) Work Area.

(a) "Interior work area" means a hallway, room or group of rooms in which abatement takes place on the inside of a residential property, or group day care center.

(b) "Exterior work area" means an outdoor porch, stairway, or other element of woodwork on the exterior of a residential property, a group day care center, or a building appurtenant to a residential property or group day care center, on which abatement takes place.

.03 Methods of Abatement.

A. A person performing abatement of lead-containing substances may not use the following methods:

EXHIBIT H-1

order to inspect the property for the purpose of determining the effectiveness and durability of the allowed alternative procedure. Before conducting such an inspection the Department shall give written notice to the owner and resident of the property.

.04 Personal Protection.

A. A business entity or public unit shall ensure that its employees are protected in accordance with all applicable federal, State, and local standards, in particular those set forth in the Maryland Occupational Safety and Health (MOSH) regulations governing Occupational Exposure to Lead in Construction (COMAR 09.12.32).

B. All persons not covered by COMAR 09.12.32 and working on a lead abatement project shall, when present in the work site, wear disposable clothing, shoe covers and, if a heat gun or sander equipped with HEPA vacuum is being used for abatement, a half-mask air purifying respirator equipped with high efficiency filters.

.05 Control of Access.

A. Except as provided in §D, a person or pet may not enter or remain in the work area of a group day care center, residential property, or building appurtenant to a group day care center or residential property, until the Department determines that the lead abatement project has been completed in a satisfactory manner under Regulation .12J, unless that person is:

(1) The owner of the building or the owner's designee;

(2) The contractor engaged for the lead abatement project and his employees;

(3) A State, county, or local enforcement official or his designee;

(4) An inspector who represents a lender with a security interest in the building which is being abated; or

(5) A federal, State, or local official, or his designee, engaged in research on lead buildings.

B. Exemption. If a renovation process is not reasonably expected to break or disturb any lead based substance, then the requirements of §A do not apply.

C. Except as provided in §D, all persons entering a work area during a lead abatement project which involves the removal of lead paint shall wear:

(1) Disposable shoe covers which shall be removed when leaving the work area; and

(2) A half-mask air purifying respirator equipped with high efficiency filters during or after the use of a heat-gun or sander equipped with HEPA vacuum.

D. Multiple Family Dwellings. At all times when a lead abatement project is being conducted in a common area of a dwelling occupied by three or more households:

(1) Residents and pets shall use alternative entrances and exits which do not require passage through the work area, if such an entrance and exit exists;

(2) The contractor shall use all reasonable efforts to create an uncontaminated passage for entrance and egress of all building occupants; and

(3) If the entrance and egress to a building can only be through the work area, abatement in common areas shall be conducted between the hours of 9 a.m. to 3 p.m. only, and the work area shall be cleaned with a HEPA vacuum at the end of each working day until all surfaces are free of visible dust and debris.

.06 Removable Objects.

A. Except in an emergency, at least 7 days, but not more than 30 days before a contractor may commence a lead abatement project, the owner of the building where the lead abatement project is to take place shall notify all residents of:

(1) The area which is to be abated;

(2) The date abatement is to commence; and

(3) The residents' obligation under §B to place all personal items in a box or other closed, easily handled container.

B. Every resident of an area, which is to be abated, who has received a notice under §A, shall be responsible for placing all personal items in boxes or other closed, easily handled containers, and shall pay the reasonable costs of packing and storage of any loose personal items remaining in the work area at the time designated for commencement of abatement in the notice issued under §A.

C. Before a contractor may commence a lead abatement project, the owner of the building where the lead abatement project is to take place shall remove all furniture and packed personal items from the work area and store them in a secure place.

EXHIBIT I-2

sheeting at least 6 mils thick on the ground as close as possible to the building foundation, or on the floor when applicable.

(ii) When sheeting is placed on the ground, it shall extend out from the foundation 3 feet per story being abated, with a minimum of 5 feet and a maximum of 20 feet. Plastic may not be required to extend beyond the edge of the nearest sidewalk.

(iii) When sheeting is placed on an exterior floor, it shall cover the entire exterior floor.

(iv) The contractor shall weight the sheeting at the foundations, and along all edges and seams.

(v) If the constant wind speed is over 15 mph, exterior abatement producing dry waste may not be performed unless vertical shrouds are erected.

(3) For all sealing and covering the contractor shall use:

(a) Plastic sheeting, at least 6 mils thick or equivalent;

(b) Duct tape or equivalent waterproof tape;

(c) Staples of industrial size; and

(d) Other additional appropriate work practices to contain particulate lead or lead-containing liquids.

(4) Exception. A surface or object may not be covered or sealed while that surface itself is actively being abated.

(5) Alternative Procedures. The Department may, on a case-by-case basis, allow an alternative procedure for containment of lead within a work area, provided that the owner or contractor who uses this procedure shall submit a written description of the alternative procedure to the Department which demonstrates to the satisfaction of the Department that the proposed alternative procedure provides the equivalent containment.

.08 Cleanup of Work Area.

A. Interior Cleanup. After completion of the removal, replacement, encapsulation, or reversal involved in an abatement project, the contractor shall:

(1) Deposit all lead waste, including sealing tape, plastic sheeting, mop heads, sponges, filters, and disposable clothing in double plastic bags of at least 4 mils thick, or single bags 6 mils thick, and seal the bags;

(2) Before washing as required in §A(3), vacuum-clean all surfaces in the work area including woodwork, walls, windows, window wells, and floors with a HEPA vacuum;

(3) After vacuum-cleaning as required in §A(2), wet wash all surfaces in the work area including woodwork, walls, windows, window wells, ceilings and floors with a solution containing at least 1 ounce of 5 percent trisodium phosphate to each gallon of water; and

(4) After washing as required by §A(3), vacuum-clean all surfaces, after they have dried, as described in §A(2), with a HEPA vacuum until no visible residue remains.

B. Exterior Cleanup. After completion of the replacement, removal, encapsulation, or reversal involved in an exterior abatement project, the contractor shall:

(1) Recover all visible debris from all exterior areas;

(2) Vacuum all porches treated;

(3) Wet wash all surfaces in the work area, including woodwork, windows, window wells, and floors with a solution containing at least 1 ounce of 5 percent trisodium phosphate to each gallon of water.

C. Except as provided in §F, after the cleaning outlined in §§A and B, after a satisfactory inspection under Regulation .12B, every contractor shall repaint with a paint containing not more than 0.06 percent lead in the dried solid, or recoat all surfaces treated, except those encapsulated surfaces which have smooth easily cleanable factory-finished surfaces.

D. Before repainting or recoating under §C, each contractor shall notify the Department that the cleanup required under §§A and B is completed, and shall undergo any inspection required by Regulation .12B.

E. After painting or coating as required under §C, the contractor shall repeat the cleaning process set forth in §A in all interior work areas.

F. After completion of the cleaning required under §E, the contractor shall seal all floors in interior work areas with:

(1) Polyurethane;

(2) Gloss deck enamel;

(3) A tight fitting vinyl floor covering; or

EXHIBIT H-3

(c) Requirements of regulations and standards established by the:

(i) Maryland Department of the Environment, and

(ii) Maryland Occupational Safety and Health Act; and

(d) Worker protection, including respiratory protection, protective clothing, safety equipment, medical surveillance, and personal hygiene;

(3) Require trainees to demonstrate proficiency in the skills necessary to perform lead abatement projects, before issuing a certificate under §B(4); and

(4) Issue a certificate of completion of training.

C. An inspector involved in the enforcement of these regulations and any worker involved in a lead abatement project shall make this certificate available to the Department upon request.

D. Every instructor at a qualifying lead abatement training course shall be an:

(1) Industrial hygienist certified by the American Board of Industrial Hygiene;

(2) Industrial hygienist in training designated by the American Board of Industrial Hygiene; or

(3) Individual with equivalent education or experience as determined by the Department.

E. Instructors at all qualifying lead abatement training courses shall:

(1) Maintain a list of students who have completed a training course in lead abatement and the dates on which training occurred;

(2) Make this list available to the Department upon request; and

(3) Retain this list for at least 5 years.

.12 Procedures for Determining Compliance.

A. The Department may inspect a work area at any time during a lead abatement project to determine compliance with this regulation.

B. After receipt of notice of completed cleanup required by Regulation .08D the Department shall, within 24 hours, notify the contractor or owner of the time and date on which an initial inspection will take place, if one is to be made. If the contractor or owner is not reachable by telephone, notice shall be sent by first class mail. Any inspection

performed under this subsection shall be completed within 2 working days of giving telephone notice to the contractor or owner. Notice by mail will require an additional 5 working days for completion of the inspection.

C. The inspection performed under §B shall be a visual inspection to determine whether surfaces requiring abatement have been abated.

D. The inspector shall immediately notify the contractor or owner, if either is present, of the results of the inspection under §B, and shall point out and describe any areas with inadequate treatment. If the contractor or owner is not present during the inspection under §B, the inspector shall notify the contractor and owner of the results of the inspection, and shall include the locations and characteristics of surfaces with inadequate treatment, by letter mailed within 24 hours of the inspection, by first class mail.

E. Before repainting or recoating under Regulation .08C, the contractor shall receive notice of:

(1) A satisfactory inspection under §B; or

(2) The decision not to conduct an inspection under §B.

F. Upon completion of all requirements of Regulations .08 and .09, a contractor shall notify the Department of readiness for final inspection.

G. Within 24 hours of receipt of notice under §F, the Department shall notify the contractor or owner of the time and date on which an inspection will take place, if one is to be made. If the contractor or owner is not reachable by telephone, notice shall be sent by first class mail. Any inspection performed under this section shall be completed within 2 working days of giving this notice to the contractor and owner. Notice by mail will require an additional 5 working days for completion of the inspection.

H. Every inspection performed under §G shall include at least:

(1) Dust sampling to be followed by analysis in accordance with §I; and

(2) Visual inspection.

I. All dust samples collected under §H shall be analyzed for extractable lead by:

(1) The Maryland Department of Health and Mental Hygiene, State Laboratories Administration; or

EXHIBIT II-1

(3) Is free from health and safety hazards as identified by the Office;

(4) Is clean and free from infestation of insects and rodents; and

(5) Conforms to the applicable zoning, building, plumbing, gas, electrical, sewage disposal, drinking water, and State and local fire codes, and any other applicable codes.

B. An operator shall ensure that an access road on center property permits passage by emergency vehicles during times when children are in care.

C. Lead Paint.

(1) An operator may not use any paint with lead content on the exterior or interior surfaces of the center or on any center equipment or furnishings.

(2) An operator shall ensure that chipping, peeling, flaking, chalking, or deteriorating paint on any surface in an area used for child care is tested according to procedures established by the Office. If there is a lead content of more than 0.5 percent lead by weight in the dried paint film or an equivalent standard recognized by the Office, the operator shall follow the management plan for lead paint established by the Office, in consultation with the Maryland Department of the Environment, or the lead paint abatement procedures in COMAR 26.02.07.

(3) Before any renovation, an operator shall ensure that a lead test is conducted on surfaces to be renovated. If there is a lead content of more than 0.5 percent lead by weight in the dried paint film or an equivalent standard recognized by the Office, the operator shall ensure that the lead paint abatement procedures in COMAR 26.02.07 are followed.

D. An operator shall use a room for child care only if it:

(1) Has natural or mechanical ventilation that provides adequate exchange of air to protect a child's health and comfort;

(2) Is free of moisture and dampness; and

(3) Has a temperature at floor level of not lower than 65°F in cold weather.

E. In rooms where a child 5 years old or younger is in care, an operator shall plug or cap each electrical socket that is accessible to the child.

.52 Sanitary Facilities.

A. Water Supply. An operator shall provide:

(1) Hot and cold running water, with water temperature adjusted not to exceed 120°F;

(2) For each 40 children or any fraction of that number, one drinking water source that is:

(a) Safely accessible to children 2 years old or older without assistance from an adult;

(b) Not located in a toilet room; and

(c) Supplied by:

(i) An angle-jet drinking fountain with mouthguard,

(ii) Licensed bottled water in the original container,

(iii) Running water supply with individual single service drinking cups, or

(iv) Other methods or sources approved by the Office.

B. Toilets and Sinks.

(1) An operator shall provide one toilet and one sink for every 15 children who are 2 years old or older that are:

(a) Easily accessible to the children; and

(b) Equipped with water-resistant, nonabsorbent platforms which are safely constructed at a height that allows children to use the toilet and sink unassisted.

(2) Except for small centers, after January 1, 1992, a center licensed or issued a letter of compliance for the first time shall provide at least one toilet facility restricted to use by adults that is equipped with a toilet, sink, and toilet supplies.

(3) An operator that held a certificate of approval from the State Board of Education under Education Article, §2-206, Annotated Code of Maryland, or was determined to be exempt from that Article before July 1, 1991, may receive a variance from the requirements of §B(1) of this regulation if the Office determines that the requirements can be met only with substantial physical modifications to the center and that sanitary facilities are accessible to every child in the center. A variance does not apply to any additions or enlargements to the center.

(4) An operator shall maintain each toilet and sink in good operating condition and in a sanitary manner.

(5) In a small center approved for mixed age groups, only one toilet and one sink are required.

(6) In each toilet facility accessible to a school-age child, the operator shall provide at least one toilet in an enclosed stall or in space affording privacy to the child.

(7) In each toilet room, an operator shall provide floors with water-resistant, nonabsorbent finishes and smoothly-finished walls with a hard surface.

C. Supplies. An operator shall ensure that:

(1) Individual paper towels, a trash receptacle, soap, and toilet paper are available within reach of a child capable of using the toilet without assistance from the staff; and

(2) Toiletry and grooming articles, drinking cups, towels, face cloths, brushes, and combs are not shared.

.53 Lighting.

A. An operator shall ensure sufficient natural and artificial lighting to allow supervision of the children and to provide illumination of at least:

(1) 20 footcandles at floor level in areas where children's activities occur;

(2) 10 footcandles on stairways and in corridors; and

(3) 5 footcandles in rooms when children are resting.

B. An operator shall use light fixtures with bulbs, lamps, and tubes that are shatter-proof or protected by shields to prevent shattering.

C. In a room approved for child care that does not have windows, an operator shall provide an approved source of lighting that will operate in case of a power failure.

D. An operator shall provide adequate outdoor lighting to ensure the safety of individuals entering and leaving the center when it is dark outside.

.54 Telephone.

An operator shall provide:

A. At least one telephone that is:

(1) In the center space,

(2) Not a pay station or locked telephone, and

(3) Available during the hours of operation of the center;

B. Additional telephones or extensions as may be required to summon emergency fire and rescue services promptly and to receive emergency communications;

C. A telephone or intercom connected to a telephone in each room in which care is provided to infants or toddlers or children with special needs.

.55 General Cleanliness.

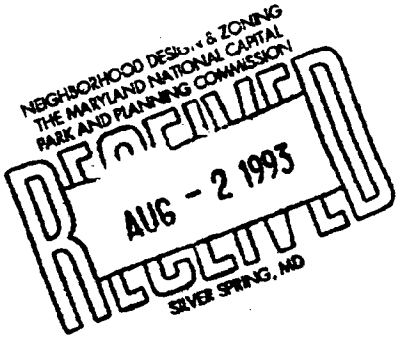
An operator shall ensure that:

A. The entire center, including floors, walls, ceilings, materials, furnishings and equipment, is kept clean;

B. Cleaning is not conducted while rooms are occupied by the children, except for clean-up activities which are part of the daily program or in emergencies;

C. In a center for fewer than 12 children located in a residence, inspections for general cleanliness are confined to space used by children.

EXHIBIT III-1



July 26, 1993

Montgomery College

Maryland's Largest Community College

Ms. Pat Parker
Historic Preservation Planner
Montgomery County Historical
Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Dear Ms. Parker:

In an effort to clarify the College's position with regard to the replacement of windows at our Child Care Center in Takoma Park, we contacted the Maryland Department of the Environment, Lead Division. Inasmuch as the Department will make the critical inspections required to put the facility back into use, they have been the College's principal director and advisor in resolving the lead paint problem since it first arose in November 1990. The attached letter sets forth the Department's position.

As is made clear in the Department's letter, the recommended method for abating lead-painted windows to the standard required for use as a child care center is replacement. The Department goes on to offer two warnings. First, should we fail to follow their advice, there is the very real threat of creating additional hazardous dust and debris, thus increasing exposure levels and requiring more and costly environment controls. Second, there is the clear possibility that any lead paint removal technique will not achieve the clearance levels acceptable for use as a child care facility. Implicit in these caveats is the risk of committing a significant amount of time and County funds in an effort which might serve only to worsen the situation and could ultimately fail to achieve the objective of a lead-free facility.

Central Administration
900 Hungerford Drive
Rockville, MD 20850
(301) 279-5000

Germantown Campus
20200 Observation Drive
Germantown, MD 20874
(301) 353-7700

Rockville Campus
51 Mannakee Street
Rockville, MD 20850
(301) 279-5000

Takoma Park Campus
Takoma Avenue at Fenton Street
Takoma Park, MD 20912
(301) 650-1300

Bethesda Center
7815 Woodmont Avenue
Bethesda, MD 20814
(301) 656-6777

EXHIBIT III-2

I hope this helps to clarify the issue. While it is imperative that we resolve the issue quickly, let me assure you that the College wishes to cooperate with the Commision in fulfilling its historic preservation mission. Should you have further questions, please don't hesitate to contact me.

Sincerely,

Joseph W. White
Director of Facilities
Central Administration

JWW:tm

Attachment

cc: Mr. Robert Marriott/M-NCPPC
Dr. Robert E. Parilla
Dr. Charlene Nunley

EXHIBIT III-3

MARYLAND DEPARTMENT OF THE ENVIRONMENT
2500 Broening Highway • Baltimore, Maryland 21224
MDE (410) 631-3000

William Donald Schaefer
Governor

Robert Perciasepe
Secretary

July 22, 1993

Joseph W. White
Director of Facilities
Montgomery College
900 Hungerford Drive
Rockville, MD 20850

RE: Lead-based Paint Abatement
Montgomery College Day Care

Dear Mr. White:

This letter is to confirm the compliance requirements under the Lead Abatement Regulations - COMAR 26.02.07. First, it is my understanding that the Child Care Administration is requiring abatement of the lead-based paint at the above mentioned facility. Since the old, double-hung sash windows are included in the scope of work, all portions of the windows must be treated. Prior to repainting, this office must visually inspect all abated surfaces; the surfaces must be completely free of all paint, residue, and dust. While paint removal techniques are allowed, they often create more hazardous dust and debris which requires greater cleanup procedures. I strongly suggest replacing the windows to avoid additional lead exposures and environmental controls. Please note that regardless of the method employed, a step by step cleanup procedure by trained workers is required and this department must conduct a final inspection prior to reoccupancy. The final inspection requires that dust samples are collected from the work areas including windows; our experience has shown that it is often difficult to achieve clearance levels when surfaces have been chemically stripped as opposed to replacement methods.

Please contact me if you have any questions at (410) 631-3825.

Sincerely,

Dean Bullis, R.S.
Lead Compliance Section

cc: Robert DeMarco
Richard Collins
Suzanne Albert

RECEIVED
JUL 23 1993
OFFICE OF THE
DIRECTOR OF FACILITIES
MONTGOMERY COLLEGE

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7714 Takoma Avenue	Meeting Date: 7/14/93
Resource: Takoma Park Hist. District	Review: HAWP/Alteration
Case Number: 37/3-93V	Tax Credit: No
Public Notice: 6/30/93	Report Date: 7/7/93
Applicant: Montgomery Community College	Staff: Patricia Parker
PROPOSAL: Repair/Alterations	RECOMMEND: Approval with conditions

---

This house, 7714 Takoma Avenue, is a contributing historic resource located near the northern edge of the Takoma Park Historic District. It has been in use as a day care center, and is to continue in use as a child care facility.

The proposed project includes several parts: first, upgrading the building access to include a handicapped accessible ramp and code required exterior stair for egress. Secondly, for purposes of lead paint abatement, the applicant is proposing to replace all windows with double-glazed wood sashes with an interior muntin grid. The existing original windows are 6/1, true divided light double-hung sashes. All exterior doors would also be replaced. The scope of the project further includes lead abatement of the lead paint found on the interior and exterior of the building including, but not limited to, the window and door frames, sills and exterior porches. Finally, the mechanical system will be changed to a centralized system and all existing window a/c units will be removed.

STAFF DISCUSSION

Staff is very concerned about the replacement of all of the original windows with new windows that have applied muntins. The first choice in this case would be to perform lead abatement on the existing windows, which appear to be in relatively good condition, and to continue to use them rather than replacement units. The second option which would be acceptable would be to replace the existing windows with identical wood windows with true divided lights in the same 6/1 configuation as the originals.

In addition, any replacement of doors, wood porch railings, wood decking, etc. - due to the need for lead abatement - should match the existing in all aspects.

Staff concurs with the architect's placement of the code-required exterior stair. Although it would be preferable to tuck the staircase into one of the inset areas at the rear of the structure, the existence of an exterior double-door hatch leading to the basement in the area outside the playroom makes this impossible. Unfortunately, in the proposed location, the exterior stair will be visible from the street. Staff, therefore, recommends that adequate landscaping be installed to mitigate the impact of this new feature on the Philadelphia Avenue facade.

Staff also concurs with the architect in his use of masonry for the ADA required exterior ramp. The masonry should match the existing brick material as closely as possible and the railing should match the existing wood railing on the house. However, staff strongly recommends that the ramp be reconfigured to run parallel with the west wall of the house, rather than perpendicular to it. An at-grade walkway could connect the ramp with the sidewalk along Philadelphia Avenue. In addition, landscaping should be installed to enhance the appearance of the ramp and to mask the slight variation which may occur in the new brick work.

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal consistent with Chapter 24A, with the following conditions:

1. Perform lead abatement on the existing windows, and continue to use them rather than replacement units. Or, as an alternative, replace the existing windows with identical wood windows with true divided lights in the same 6/1 configuation as the originals.

2. Any replacement of doors, wood porch railings, wood decking, etc. - due to the need for lead abatement - should match the existing in all aspects.

3. Install adequate landscaping to mitigate the impact of the new exterior staircase on the Philadelphia Avenue facade.

4. Reconfigure the handicapped ramp to run parallel with the west wall of the house, rather than perpendicular to it. The masonry and railing of the new ramp should match existing features as closely as possible. Landscaping should be installed to enhance the appearance of the ramp.

With the conditions noted, this application meets the criteria for issuance of Historic Area Work Permits in Chapter 24A, particularly 24A-8(b)2 and 24A-8(b)4:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural

features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

The proposal is necessary in order that unsafe conditions or health hazards be remedied; and,

and with Standard #2 of the Secretary of the Interior's Standards:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

and with the guidelines for the Takoma Park Historic District.

Montgomery County Government

Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

Call to pick up Hist Permit

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # Not applicable

NAME OF PROPERTY OWNER Montgomery Community College TELEPHONE NO. (301) 251-7363
(Contract/Purchaser) N/A (Include Area Code)
ADDRESS 7714 Takoma Avenue, Takoma Park, MD 20912
CITY STATE ZIP
CONTRACTOR TBA TELEPHONE NO.
CONTRACTOR REGISTRATION NUMBER
PLANS PREPARED BY McDonald, Williams, Banks, Corneille, Architects TELEPHONE NO. (202) 291-5103
(Include Area Code)
REGISTRATION NUMBER 1937-R

LOCATION OF BUILDING/PREMISE

House Number 7714 Street Takoma Avenue

Town/City Takoma Park Election District

Nearest Cross Street Philadelphia Avenue

Lot 13 Block 69 Subdivision TPL&T Companies Subdivision of Takoma Park
Liber 4448 3924 Folio 49 64 (Part of Lot 13) Parcel Plat Book B @ Plat 23

1A. TYPE OF PERMIT ACTION: (circle one)
Construct Extend/Add (Alter/Renovate) (Repair)
Wreck/Raze Move Install Revocable Revision

Circle One: (A/C) Slab Room Addition
Porch Deck Fireplace Shed Solar Woodburning Stove
Fence/Wall (complete Section 4) Other

1B. CONSTRUCTION COSTS ESTIMATE $ 160,000
1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # N/A
1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepco
1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL
01 (X) WSSC 02 ( ) Septic
03 ( ) Other

2B. TYPE OF WATER SUPPLY
01 (X) WSSC 02 ( ) Well
03 ( ) Other

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT ____ feet ____ inches
4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
1. On party line/Property line
2. Entirely on land of owner
3. On public right of way/easement (Revocable Letter Required).

(1)

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

130622C069

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. **WRITTEN DESCRIPTION OF PROJECT**

   a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The existing structure is at the intersection of Takoma Avenue and Philadelphia Avenue. It occupies a large lot at the North West tip of the Takoma Park Historic District. It is a two-story brick structure with a full basement. The house is built around 1922. The style of the house is classified as craftsman. No particular historic feature of any significance is noted. The detailing of the brickwork is not fancy yet clean and tasteful, together with its mature landscaping, provided a good buffer and transition between the heart of the Historic District to its fringe areas. It has a twin structure at 7715 Takoma Avenue directly across the street, however that twin structure has wood shingle siding instead.

   b. General description of project and its impact on the historic resource(s), the environmental setting, and where applicable, the historic district:

The project plan calls for the abatement of the lead paint found on all of the window frames, sills, exterior porches and interior walls. It also upgrades the access of the building to include a handicapped accessible ramp and exit stair to conform to the ADA requirement and fire egress code so that the building can continue its current use as a child care facility serving Montgomery College and its surrounding communities. All of the windows and doors will be replaced with new with outside appearance matching existing as closely as possible. Mechanical system will be updated to a centralized system. As a result, the window air conditioning units will be removed to return the building to its original clean cut condition.

(2)

2. **Statement of Project Intent:**

Short, written statement that describes:

a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

The majority of the work will be done inside the house. A handicapped ramp will be added to the north side of the house. The materials selected are wood and brick to match the existing brick facade and porch. An exit stair will be added to the back of the house. It will be framed with steel structural framing. Wood railing and guard rails will be used and the stringer will be faced with treated wood to maintain the residential quality of the neighborhood. The stair will not be visible from the streets nor will it change the massing of the existing structure because of the use of wood and steel and open air appearance. None of the existing trees will be disturbed.

b. the relationship of this design to the existing resource(s):

The design will improve the access and life safety of the building. No adverse impact will burden the existing resources.

c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

The proposed design will be strictly adhered to the intention of Chapter 24A in a most cost effective way.

3. **Project Plan:**

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

a. the scale, north arrow, and date;

b. dimensions and heights of all existing and proposed structures;

c. brief description and age of all structures (e.g., 2 story, frame house c.1900);

d. grading at no less than 5' contours (contour map can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and

e. Site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, windows and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.

6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.

8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

   Color renderings and models are encouraged, but not generally required.

   Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Address of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, address, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and TAXATION, AT 279-1355.

1. Name Mr.& Mrs. Marlin Good
   Address 7710 Takoma Avenue
   City/Zip Takoma Park, MD 20912

2. Name Mr. Paul C. Hrostowcki & Ms. Lorraine J. Pearstall
   Address 7708 Takoma Avenue
   City/Zip Takoma Park, MD 20912

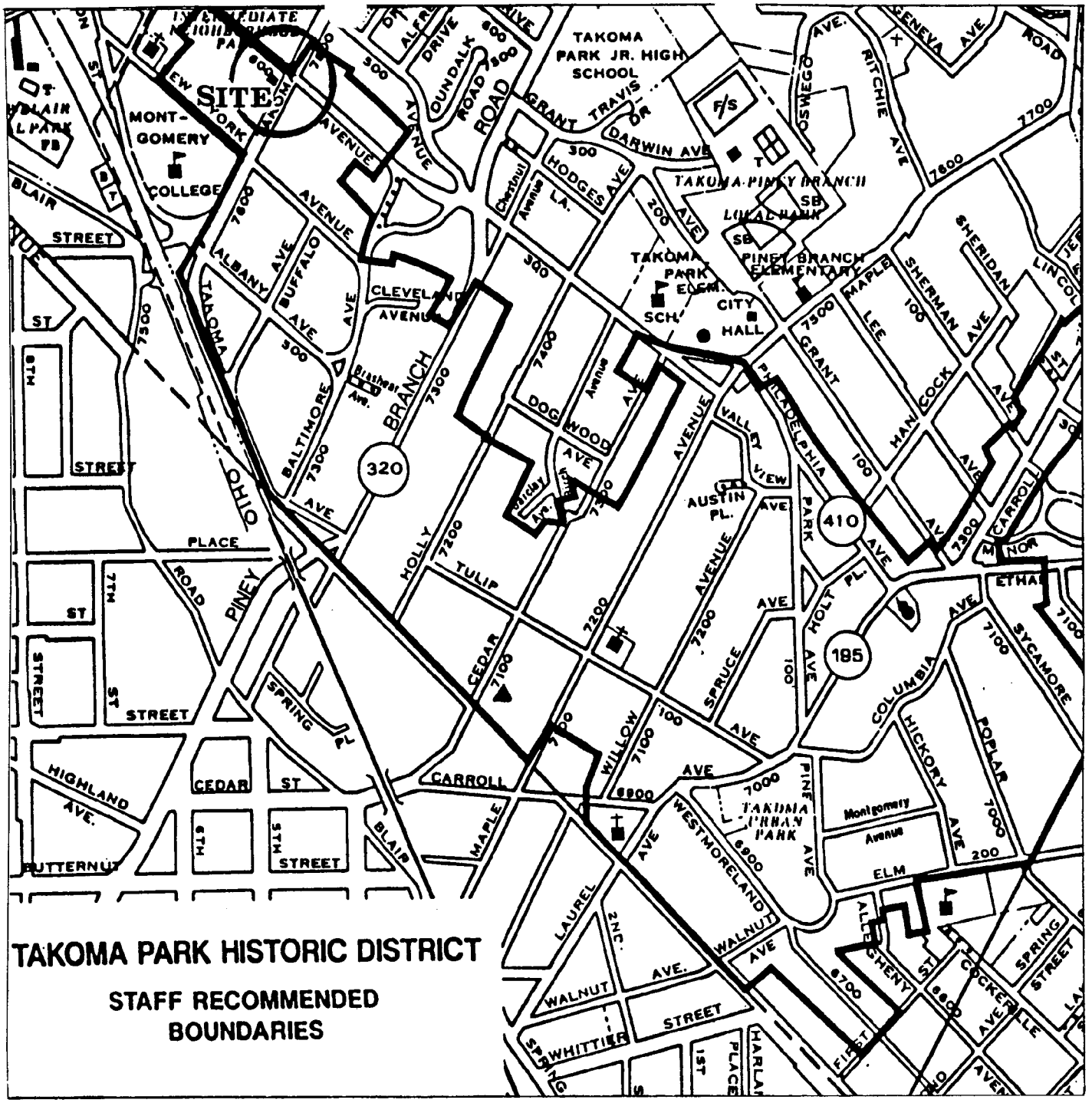
3. Name c/o Mr.& Mrs. Helen Martin
   Address 12048 Milton St.
   City/Zip Takoma Park, MD 20912
   (7711 Takoma Avenue is currently vacant)

4. Name Mr. & Mrs. Lawrence Hershman
   Address 7713 Takoma Avenue
   City/Zip Takoma Park, MD 20912

5. Name Mrs. Cary Davis
   Address 7715 Takoma Avenue
   City/Zip Takoma Park, MD 20912

6. **Name** Mr.& Mrs. Stephen Anderson
Address 601 Philadelphia Avenue
City/Zip Takoma Park, MD 20912

7. **Name** Mr. Jay Sokolovisky & Ms. Marie Vesperi
Address 609 Philadelphia Avenue
City/Zip Takoma Park, MD 20912



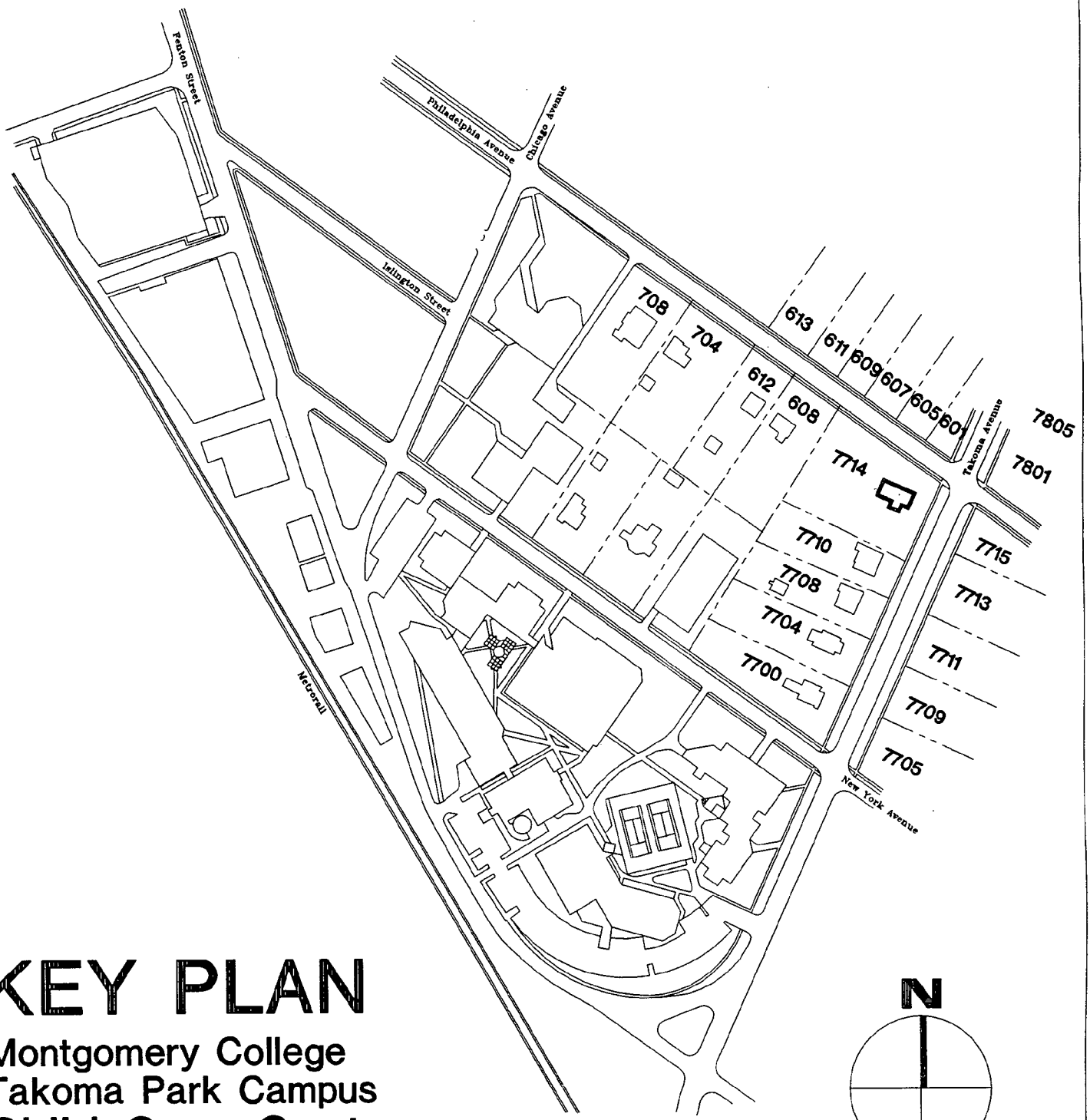
LOCATION PLAN

N

Montgomery College Takoma Park Campus

Child Care Center
Lead Abatement & Renovation

7714 Takoma Avenue, Takoma Park, MD 20912

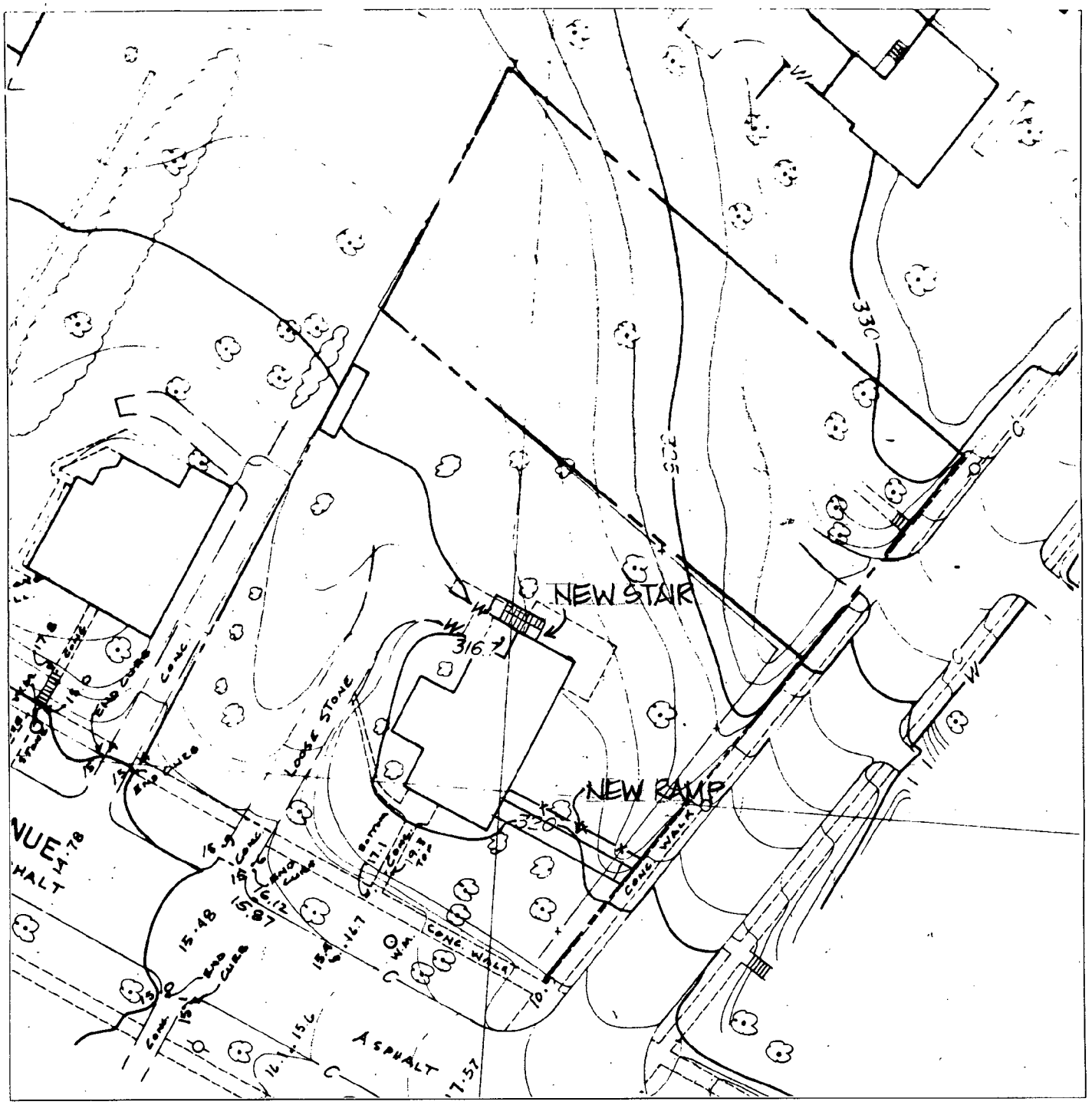


KEY PLAN

Montgomery College
Takoma Park Campus
Child Care Center
Lead Abatement & Renovation

7714 Takoma Avenue, Takoma Park, MD 20912

7



SITE PLAN

Scale: 1" = 40'

N

Montgomery College Takoma Park Campus

Child Care Center

Lead Abatement & Renovation

7714 Takoma Avenue, Takoma Park, MD 20912

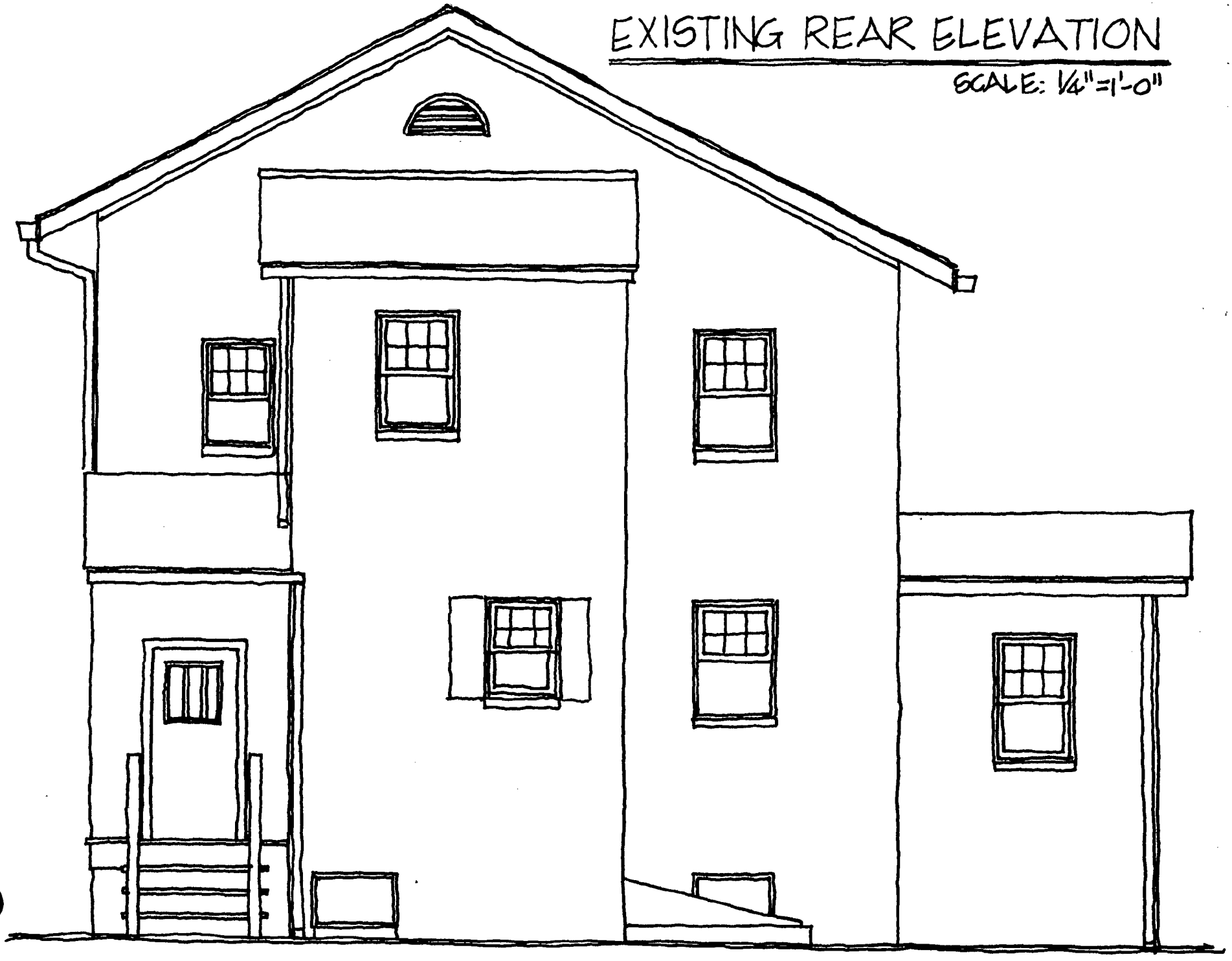
8

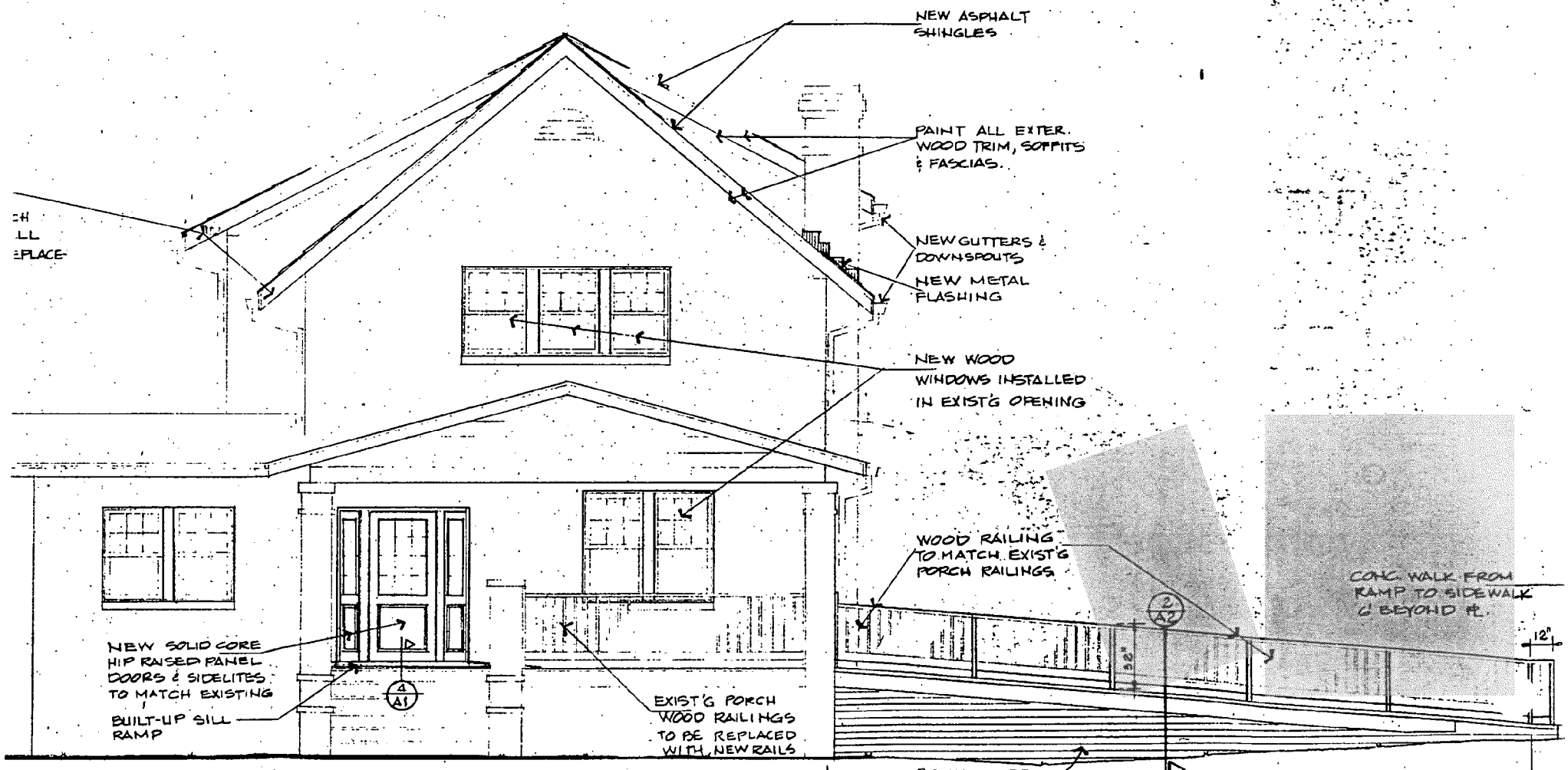
EXISTING FRONT ELEVATION

SCALE: 1/4"=1'-0"

EXISTING REAR ELEVATION

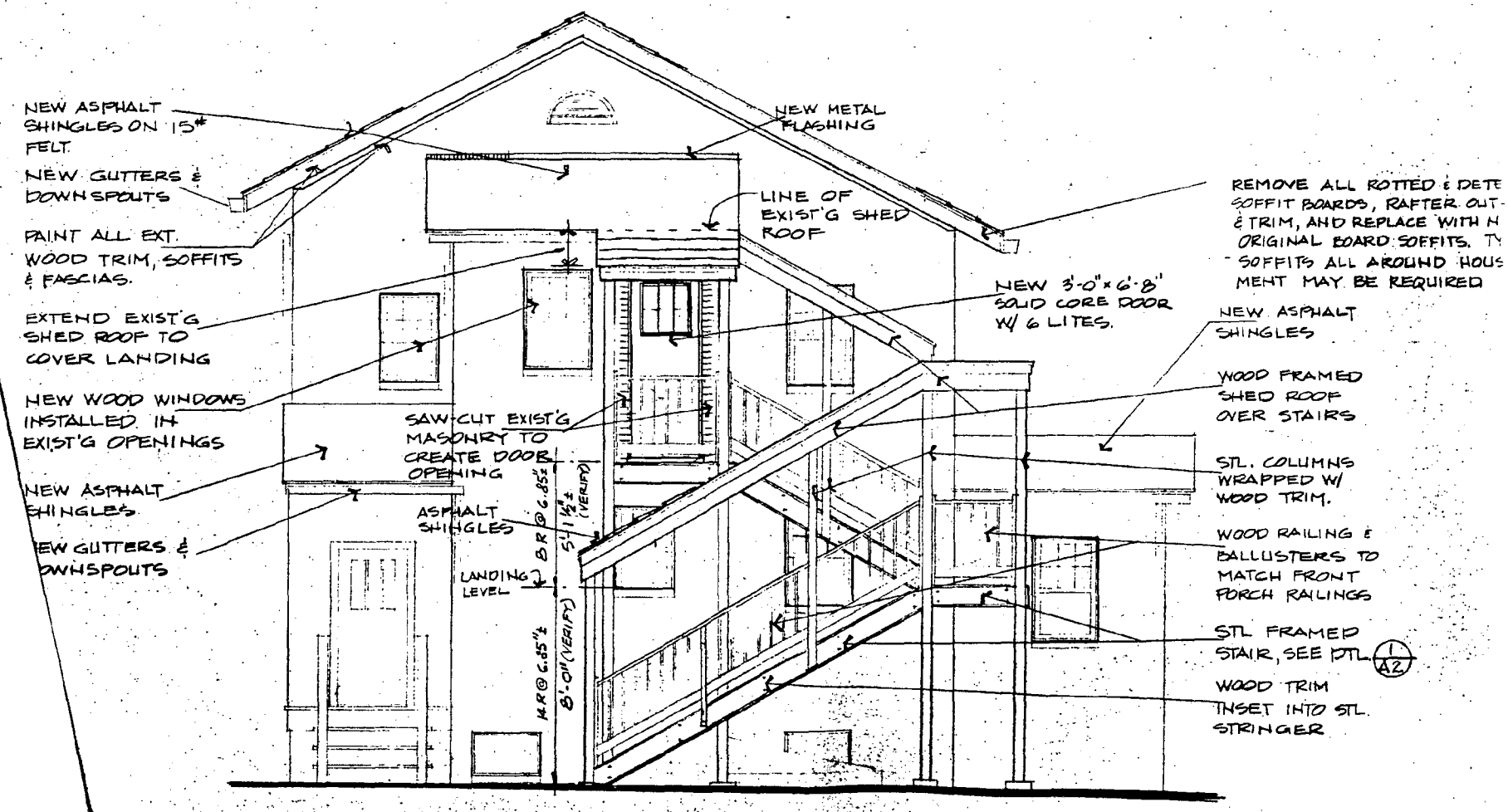
SCALE: 1/4"=1'-0"





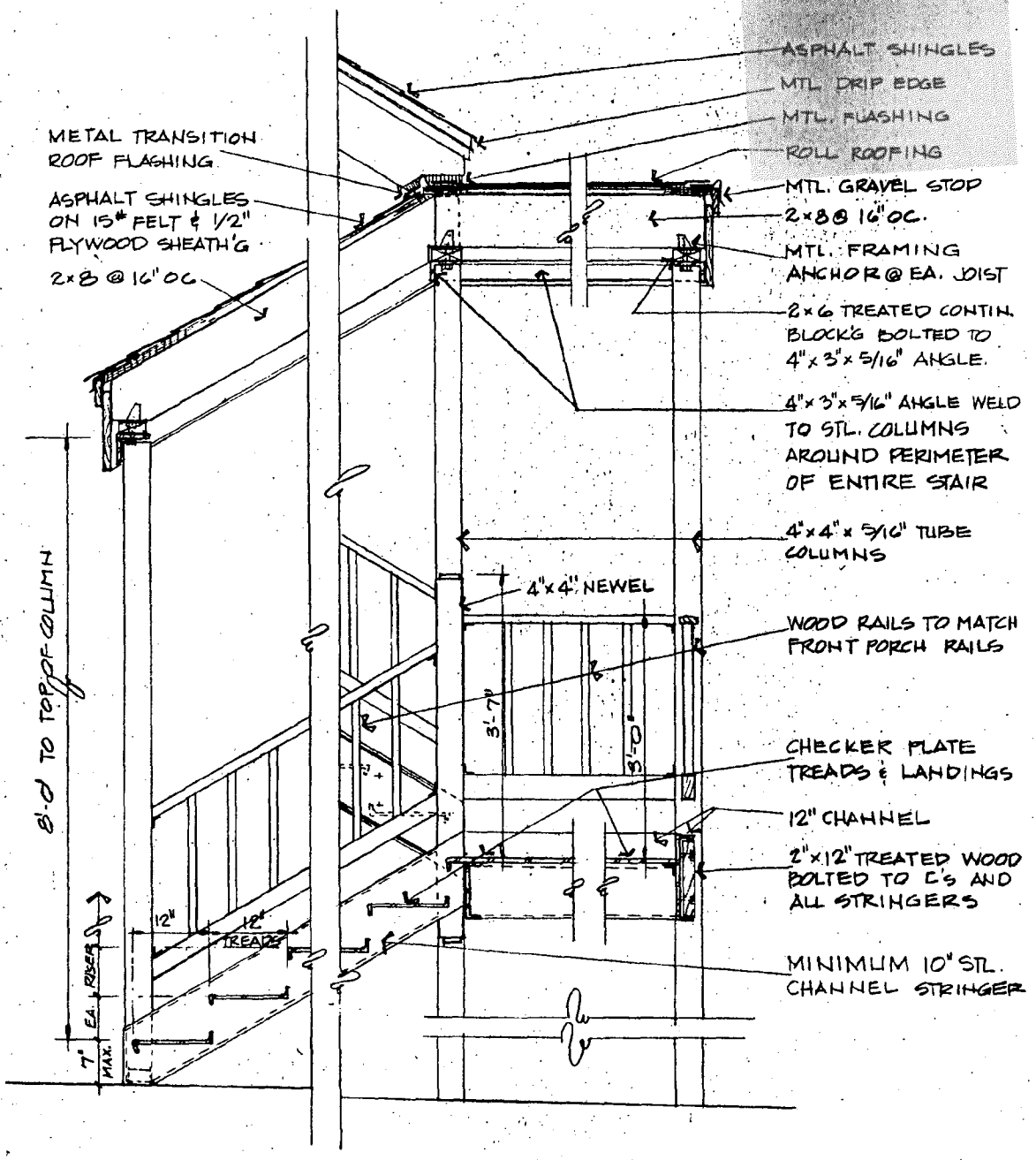
PROPOSED FRONT ELEVATION

1/4"=1'-0"



PROPOSED REAR ELEVATION

1/4"=1'-0"



1/A2 TYPICAL STAIR DETAIL

3/4" = 1'-0"

PROPOSED

(2/A2) RAMP SECTION

3/4" = 1'-0"

GENERAL DEMOLITION NOTES

1. Confine all work to within the Contract limits and property lines of 7714 - Takoma Avenue, Takoma Park, Maryland, as identified on the Contract Drawing.
2. Demolition will be limited to items indicated on the drawings, and to areas of existing construction to allow new work to be adequately completed.
3. Clean up the site daily. Upon completion of all work, the Contractor shall remove all tools, paint, apparatus and rubbish of any sort. Material that can be re-used in fitting out other work shall be stored in the building out of view of the surrounding neighbors.
4. Coordinate all utility shut offs with Kenneth Chavis, Jr., Director of Physical Plant, Takoma Park Campus, Montgomery College, Phone 301/650-1563.
5. Before final acceptance of the work, the Contractor shall completely clean all areas covered by the Contract or used by the Contractor (including toilets, stairs, hallways, mechanical and electrical rooms, parking areas, etc.).
6. The Contractor's site visits shall verify all existing conditions and s/he shall be responsible for the inclusion of all required demolition in areas undergoing modification whether such work is or is not indicated on the plans.
7. The Contractor shall also inspect and approve of the materials already on site that are to be used for this Contract, and shall establish what further materials he will himself supply in order to complete the Contract.
8. All existing wiring, conduits, junction boxes, and other existing electrical items not to be reused in the new work shall be removed and capped at an appropriate cut-off point.
9. Where opening are cut into existing masonry walls, saw cut opening to size required, remove masonry and install a masonry lintel, and grout and patch any broken masonry to smooth finish to receive new finish coatings.

GENERAL NOTES

1. Where existing construction is required to be matched, Contractor has option to use salvaged material obtained from demolition required for new work. Otherwise, new materials must be used. (No material which has been identified to contain lead paint or asbestos may be used in the new work.)
2. It is the intent of this work that all new surfaces, previously painted surfaces, and previously unpainted surfaces, be painted as part of the new work. Existing painted surfaces shall be repaired, smoothed, sanded, spackled, or otherwise treated to render practically imperceptible in the finished painted work, all defects such as scratches, nicks, cracks, gouges, spalling, alligatoring and irregularities due to partial peeling or previous paint coatings.
3. Where demolition of existing wall construction or equipment occurs, or installation of new work is required, the remaining wall, floor and ceiling construction shall be patched, repaired or replaced as required to match adjacent remaining surfaces, which includes wood floors, plaster walls and acoustical ceilings, and associated framing and suspension systems.
4. Doors and door hardware being removed because of new construction may be salvaged and reused in new work. All reused doors and door hardware shall me modified as required to be compatible with new construction.
5. Contractor to verify all existing conditions in the field.
6. Prior to initiating any portion of the work, the Contractor shall verify all dimensions, grades, and boundaries and coordinate all portions of the Contract Documents relating to that portion of the work and affecting adjoining portions. If discrepancies existing, they shall be reported to the Architect for clarification and/or resolution before commencing such work.
7. All dimensions are to FINISH FACE unless otherwise noted.
8. DO NOT SCALE DRAWINGS. Written dimensions govern.
9. New work to conform to all applicable codes.
10. Contractor to stage the work in such a way to insure safe emergency egress at all times.
11. DO NOT CUT STRUCTURAL MEMBERS, which are to remain without notification and approval of the Architect.
12. All surfaces to be clean and not marred upon delivery of the Project to the Owner.
13. All partitions to be 2" x 4" wood studs with ½" gypsum wall board on both sides, unless indicated otherwise.
    (a) Where wood studs and lath and plaster exist, and continuations of existing walls are indicated, wood studs and plaster may be used to match existing construction.
14. Install exterior wall insulation on all perimeter walls. System includes 1½" 'c' or 'z' metal furring or 1½" wood furring and 1½" rigid insulation and new ½" drywall.
15. All new and existing wall surfaces, all new doors and frames, and all new wood trim shall be painted one prime coat, one undercoat, and one satin finish semi-gloss enamel finishing coat, unless indicated otherwise.
16. Provide architectural joint sealant to seal interior voids, joints and junctures between materials.
17. All new exterior doors to have new locksets with master keying system to match existing keying, and approved and coordinated with Montgomery College, Department of Physical Plant, Takoma Park Campus, prior to purchase. Existing doors and hardware which are in good operating condition may be reused in the new work, if they satisfy the function indicated for the new hardware, and the re-use of existing hardware is approved by the Owner.
18. Unless otherwise indicated, all piping, conduits, ductwork and similar utilities shall be concealed. All existing exposed piping, conduit, and ductwork which is not to be reused in the new work shall be removed.
19. Contractor to install complete systems where individual items are indicated.
20. New work to be done in such a way that fire resistive integrity of original building is maintained.

DOOR SCHEDULE & NOTES:

A. Drawings indicate whi
No door mark indicate
B. Hardware that can be
hardware finish and
indicated.
C. Coordinate keying of
D. Doors and hardware n
Building Maintenance.
E. See drawings for Door

FINISH SCHEDULE TES

A. Existing grids nd til
conform to the new la
B. Were existing finishes
should be used to the
C. All existing wood panel
or detergent to remov
D. Aluminum mini-blinds
See specification sectic

(7)

ll verify all dimensions,
ract Documents relating
discrepancies existing,
d/or resolution before

mergency egress at all

ithout notification and

Project to the Owner.

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h existing construction.

s includes 1½" 'c' or 'z'
new ½" drywall.

and all new wood trim
inish semi-gloss enamel

and junctures between

system to match existing
, Department of Physical
and hardware which are
hey satisfy the function
ware is approved by the

similar utilities shall be
hich is not to be reused

re indicated.

y of original building is

DOOR SCHEDULE & NOTES:

A. Drawings indicate which doors are new or relocated to new locations by the door mark. No door mark indicates existing door to remain.

B. Hardware that can be salvaged shall be reused. New hardware shall match existing hardware finish and quality. All new hardware shall have lever handles, where indicated.

C. Coordinate keying of doors with the Department of Physical Plant's representatives.

D. Doors and hardware not relocated or re-used in the new work are to be salvaged for Building Maintenance.

E. See drawings for Door Schedule, SHT-A-3

FINISH SCHEDULE & NOTES:

A. Existing grids and tiles exist in several areas. Existing grids may be modified to conform to the new layout.

B. Where existing finishes are to be matched or patched, existing materials and methods should be used to the greatest extent possible.

C. All existing wood paneling which is to remain shall be cleaned thoroughly with mild soap or detergent to remove all grease, dirt, and dust.

D. Aluminum mini-blinds shall be installed at each window fitted to the window opening. See specification section 12510 - WINDOW BLINDS.

REVIS
No. Dese
Revisions
Location Ma

Project Title
CHII
C

Drawing Tit
ELEVA

Scale: 1/4" =
Project No.

Date
4/15/93

15

Front Elevation

PHOTO OF RESOURCES

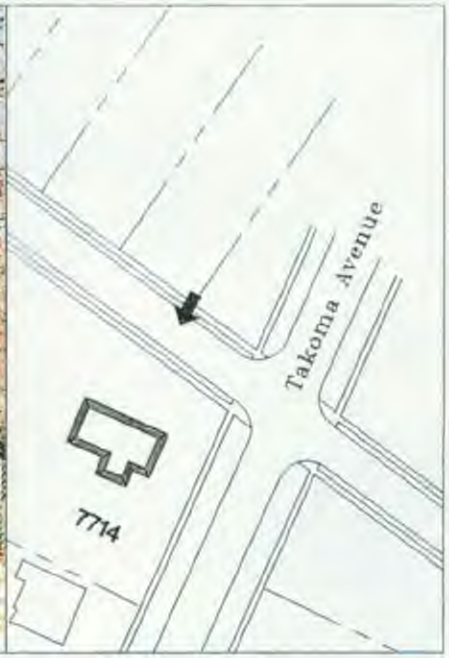
N

Montgomery College Takoma Park Campus

Child Care Center

Lead Abatement & Renovation

7714 Takoma Avenue, Takoma Park, MD 20912



North Elevation

View of Back Yard from Philadelphia Avenue

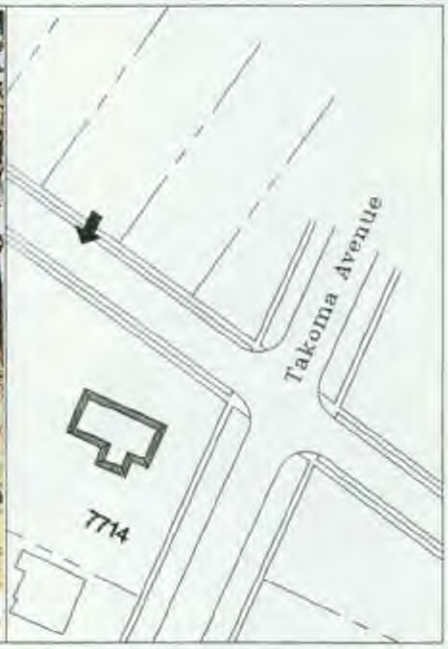


PHOTO OF RESOURCES

Montgomery College Takoma Park Campus

Child Care Center
Lead Abatement & Renovation

7714 Takoma Avenue, Takoma Park, MD 20912

South Elevation

PHOTO OF RESOURCES

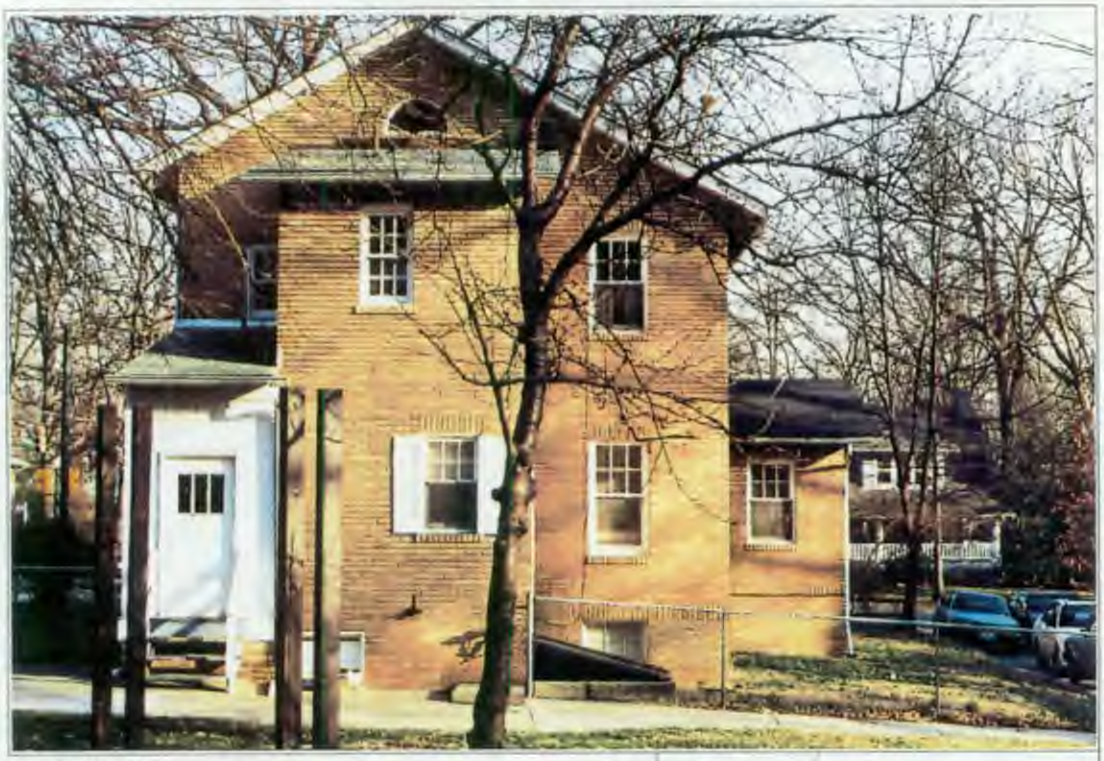
N

Montgomery College Takoma Park Campus

Child Care Center

Lead Abatement & Renovation

7714 Takoma Avenue, Takoma Park, MD 20912



West Elevation

PHOTO OF RESOURCES

N

Montgomery College Takoma Park Campus

Child Care Center

Lead Abatement & Renovation

7714 Takoma Avenue, Takoma Park, MD 20912

View of Front Porch

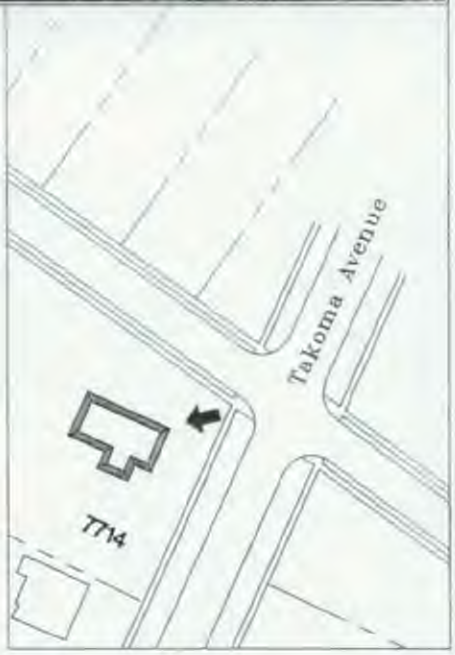


PHOTO OF RESOURCES

N

Montgomery College Takoma Park Campus

Child Care Center

Lead Abatement & Renovation

7714 Takoma Avenue, Takoma Park, MD 20912

View from Takoma & Philadelphia Avenues

PHOTO OF RESOURCES

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PHOTOS OF CONTEXT

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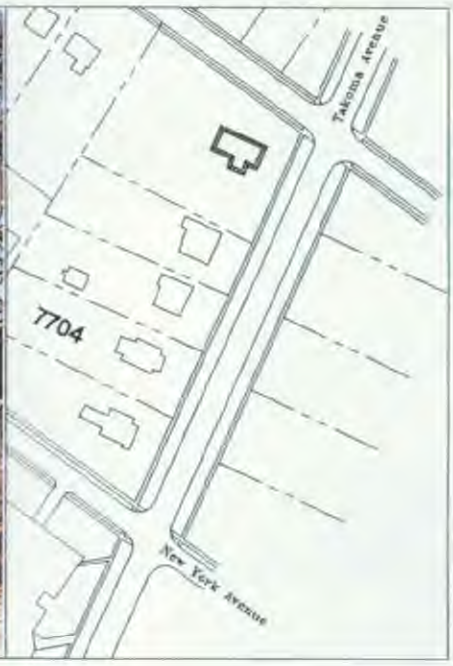

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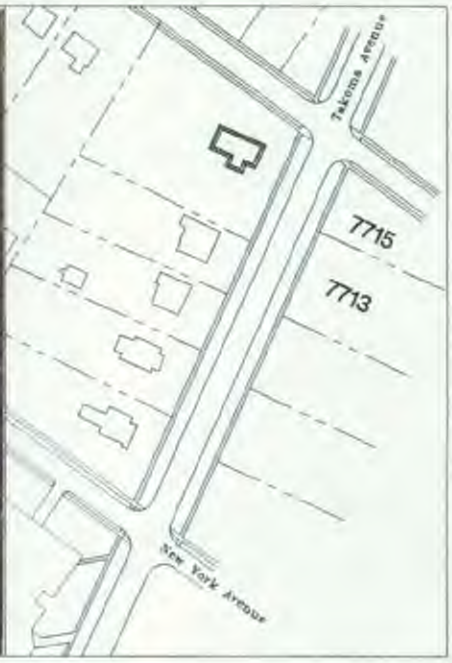

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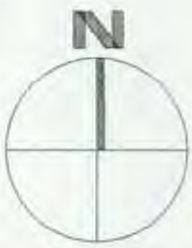

Montgomery College Takoma Park Campus

Child Care Center
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Montgomery CollegeTakoma Park Campus

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Lead Abatement & Renovation

7714 Takoma Avenue, Takoma Park, MD 20912

9306220069

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The existing structure is at the intersection of Takoma Avenue and Philadelphia Avenue. It occupies a large lot at the North West tip of the Takoma Park Historic District. It is a two-story brick structure with a full basement. The house is built around 1922. The style of the house is classified as craftsman. No particular historic feature of any significance is noted. The detailing of the brickwork is not fancy yet clean and tasteful, together with its mature landscaping, provided a good buffer and transition between the heart of the Historic District to its fringe areas. It has a twin structure at 7715 Takoma Avenue directly across the street, however that twin structure has wood shingle siding instead.

b. General description of project and its impact on the historic resource(s), the environmental setting, and where applicable, the historic district:

The project plan calls for the abatement of the lead paint found on all of the window frames, sills, exterior porches and interior walls. It also upgrades the access of the building to include a handicapped accessible ramp and exit stair to conform to the ADA requirement and fire egress code so that the building can continue its current use as a child care facility serving Montgomery College and its surrounding communities. All of the windows and doors will be replaced with new with outside appearance matching existing as closely as possible. Mechanical system will be updated to a centralized system. As a result, the window air conditioning units will be removed to return the building to its original clean cut condition.

2. **Statement of Project Intent:**

Short, written statement that describes:

a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

The majority of the work will be done inside the house. A handicapped ramp will be added to the north side of the house. The materials selected are wood and brick to match the existing brick facade and porch. An exit stair will be added to the back of the house. It will be framed with steel structural framing. Wood railing and guard rails will be used and the stringer will be faced with treated wood to maintain the residential quality of the neighborhood. The stair will not be visible from the streets nor will it change the massing of the existing structure because of the use of wood and steel and open air appearance. None of the existing trees will be disturbed.

b. the relationship of this design to the existing resource(s):

The design will improve the access and life safety of the building. No adverse impact will burden the existing resources.

c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

The proposed design will be strictly adhered to the intention of Chapter 24A in a most cost effective way.

3. **Project Plan:**

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

a. the scale, north arrow, and date;

b. dimensions and heights of all existing and proposed structures;

c. brief description and age of all structures (e.g., 2 story, frame house c.1900);

d. grading at no less than 5' contours (contour map can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and

e. Site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, windows and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.

6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.

8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

   Color renderings and models are encouraged, but not generally required.

   Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Address of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, address, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and TAXATION, AT 279-1355.

1. Name Mr.& Mrs. Marlin Good
   Address 7710 Takoma Avenue
   City/Zip Takoma Park, MD 20912

2. Name Mr. Paul C. Hrostowcki & Ms. Lorraine J. Pearstall
   Address 7708 Takoma Avenue
   City/Zip Takoma Park, MD 20912

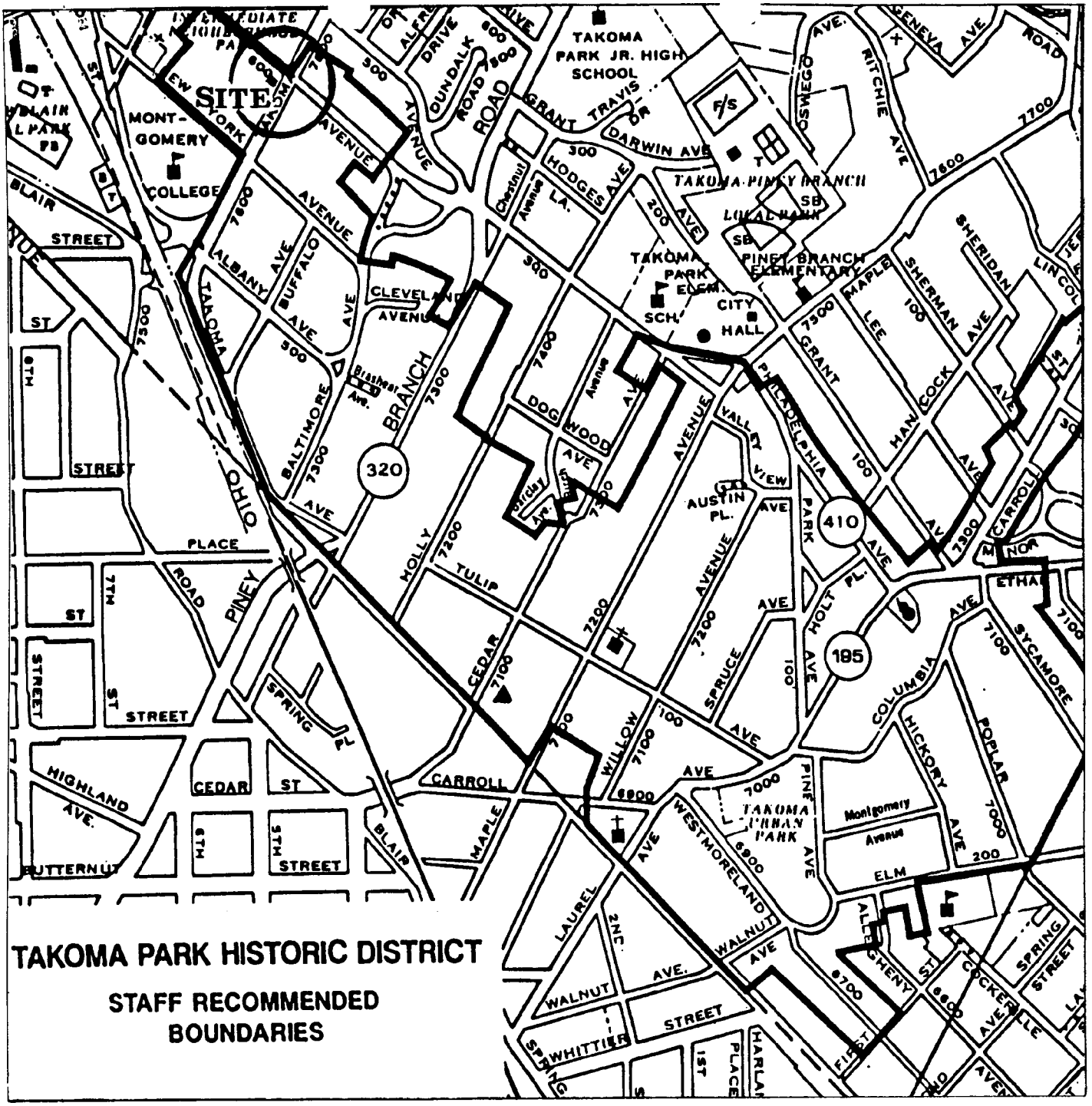
3. Name c/o Mr.& Mrs. Helen Martin
   Address 12048 Milton St.
   City/Zip Takoma Park, MD 20912
   (7711 Takoma Avenue is currently vacant)

4. Name Mr. & Mrs. Lawrence Hershman
   Address 7713 Takoma Avenue
   City/Zip Takoma Park, MD 20912

5. Name Mrs. Cary Davis
   Address 7715 Takoma Avenue
   City/Zip Takoma Park, MD 20912

6. **Name** Mr.& Mrs. Stephen Anderson
Address 601 Philadelphia Avenue
City/Zip Takoma Park, MD 20912

7. **Name** Mr. Jay Sokolovisky & Ms. Marie Vesperi
Address 609 Philadelphia Avenue
City/Zip Takoma Park, MD 20912



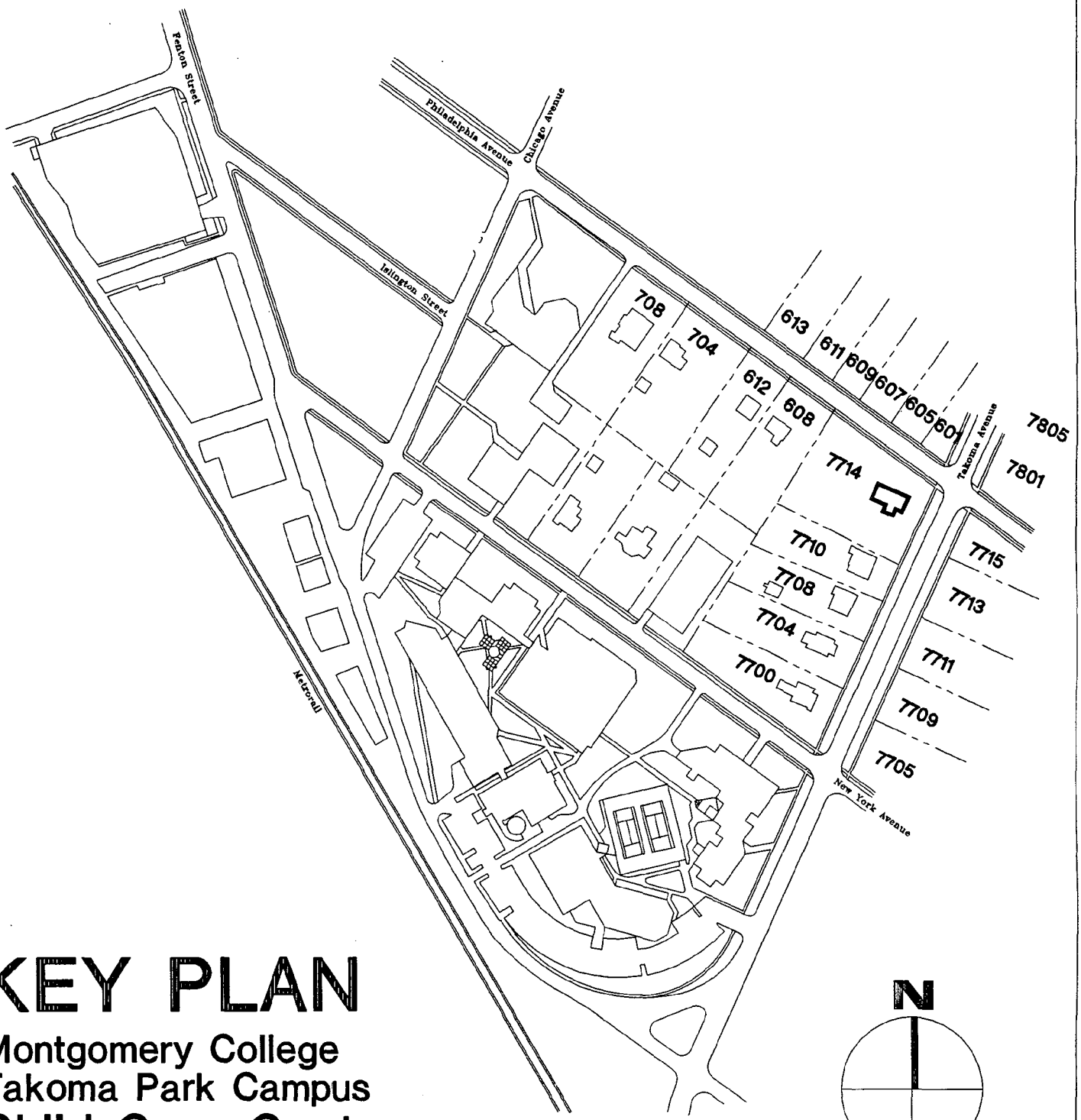
LOCATION PLAN

N

Montgomery College Takoma Park Campus

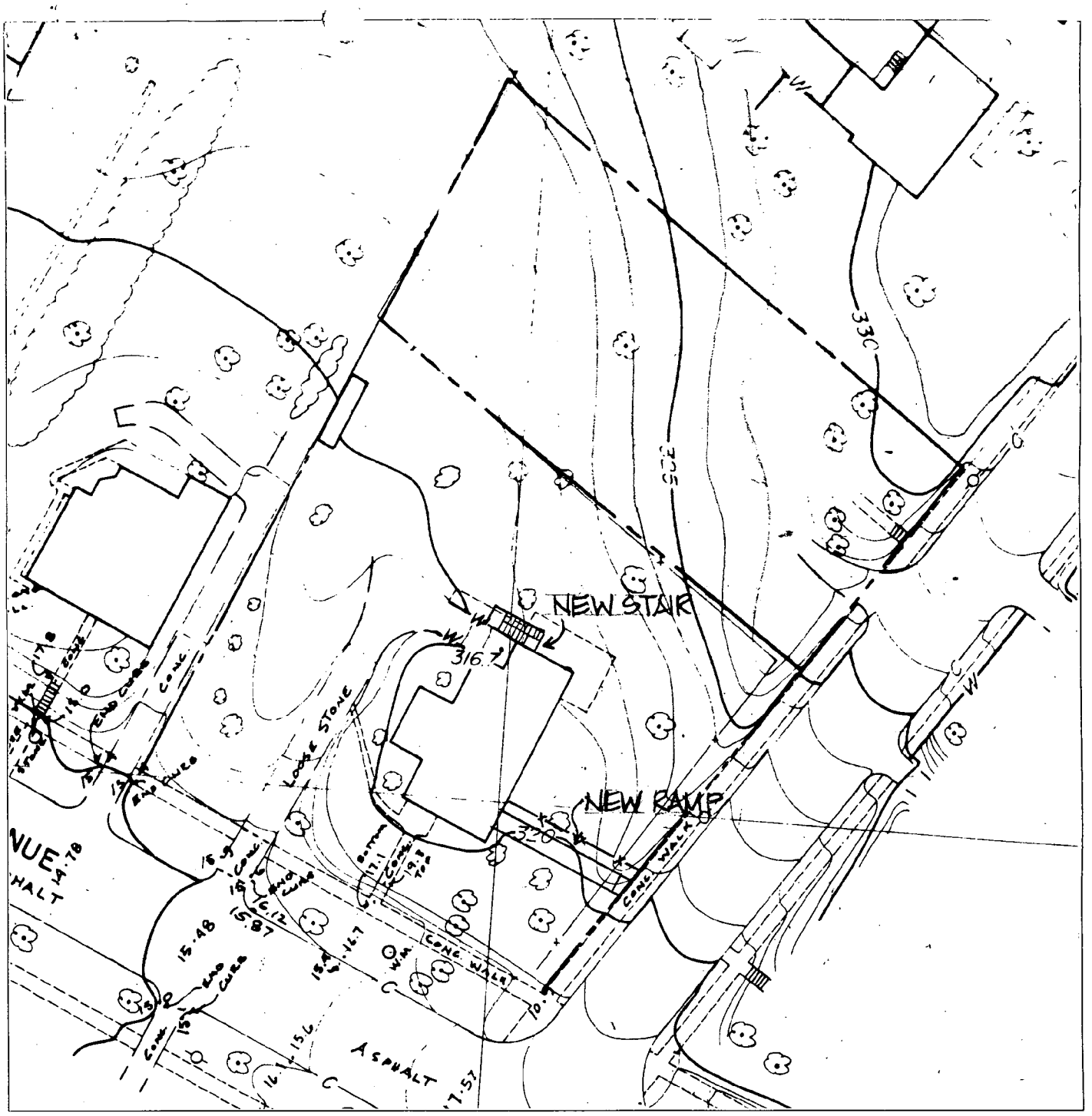
Child Care Center
Lead Abatement & Renovation

7714 Takoma Avenue, Takoma Park, MD 20912



KEY PLAN

Montgomery College
Takoma Park Campus
Child Care Center
Lead Abatement & Renovation
7714 Takoma Avenue, Takoma Park, MD 20912



SITE PLAN

Scale: 1" = 40'

Montgomery College Takoma Park Campus

Child Care Center

Lead Abatement & Renovation

7714 Takoma Avenue, Takoma Park, MD 20912

EXISTING FRONT ELEVATION

SCALE: 1/4"=1'-0"

EXISTING REAR ELEVATION

SCALE: 1/4"=1'-0"

Front Elevation

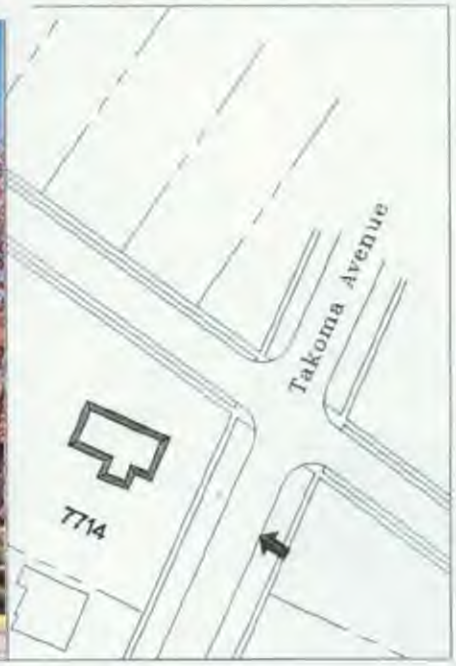


PHOTO OF RESOURCES

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Montgomery College Takoma Park Campus

Child Care Center

Lead Abatement & Renovation

7714 Takoma Avenue, Takoma Park, MD 20912

North Elevation

View of Back Yard from Philadelphia Avenue

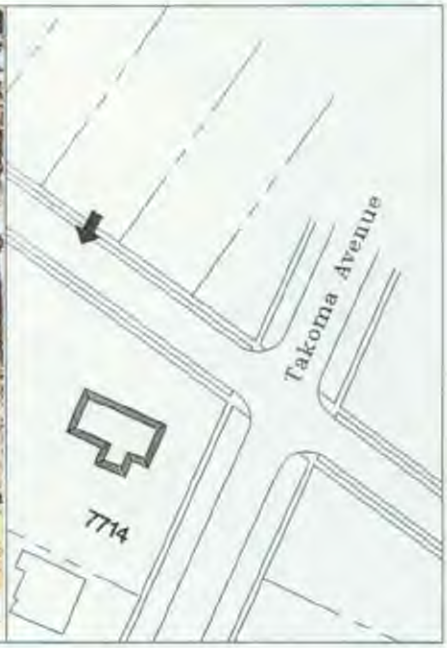

PHOTO OF RESOURCES

Montgomery College Takoma Park Campus

Child Care Center
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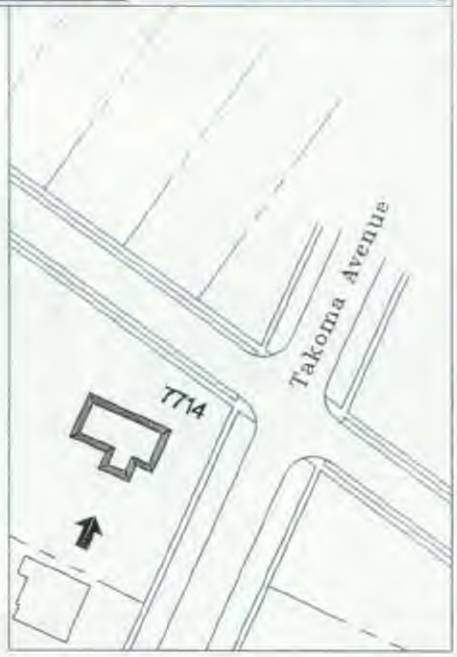
South Elevation



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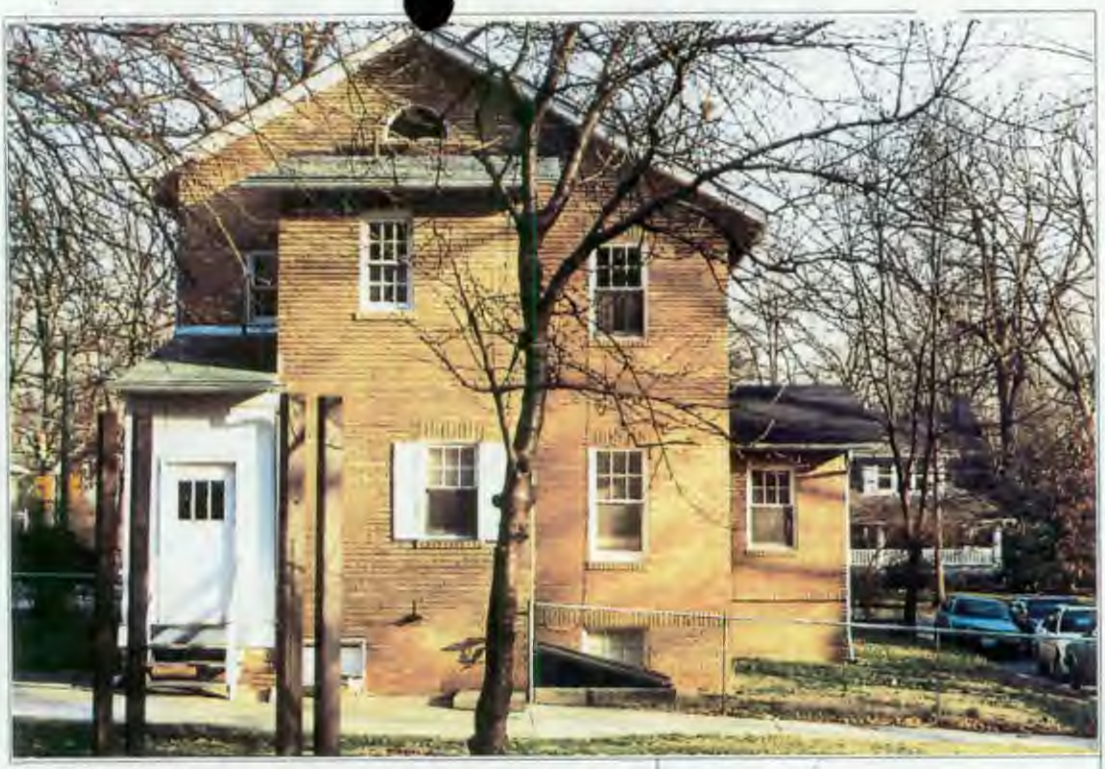
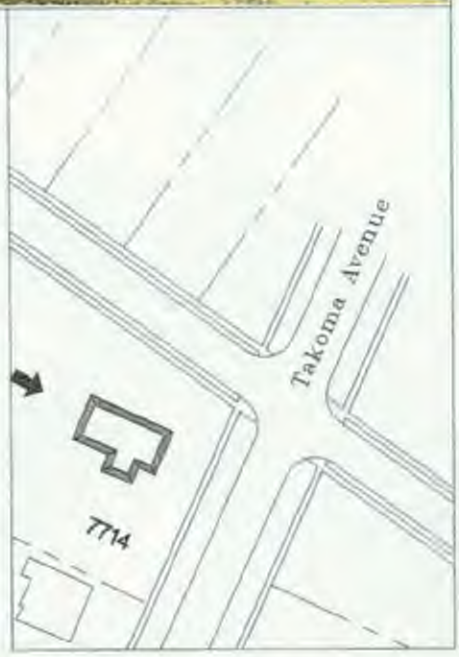


West Elevation



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Child Care Center

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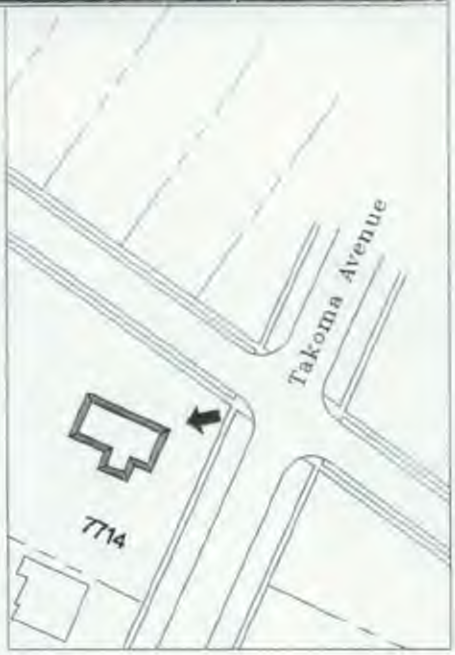
View of Front Porch



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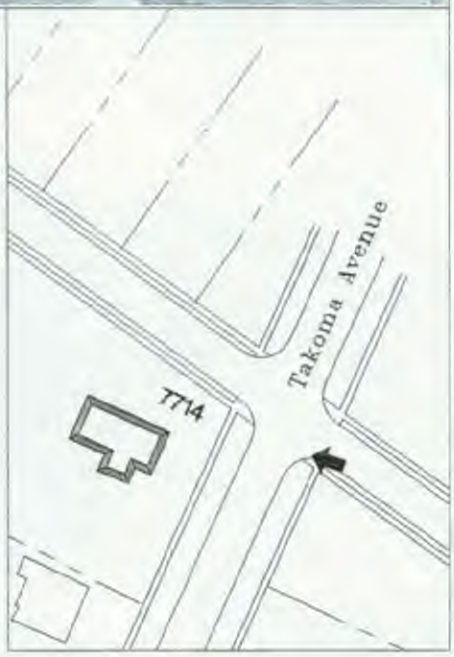
View from Takoma & Philadelphia Avenues



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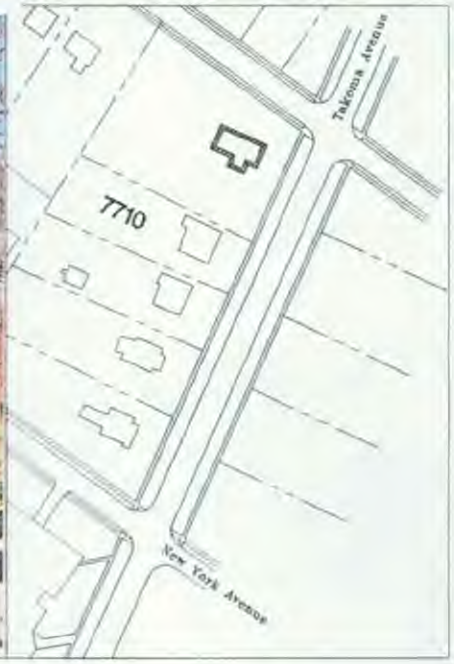

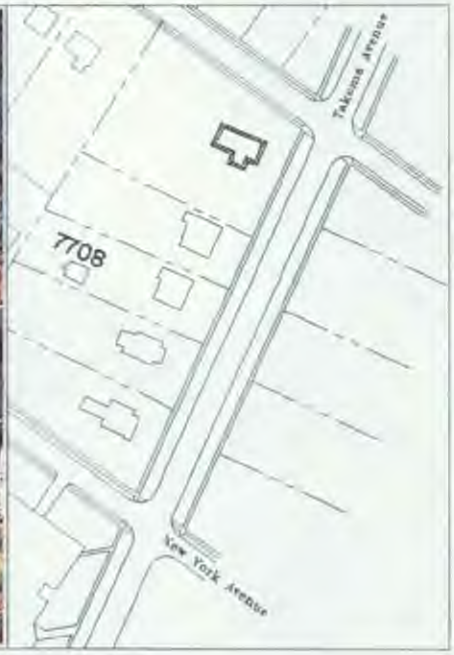

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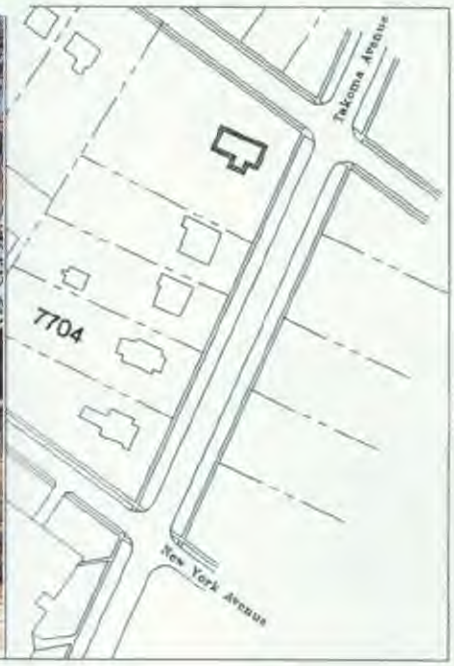

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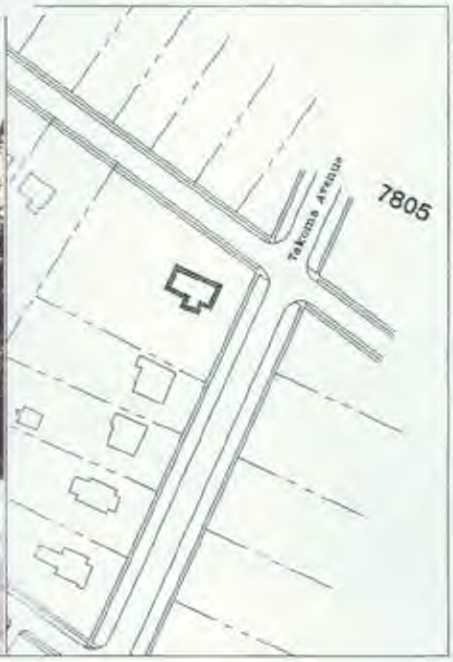

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SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. **WRITTEN DESCRIPTION OF PROJECT**

   a. Description of existing structure(s) and environmental setting, including their historical features and significance:

   b. General description of project and its impact on the historic resource(s), the environmental setting, and, where applicable, the historic district:

2. Statement of Project Intent:

Short, written statement that describes:

a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

b. the relationship of this design to the existing resource(s):

c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

a. the scale, north arrow, and date;

b. dimensions and heights of all existing and proposed structures;

c. brief description and age of all structures (e.g., 2 story, frame house c.1900);

d. grading at no less than 5′ contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and

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8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

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Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name _____

   Address _____

   City/Zip _____

2. Name _____

   Address _____

   City/Zip _____

3. Name _____

Address _____

City/Zip _____

4. Name _____

Address _____

City/Zip _____

5. Name _____

Address _____

City/Zip _____

6. Name _____

Address _____

City/Zip _____

7. Name _____

Address _____

City/Zip _____

8. Name _____

Address _____

City/Zip _____

1757E

Government | 217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # [redacted] - NOT APPLICABLE

NAME OF PROPERTY OWNER MONTGOMERY COMM. COLLEGE TELEPHONE NO. (301) 251-7363
(Contract/Purchaser) NA (Include Area Code)

ADDRESS 7714 TAKOMA ~~PARK~~ AVE TAKOMA PARK MD. 20912
CITY STATE ZIP

CONTRACTOR TBA TELEPHONE NO.

PLANS PREPARED BY McDONALD, WILLIAMS, BANKS, CORNEILLE ARCHITECTS CONTRACTOR REGISTRATION NUMBER
TELEPHONE NO. (202) 291-5103
(Include Area Code)

REGISTRATION NUMBER 1937-R

LOCATION OF BUILDING/PREMISE

House Number 7714 Street TAKOMA AVE

Town/City TAKOMA PARK Election District

Nearest Cross Street PHILADELPHIA AVENUE

Lot 13 Block 69 Subdivision TPLET COMPANIES SUBDIVISION OF TAKOMA PARK
PLAT BOOK B @ PLAT 23

Liber 4448 3924 Folio 49 64 (PART OF LOT 13) Parcel

1A. TYPE OF PERMIT ACTION: (circle one)
Construct Extend/Add (Alter/Renovate) (Repair)
Wreck/Raze Move Install Revocable Revision

Circle One: (A/C) Slab Room Addition
Porch Deck Fireplace Shed Solar Woodburning Stove
Fence/Wall (complete Section 4) Other

1B. CONSTRUCTION COSTS ESTIMATE $ [redacted] 160,000.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # N/A

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL
01 (X) WSSC 02 ( ) Septic
03 ( ) Other

2B. TYPE OF WATER SUPPLY
01 (X) WSSC 02 ( ) Well
03 ( ) Other

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT ____ feet ____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
1. On party line/Property line
2. Entirely on land of owner
3. On public right of way/easement (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED For Chairperson, Historic Preservation Commission

DISAPPROVED Signature Date

APPLICATION/PERMIT NO: FILING FEE: $
DATE FILED: PERMIT FEE: $

August 18, 1993

Montgomery
College

Ms. Gwen Marcus
Montgomery County Historical
Preservation Commission
8787 George Avenue
Silver Spring, MD 20910-3760

Dear Ms. Marcus:

Per our discussions of the last several days, the College now wishes to amend its permit application for the project to restore the College's Child Care Center located at 7714 Takoma Avenue, which is located within the Takoma Park Historical District. The College hereby agrees to replace the existing windows with substantially identical windows. The selection of the windows will be accomplished with coordination between College staff and Commission staff.

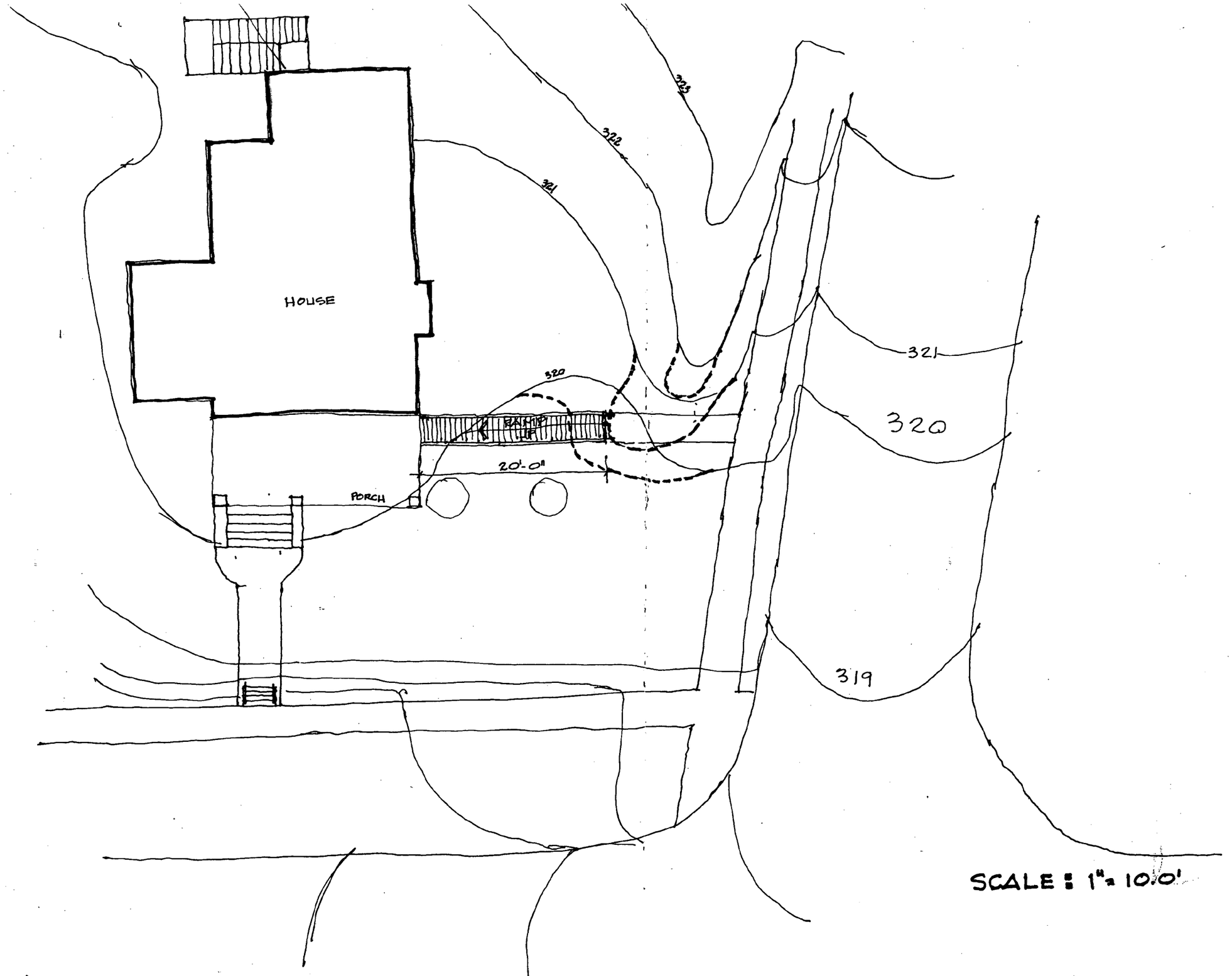
Trusting that this clarifies the College's position, I remain

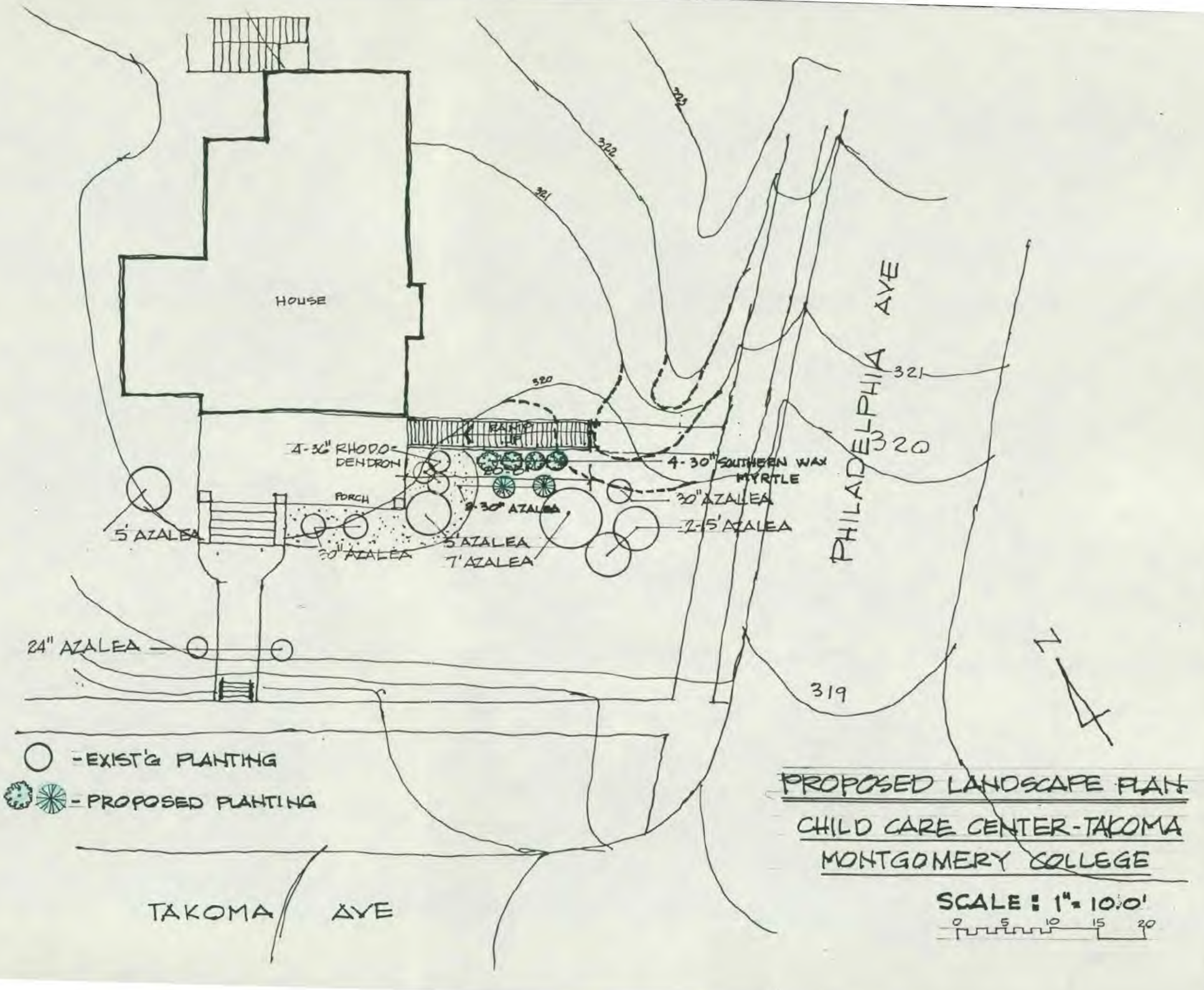
Sincerely,

Joseph W. White
Director of Facilities
Central Administration

JWW:tm

cc: Dr. Parilla
Dr. Nunley
Mr. Koh


HOUSE
323
322
321
320
319
BACK OF CURB
20'-0"
PORCH
SCALE: 1" = 10'-0"



PROPOSED LANDSCAPE PLAN

CHILD CARE CENTER-TAKOMA
MONTGOMERY COLLEGE

SCALE: 1" = 10.0'

0 5 10 15 20

8/3/93 -

Paul Kirkpatrick 631-3832
Dean Bullis

LEAD ABATEMENT: —

COPY OF COMAR 26.02.07

Residential & day care centers

1.) Testing — to identify areas
Thorough testing - representative sampling -

2.) Identify areas
abate
- encapsulate ∴ Regulations apply
~~leave it alone~~

Alternative paint encapsulants - not recommended if exposed surfaces

Best method — options — trained - list available certified contractors

abatement - blanket term - disturb surface

2 - ★ Local Child Care Licensing Administration — must be part of the process
- use MDE recommendations to make their decision!

Management Plan
licensed certified contractor } Review → PROCEED
representative to site -

3 - ★ ~~Health Department~~

will send packet of info. including regulations. — then I will call back.

Mary Boland
Jim Keck - now private consultant
Lead point - Rubin Dagold - Health Dept. / Baltimore City
(410) 396-4428 396-4427 - called 8/9/93 -

windows & doors - most concern - must remove all working surfaces

I

Construction Costs -

Fax#: 493-1307

107.13
58.00
165.13

Dept. of Environment

95 → New York → Fort McHenry Tunnel → Keith Avenue → Red light left at 8th light (Keith Ave.) → road veers to right → Broening Hwy. 3500 (Red brick w/ awning)

City of Takoma

Permit - Dept. of Community Development
Castillo 270-5900 x218
~~Travis Adkins~~ x217
Ted Kowaliuk

217-3620 - vacation
Annette Van Dilst - Community Development Division

Regs.
Other examples day care

John Feeder -
Code Enforcement - Residential Areas - 217-3750
Commercial Operation -
Health Department - ~~217-7270~~
Licensing -

Jessup-Blair Lead Abatement Issues - (transitional housing (HOC))
Eric Larson - MPD section
217-3705

217-1500
Community Info. Line

~~Health Depart ext~~
~~279-1773~~ Montgomery County
Office of Child Care Licensing - Child Care Administration
294-0344

If lead abatement - corrective action plan -
a. ~~[illegible]~~ contractor
b. how long
~~[illegible]~~

Libby

may not use paint w/ lead content
stripping.

0.5% - or equivalent
Management Plan in Consultation

Before renovation

Remove off site -

Management Plan - stripping on site
Dept. of Environment. we will work w/you!

What job as a whole
Sash guides - encapsulate w/ alum. coil stock
apron - remove } stripped and put by on.
sill -

CHARLIE
DOUG D.
GWYN M.

AN INTERESTING DILEMMA

Montgomery College

July 26, 1993

Ms. Pat Parker
Historic Preservation Planner
Montgomery County Historical
Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Dear Ms. Parker:

In an effort to clarify the College's position with regard to the replacement of windows at our Child Care Center in Takoma Park, we contacted the Maryland Department of the Environment, Lead Division. Inasmuch as the Department will make the critical inspections required to put the facility back into use, they have been the College's principal director and advisor in resolving the lead paint problem since it first arose in November 1990. The attached letter sets forth the Department's position.

As is made clear in the Department's letter, the recommended method for abating lead-painted windows to the standard required for use as a child care center is replacement. The Department goes on to offer two warnings. First, should we fail to follow their advice, there is the very real threat of creating additional hazardous dust and debris, thus increasing exposure levels and requiring more and costly environment controls. Second, there is the clear possibility that any lead paint removal technique will not achieve the clearance levels acceptable for use as a child care facility. Implicit in these caveats is the risk of committing a significant amount of time and County funds in an effort which might serve only to worsen the situation and could ultimately fail to achieve the objective of a lead-free facility.

I hope this helps to clarify the issue. While it is imperative that we resolve the issue quickly, let me assure you that the College wishes to cooperate with the Commision in fulfilling its historic preservation mission. Should you have further questions, please don't hesitate to contact me.

Sincerely,

Joseph W. White
Director of Facilities
Central Administration

JWW:tm

Attachment

cc: Mr. Robert Marriott/M-NCPPC
Dr. Robert E. Parilla
Dr. Charlene Nunley

MARYLAND DEPARTMENT OF THE ENVIRONMENT
2500 Broening Highway • Baltimore, Maryland 21224
(410) 631-3000

William Donald Schaefer
Governor

Robert Perciasepe
Secretary

July 22, 1993

Joseph W. White
Director of Facilities
Montgomery College
900 Hungerford Drive
Rockville, MD 20850

RE: Lead-based Paint Abatement
Montgomery College Day Care

Dear Mr. White:

This letter is to confirm the compliance requirements under the Lead Abatement Regulations - COMAR 26.02.07. First, it is my understanding that the Child Care Administration is requiring abatement of the lead-based paint at the above mentioned facility. Since the old, double-hung sash windows are included in the scope of work, all portions of the windows must be treated. Prior to repainting, this office must visually inspect all abated surfaces; the surfaces must be completely free of all paint, residue, and dust. While paint removal techniques are allowed, they often create more hazardous dust and debris which requires greater cleanup procedures. I strongly suggest replacing the windows to avoid additional lead exposures and environmental controls. Please note that regardless of the method employed, a step by step cleanup procedure by trained workers is required and this department must conduct a final inspection prior to reoccupancy. The final inspection requires that dust samples are collected from the work areas including windows; our experience has shown that it is often difficult to achieve clearance levels when surfaces have been chemically stripped as opposed to replacement methods.

Please contact me if you have any questions at (410) 631-3825.

Sincerely,

Dean Bullis, R.S.
Lead Compliance Section

cc: Robert DeMarco
Richard Collins
Suzanne Albert

FACSIMILE

TO: PAT PARKER
MONTGOMERY CO. PARKS & PLANNING

FROM: PAUL KIRKPATRICK
MDE

DATE: 8/9/93

FAX NO.: 301-495-1307

PAGE TOTAL: 1

COMMENTS:

CONTACT IN CASE OF PROBLEMS:

Montgomery College

Maryland's Largest
Community College

July 26, 1993

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Historic Preservation Planner
Montgomery County Historical
Preservation Commission
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Dean Bullis, R.S.
Lead Compliance Section

cc: Robert DeMarco
Richard Collins
Suzanne Albert

RECEIVED
JUL 23 1993
OFFICE OF THE
DIRECTOR OF FACILITIES
MONTGOMERY COLLEGE

CHILD CARE ADMINISTRATION
REGION V
51 MONROE STREET, SUITE 606
ROCKVILLE, MARYLAND 20850

TELEPHONE
301-294-0344

FAX
301-294-2575

FAX MESSAGE

DATE: 8/9/93

TO: Patricia Parker

PAGES (INCLUDING COVER) 2

FAX NO. 495-1307

PHONE NO. _____

FROM: CCA, Libby Paulson

COMMENTS: Lead Regulations

CONFIDENTIALITY NOTICE APPLIES TO THIS TRANSMISSION: ___YES ___NO

(3) Is free from health and safety hazards as identified by the Office;

(4) Is clean and free from infestation of insects and rodents; and

(5) Conforms to the applicable zoning, building, plumbing, gas, electrical, sewage disposal, drinking water, and State and local fire codes, and any other applicable codes.

B. An operator shall ensure that an access road on center property permits passage by emergency vehicles during times when children are in care.

C. Lead Paint.

(1) An operator may not use any paint with lead content on the exterior or interior surfaces of the center or on any center equipment or furnishings.

(2) An operator shall ensure that chipping, peeling, flaking, chalking, or deteriorating paint on any surface in an area used for child care is tested according to procedures established by the Office. If there is a lead content of more than 0.5 percent lead by weight in the dried paint film or an equivalent standard recognized by the Office, the operator shall follow the management plan for lead paint established by the Office, in consultation with the Maryland Department of the Environment, or the lead paint abatement procedures in COMAR 26.02.07.

(3) Before any renovation, an operator shall ensure that a lead test is conducted on surfaces to be renovated. If there is a lead content of more than 0.5 percent lead by weight in the dried paint film or an equivalent standard recognized by the Office, the operator shall ensure that the lead paint abatement procedures in COMAR 26.02.07 are followed.

D. An operator shall use a room for child care only if it:

(1) Has natural or mechanical ventilation that provides adequate exchange of air to protect a child's health and comfort;

(2) Is free of moisture and dampness; and

(3) Has a temperature at floor level of not lower than 65°F in cold weather.

E. In rooms where a child 5 years old or younger is in care, an operator shall plug or cap each electrical socket that is accessible to the child.

.52 Sanitary Facilities.

A. Water Supply. An operator shall provide:

(1) Hot and cold running water, with water temperature adjusted not to exceed 120°F;

(2) For each 40 children or any fraction of that number, one drinking water source that is:

(a) Safely accessible to children 2 years old or older without assistance from an adult;

(b) Not located in a toilet room; and

(c) Supplied by:

(i) An angle-jet drinking fountain with mouthguard,

(ii) Licensed bottled water in the original container,

(iii) Running water supply with individual single service drinking cups, or

(iv) Other methods or sources approved by the Office.

B. Toilets and Sinks.

(1) An operator shall provide one toilet and one sink for every 15 children who are 2 years old or older that are:

(a) Easily accessible to the children; and

(b) Equipped with water-resistant, nonabsorbent platforms which are safely constructed at a height that allows children to use the toilet and sink unassisted.

(2) Except for small centers, after January 1, 1992, a center licensed or issued a letter of compliance for the first time shall provide at least one toilet facility restricted to use by adults that is equipped with a toilet, sink, and toilet supplies.

(3) An operator that held a certificate of approval from the State Board of Education under Education Article, §2-206, Annotated Code of Maryland, or was determined to be exempt from that Article before July 1, 1991, may receive a variance from the requirements of §B(1) of this regulation if the Office determines that the requirements can be met only with substantial physical modifications to the center and that sanitary facilities are accessible to every child in the center. A variance does not apply to any additions or enlargements to the center.

(4) An operator shall maintain each toilet and sink in good operating condition and in a sanitary manner.

(5) In a small center approved for mixed age groups, only one toilet and one sink are required.

(6) In each toilet facility accessible to a school-age child, the operator shall provide at least one toilet in an enclosed stall or in space affording privacy to the child.

(7) In each toilet room, an operator shall provide floors with water-resistant, nonabsorbent finishes and smoothly-finished walls with a hard surface.

C. Supplies. An operator shall ensure that:

(1) Individual paper towels, a trash receptacle, soap, and toilet paper are available within reach of a child capable of using the toilet without assistance from the staff; and

(2) Toiletry and grooming articles, drinking cups, towels, face cloths, brushes, and combs are not shared.

.53 Lighting.

A. An operator shall ensure sufficient natural and artificial lighting to allow supervision of the children and to provide illumination of at least:

(1) 20 footcandles at floor level in areas where children's activities occur;

(2) 10 footcandles on stairways and in corridors; and

(3) 5 footcandles in rooms when children are resting.

B. An operator shall use light fixtures with bulbs, lamps, and tubes that are shatter-proof or protected by shields to prevent shattering.

C. In a room approved for child care that does not have windows, an operator shall provide an approved source of lighting that will operate in case of a power failure.

D. An operator shall provide adequate outdoor lighting to ensure the safety of individuals entering and leaving the center when it is dark outside.

.54 Telephone.

An operator shall provide:

A. At least one telephone that is:

(1) In the center space,

(2) Not a pay station or locked telephone, and

(3) Available during the hours of operation of the center;

B. Additional telephones or extensions as may be required to summon emergency fire and rescue services promptly and to receive emergency communications;

C. A telephone or intercom connected to a telephone in each room in which care is provided to infants or toddlers or children with special needs.

.55 General Cleanliness.

An operator shall ensure that:

A. The entire center, including floors, walls, ceilings, materials, furnishings and equipment, is kept clean;

B. Cleaning is not conducted while rooms are occupied by the children, except for clean-up activities which are part of the daily program or in emergencies;

C. In a center for fewer than 12 children located in a residence, inspections for general cleanliness are confined to space used by children.

Title 26
DEPARTMENT OF THE ENVIRONMENT

Subtitle 02 OCCUPATIONAL, INDUSTRIAL, AND RESIDENTIAL HAZARDS

Chapter 07 Procedures for Abating Lead Containing Substances from Buildings

Authority: Environment Article, §§1-104 and 7-206—7-208, Annotated Code of Maryland

.01 Scope.

These regulations establish appropriate techniques for abatement of lead-containing substances from interior and certain exterior areas in group day care centers, in all residential property including owner-occupied residential property, and in buildings appurtenant to group day care centers and residential properties.

.02 Definitions.

A. The following terms have the meanings indicated.

B. Terms Defined.

(1) "Abate" or "abatement" means the elimination of exposure to lead-based substances that may result in lead toxicity or poisoning, by the removal or encapsulation of lead-containing substances, by thorough cleanup procedures, and by post-cleanup treatment of surfaces.

(2) "Business entity" means a partnership, firm, association, corporation, sole proprietorship, or other business unit and any employee of it.

(3) "Child" means a person under the age of 6.

(4) "Contractor" means any business entity, public unit, or person performing the actual abatement for a lead abatement project.

(5) "Department" means the Maryland Department of the Environment.

(6) "Encapsulate" or "encapsulation" means to resurface or cover surfaces and to seal or caulk seams with durable material, so as to prevent or control chalking, flaking lead-containing substances from becoming part of house dust or accessible to children.

(7) "HEPA" or "high efficiency particle air" means a filter capable of filtering out particles of 0.3 microns or greater from a body of air at 99.97 percent efficiency or greater.

(8) "Lead abatement project" means any work performed in order to abate the presence of a lead-containing substance.

(9) "Lead-containing substance" means any paint, plaster or other surface coating material containing more than 0.50 percent lead by weight calculated as lead metal in the dried solid, or more than 0.7 milligrams per square centimeter by the X-ray fluorescence analyzer.

(10) "Owner" means a person, firm, corporation, guardian, conservator, receiver, trustee, executor, or other judicial officer, who, alone or jointly or severally with others, owns, holds, or controls the whole or any part of the freehold or leasehold title to any property, with or without accompanying actual possession of it, and shall include in addition to the holder of legal title, any vendee in possession of it, but may not include a mortgagee or an owner of a reversionary interest under a ground rent lease.

(11) "Public unit" means:

(a) Any agency, bureau, department, or instrumentality of State government;

(b) Any agency, bureau, department, or instrumentality of federal or local government;

(c) Any public, quasi-public, or municipal corporation.

(12) "Woodwork" means all wooden or metal interior or exterior fittings or ornamentation, such as moldings, doors, staircases, and window sashes and trim.

(13) Work Area.

(a) "Interior work area" means a hallway, room or group of rooms in which abatement takes place on the inside of a residential property, or group day care center.

(b) "Exterior work area" means an outdoor porch, stairway, or other element of woodwork on the exterior of a residential property, a group day care center, or a building appurtenant to a residential property or group day care center, on which abatement takes place.

.03 Methods of Abatement.

A. A person performing abatement of lead-containing substances may not use the following methods:

(1) Open flame burning;

(2) Dry sanding, except as allowed in §B(2);

(3) Open abrasive blasting, except as allowed in §B(2);

(4) Uncontained hydro-blasting;

(5) Methylene chloride for interior use except that methylene chloride may be used in interior work areas for localized touch-up; or

(6) Dry scraping.

B. A person performing abatement of lead-containing substances shall only use the following methods:

(1) Replacement. Any component part of a building may be abated by replacement with a part free of lead-containing substances.

(2) Removal.

(a) Unless replaced, encapsulated, or reversed, woodwork and floors may only be abated by using the following techniques:

(i) Offsite chemical stripping;

(ii) Heat gun;

(iii) Non-flammable chemical strippers which do not contain methylene chloride, except that chemical strippers containing methylene chloride may be used for localized touch-up;

(iv) Sander equipped with HEPA vacuum;

(v) Vacuum-blasting in exterior work areas only; or

(vi) Contained hydro-blasting in exterior work areas only.

(b) Unless replaced or encapsulated, walls or ceilings may only be abated by using the following techniques:

(i) Wet-scraping of loose material if scraping is followed by encapsulation;

(ii) Vacuum-blasting in exterior work areas only; or

(iii) Contained hydro-blasting in exterior work areas only.

(3) Encapsulation.

(a) A wall or ceiling surface may be abated by encapsulation using only the following materials:

(i) Gypsum board;

(ii) Fiberglass mats;

(iii) Canvas backed vinyl wall coverings;

(iv) Formica;

(v) Tile;

(vi) Paneling; or

(vii) Other durable material that does not readily tear, chip, or peel.

(b) A floor surface may be abated by encapsulation using only the following materials:

(i) Tile;

(ii) Vinyl flooring;

(iii) Wood; or

(iv) Stone.

(c) A woodwork surface may be abated by encapsulation using only the following materials:

(i) Plastic;

(ii) Metal; or

(iii) Wood.

(4) Reversal. A woodwork surface may be abated by reversal of its component parts so long as no lead-containing surface remains exposed at the completion of the process, and all seams are caulked and sealed.

(5) Windows Generally. Windows, when abated, shall be completely treated, including inside, outside and sides of sashes. Window frames shall be abated to the outside edge of the frame, including slides, sash guides and window wells.

C. Alternative Procedures.

(1) The Department may, on a case-by-case basis, allow an alternative procedure for abatement of a lead paint hazard, provided that the owner or contractor who uses this procedure shall submit a written description of the alternative procedure to the Department which demonstrates to the satisfaction of the Department that the proposed alternative procedure provides the equivalent control and removal.

(2) In all cases in which the Department allows the use of an alternative procedure under §C(1), the owner and resident shall, for a 1-year period after completion of the lead abatement project, permit the Department to enter the area where the abatement occurred in

order to inspect the property for the purpose of determining the effectiveness and durability of the allowed alternative procedure. Before conducting such an inspection the Department shall give written notice to the owner and resident of the property.

.04 Personal Protection.

A. A business entity or public unit shall ensure that its employees are protected in accordance with all applicable federal, State, and local standards, in particular those set forth in the Maryland Occupational Safety and Health (MOSH) regulations governing Occupational Exposure to Lead in Construction (COMAR 09.12.32).

B. All persons not covered by COMAR 09.12.32 and working on a lead abatement project shall, when present in the work site, wear disposable clothing, shoe covers and, if a heat gun or sander equipped with HEPA vacuum is being used for abatement, a half-mask air purifying respirator equipped with high efficiency filters.

.05 Control of Access.

A. Except as provided in §D, a person or pet may not enter or remain in the work area of a group day care center, residential property, or building appurtenant to a group day care center or residential property, until the Department determines that the lead abatement project has been completed in a satisfactory manner under Regulation .12J, unless that person is:

(1) The owner of the building or the owner's designee;

(2) The contractor engaged for the lead abatement project and his employees;

(3) A State, county, or local enforcement official or his designee;

(4) An inspector who represents a lender with a security interest in the building which is being abated; or

(5) A federal, State, or local official, or his designee, engaged in research on lead buildings.

B. Exemption. If a renovation process is not reasonably expected to break or disturb any lead based substance, then the requirements of §A do not apply.

C. Except as provided in §D, all persons entering a work area during a lead abatement project which involves the removal of lead paint shall wear:

(1) Disposable shoe covers which shall be removed when leaving the work area; and

(2) A half-mask air purifying respirator equipped with high efficiency filters during or after the use of a heat-gun or sander equipped with HEPA vacuum.

D. Multiple Family Dwellings. At all times when a lead abatement project is being conducted in a common area of a dwelling occupied by three or more households:

(1) Residents and pets shall use alternative entrances and exits which do not require passage through the work area, if such an entrance and exit exists;

(2) The contractor shall use all reasonable efforts to create an uncontaminated passage for entrance and egress of all building occupants; and

(3) If the entrance and egress to a building can only be through the work area, abatement in common areas shall be conducted between the hours of 9 a.m. to 3 p.m. only, and the work area shall be cleaned with a HEPA vacuum at the end of each working day until all surfaces are free of visible dust and debris.

.06 Removable Objects.

A. Except in an emergency, at least 7 days, but not more than 30 days before a contractor may commence a lead abatement project, the owner of the building where the lead abatement project is to take place shall notify all residents of:

(1) The area which is to be abated;

(2) The date abatement is to commence; and

(3) The residents' obligation under §B to place all personal items in a box or other closed, easily handled container.

B. Every resident of an area, which is to be abated, who has received a notice under §A, shall be responsible for placing all personal items in boxes or other closed, easily handled containers, and shall pay the reasonable costs of packing and storage of any loose personal items remaining in the work area at the time designated for commencement of abatement in the notice issued under §A.

C. Before a contractor may commence a lead abatement project, the owner of the building where the lead abatement project is to take place shall remove all furniture and packed personal items from the work area and store them in a secure place.

.07 Control of Emissions and Dust.

A. Caution Signs.

(1) At each separate work area, the contractor performing an abatement shall display a caution sign in the following manner wherever the treatment process is reasonably expected to break or disturb any lead-containing substances:

(a) At least 3 days before removing or encapsulating lead paint, the contractor shall post signs immediately outside all entrances and exits to the work area except that, in emergency situations, posting shall be done as soon as possible;

(b) The contractor shall keep the signs posted until the Department issues the written notice of completion and compliance under Regulation .12J; and

(c) The contractor shall ensure that the sign required by §A(1) meets the following description:

(i) The sign is at least 20″ by 14″, and states the date and place of the lead abatement project,

(ii) Except as provided in §A(1)(c)(iii), the sign includes the phrase "Caution Lead Hazard, Keep Out" in bold lettering at least 2 inches high, and

(iii) In dwellings occupied by 3 or more households where common areas are to be abated the sign includes the phrase "Caution Lead Hazard, Do Not Remain in Work Area Unless Authorized" in bold lettering at least 2 inches high.

(2) Multiple Family Dwellings.

(a) In dwellings occupied by three or more households, where common areas are to be abated, the contractor shall post a notice meeting the description in §A(2)(b) on the door of each apartment in the building at least 3 days before a lead abatement project commences.

(b) The notice required in §A(2)(a) shall contain:

(i) The date of commencement of abatement and the area to be abated; and

(ii) The statement "Please observe caution signs, instruct children not to remain in work area."

B. Containment.

(1) Interior Containment. Before beginning to abate a lead-containing substance in an interior work area, the contractor performing an abatement shall:

(a) Check to make sure that all movable objects have been removed from the work area as required by Regulation .06;

(b) If the work area is a room or group of rooms within a building, seal the work area from all other portions of the building with plastic sheeting at least 6 mils thick, waterproof tape, and industrial staples;

(c) Seal opening seams of all kitchen cabinets and refrigerators individually with tape;

(d) Cover all non-movable objects, such as radiators, refrigerators, stoves, kitchen cabinets, built-in furniture, and bookcases, with plastic sheeting at least 6 mils thick taped securely in place;

(e) Cover floors in the work area with plastic sheeting at least 6 mils thick sealed with tape and staples;

(f) Shut down all forced air ventilation in the work area and seal exhaust and intake points in the work area; and

(g) Remove for professional cleaning, or replace, all carpeting present before abatement.

(2) Exterior Containment. Before beginning to abate a lead-containing substance in an exterior work area, the contractor performing the abatement shall use the following procedures:

(a) Liquid Waste Produced by Abatement Technique.

(i) For all situations, when liquid waste is produced by any abatement technique used, the contractor shall place plastic sheeting at least 6 mils thick on the ground as close as possible to the building foundation, or on the floor when applicable.

(ii) When sheeting is placed on the ground, it shall be raised at its edge and extend a sufficient distance to contain the liquid waste. Plastic sheeting may not be required to extend beyond the edge of the nearest sidewalk.

(iii) When sheeting is placed on an exterior floor, it shall cover the entire exterior floor.

(b) Non-liquid Waste Produced by Abatement Technique.

(i) For all situations, when non-liquid waste is produced by any abatement technique used, the contractor shall place plastic

sheeting at least 6 mils thick on the ground as close as possible to the building foundation, or on the floor when applicable.

(ii) When sheeting is placed on the ground, it shall extend out from the foundation 3 feet per story being abated, with a minimum of 5 feet and a maximum of 20 feet. Plastic may not be required to extend beyond the edge of the nearest sidewalk.

(iii) When sheeting is placed on an exterior floor, it shall cover the entire exterior floor.

(iv) The contractor shall weight the sheeting at the foundations, and along all edges and seams.

(v) If the constant wind speed is over 15 mph, exterior abatement producing dry waste may not be performed unless vertical shrouds are erected.

(3) For all sealing and covering the contractor shall use:

(a) Plastic sheeting, at least 6 mils thick or equivalent;

(b) Duct tape or equivalent waterproof tape;

(c) Staples of industrial size; and

(d) Other additional appropriate work practices to contain particulate lead or lead-containing liquids.

(4) Exception. A surface or object may not be covered or sealed while that surface itself is actively being abated.

(5) Alternative Procedures. The Department may, on a case-by-case basis, allow an alternative procedure for containment of lead within a work area, provided that the owner or contractor who uses this procedure shall submit a written description of the alternative procedure to the Department which demonstrates to the satisfaction of the Department that the proposed alternative procedure provides the equivalent containment.

.08 Cleanup of Work Area.

A. Interior Cleanup. After completion of the removal, replacement, encapsulation, or reversal involved in an abatement project, the contractor shall:

(1) Deposit all lead waste, including sealing tape, plastic sheeting, mop heads, sponges, filters, and disposable clothing in double plastic bags of at least 4 mils thick, or single bags 6 mils thick, and seal the bags;

(2) Before washing as required in §A(3), vacuum-clean all surfaces in the work area including woodwork, walls, windows, window wells, and floors with a HEPA vacuum;

(3) After vacuum-cleaning as required in §A(2), wet wash all surfaces in the work area including woodwork, walls, windows, window wells, ceilings and floors with a solution containing at least 1 ounce of 5 percent trisodium phosphate to each gallon of water; and

(4) After washing as required by §A(3), vacuum-clean all surfaces, after they have dried, as described in §A(2), with a HEPA vacuum until no visible residue remains.

B. Exterior Cleanup. After completion of the replacement, removal, encapsulation, or reversal involved in an exterior abatement project, the contractor shall:

(1) Recover all visible debris from all exterior areas;

(2) Vacuum all porches treated;

(3) Wet wash all surfaces in the work area, including woodwork, windows, window wells, and floors with a solution containing at least 1 ounce of 5 percent trisodium phosphate to each gallon of water.

C. Except as provided in §F, after the cleaning outlined in §§A and B, after a satisfactory inspection under Regulation .12B, every contractor shall repaint with a paint containing not more than 0.06 percent lead in the dried solid, or recoat all surfaces treated, except those encapsulated surfaces which have smooth easily cleanable factory-finished surfaces.

D. Before repainting or recoating under §C, each contractor shall notify the Department that the cleanup required under §§A and B is completed, and shall undergo any inspection required by Regulation .12B.

E. After painting or coating as required under §C, the contractor shall repeat the cleaning process set forth in §A in all interior work areas.

F. After completion of the cleaning required under §E, the contractor shall seal all floors in interior work areas with:

(1) Polyurethane;

(2) Gloss deck enamel;

(3) A tight fitting vinyl floor covering; or

(4) An equivalent impermeable material, if a smooth, cleanable surface is not already present.

G. In owner-occupied dwellings in which a lead abatement project is being done by the owner and not by a hired contractor, after completion of the replacement, removal, encapsulation, or reversal involved in a lead abatement project, the owner may, instead of following the cleanup procedures set forth in §A:

(1) Deposit all waste, including sealing tape, plastic sheeting, mop heads, sponges, filters, and disposable clothing, in double plastic bags at least 4 mils thick, or single plastic bags at least 6 mils thick, and seal the bags;

(2) Wet wash all surfaces in the work area, including woodwork, walls, windows, window wells, and floors with a solution containing at least 1 ounce of 5 percent trisodium phosphate to each gallon of water, twice; and

(3) Wet vacuum-clean all surfaces in the work area, including woodwork, walls, windows, window wells, and floors while surfaces are still wet.

H. Alternative Procedures. The Department may on a case-by-case basis allow an alternative procedure for cleanup of a lead abatement project, provided that the owner or contractor who uses this procedure shall submit to the Department a written description of the alternative procedure which demonstrates to the satisfaction of the Department that the proposed alternative procedure provides the equivalent degree of dust removal.

.09 Waste Disposal.

A. Each owner or contractor engaged in a lead abatement project shall:

(1) Remove lead waste from the site of a lead abatement project not later than 48 hours after completing the cleanup; and

(2) Comply with applicable hazardous waste regulations.

B. Transport and Disposal. Each owner and contractor engaged in a lead abatement project shall transport and dispose of lead waste in a manner to prevent lead from becoming airborne.

.10 Records.

A. Each business entity and public unit shall make a record of the following information for every lead abatement project which it performs:

(1) Name and address of the contractor responsible for the project;

(2) The location and description of the project, and location of lead-based substances within the work area which was abated;

(3) Starting and completion dates of the lead abatement project; and

(4) Summary of abatement techniques used to comply with Regulations .04—.08.

B. Each business entity and public unit shall:

(1) Retain the record required to be made under §A for 6 years from the date of the completion of the lead abatement project; and

(2) Make this record available to the Department upon request.

C. This regulation does not apply to owner-occupied dwellings in which abatement is being done by the owner.

.11 Health and Safety Training.

A. Within the 5 years immediately before beginning work on a lead abatement project, all inspectors involved in the enforcement of these regulations and all workers involved in a lead abatement project shall have taken a qualifying training course which meets the requirements set out in §B, and have received a certificate of completion.

B. Qualifying Training Course. A training course in lead abatement shall:

(1) Receive approval from the Department;

(2) Provide at least 6 hours of instruction reflecting state of the art information on the following topics:

(a) Health effects of lead exposure;

(b) Work practices necessary to minimize lead dust concentration, including work area preparation, work area decontamination, and waste disposal;

(c) Requirements of regulations and standards established by the:

(i) Maryland Department of the Environment, and

(ii) Maryland Occupational Safety and Health Act; and

(d) Worker protection, including respiratory protection, protective clothing, safety equipment, medical surveillance, and personal hygiene;

(3) Require trainees to demonstrate proficiency in the skills necessary to perform lead abatement projects, before issuing a certificate under §B(4); and

(4) Issue a certificate of completion of training.

C. An inspector involved in the enforcement of these regulations and any worker involved in a lead abatement project shall make this certificate available to the Department upon request.

D. Every instructor at a qualifying lead abatement training course shall be an:

(1) Industrial hygienist certified by the American Board of Industrial Hygiene;

(2) Industrial hygienist in training designated by the American Board of Industrial Hygiene; or

(3) Individual with equivalent education or experience as determined by the Department.

E. Instructors at all qualifying lead abatement training courses shall:

(1) Maintain a list of students who have completed a training course in lead abatement and the dates on which training occurred;

(2) Make this list available to the Department upon request; and

(3) Retain this list for at least 5 years.

.12 Procedures for Determining Compliance.

A. The Department may inspect a work area at any time during a lead abatement project to determine compliance with this regulation.

B. After receipt of notice of completed cleanup required by Regulation .08D the Department shall, within 24 hours, notify the contractor or owner of the time and date on which an initial inspection will take place, if one is to be made. If the contractor or owner is not reachable by telephone, notice shall be sent by first class mail. Any inspection

performed under this subsection shall be completed within 2 working days of giving telephone notice to the contractor or owner. Notice by mail will require an additional 5 working days for completion of the inspection.

C. The inspection performed under §B shall be a visual inspection to determine whether surfaces requiring abatement have been abated.

D. The inspector shall immediately notify the contractor or owner, if either is present, of the results of the inspection under §B, and shall point out and describe any areas with inadequate treatment. If the contractor or owner is not present during the inspection under §B, the inspector shall notify the contractor and owner of the results of the inspection, and shall include the locations and characteristics of surfaces with inadequate treatment, by letter mailed within 24 hours of the inspection, by first class mail.

E. Before repainting or recoating under Regulation .08C, the contractor shall receive notice of:

(1) A satisfactory inspection under §B; or

(2) The decision not to conduct an inspection under §B.

F. Upon completion of all requirements of Regulations .08 and .09, a contractor shall notify the Department of readiness for final inspection.

G. Within 24 hours of receipt of notice under §F, the Department shall notify the contractor or owner of the time and date on which an inspection will take place, if one is to be made. If the contractor or owner is not reachable by telephone, notice shall be sent by first class mail. Any inspection performed under this section shall be completed within 2 working days of giving this notice to the contractor and owner Notice by mail will require an additional 5 working days for completion of the inspection.

H. Every inspection performed under §G shall include at least:

(1) Dust sampling to be followed by analysis in accordance with §I; and

(2) Visual inspection.

I. All dust samples collected under §H shall be analyzed for extractable lead by:

(1) The Maryland Department of Health and Mental Hygiene, State Laboratories Administration; or

(2) A laboratory approved by the Maryland Department of the Environment to perform the analysis.

J. The Department shall notify the owner and the contractor in writing, sent by first class mail, of the results of the final inspection within 24 hours of receiving the results of lead dust analysis conducted under §I. If the results of the lead dust analysis conducted under §I do not meet the standards set out in §K, the contractor shall perform a further cleanup as described in Regulation .08H. If results of the lead dust analysis meet the standards set out in §K, the Departmental notice shall state that the lead abatement project has been completed and complies with the standards set out in §K. A statement of completion and compliance may not preclude the Department from taking any future enforcement action against the same group day care center, residential property, or building appurtenant to a group day care center or residential property.

K. A lead abatement project shall be deemed to be in compliance with these regulations if:

(1) Floor lead dust levels are below 200 micrograms per square foot;

(2) Windowsill lead dust levels are below 500 micrograms per square foot;

(3) Window well lead dust levels are below 800 micrograms per square foot; and

(4) All abated surfaces and all floors have been treated to provide smooth and easily cleanable surfaces.

L. This regulation does not apply to abatement projects conducted in owner-occupied dwellings by the owner, unless the abatement is ordered by the Department, a local government unit, or a court of competent jurisdiction.

.13 Liability of Department.

The issuance of a statement of completion and compliance under Regulation .12J by the Department to an owner or contractor does not subject the Department to any claims for liability if the issuance of the statement was made in good faith.

.14 Enforcement.

A person who violates any provision of this chapter shall be subject to all equitable, legal and administrative remedies set forth in

Environment Article, §§7-258—7-268, inclusive, Annotated Code of Maryland.

Administrative History

Effective date: August 8, 1988 (15:16 Md. R. 1918)

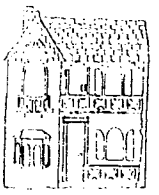
CHANGES TO REGULATIONS

Changes frequently occur to regulations published in the Code of Maryland Regulations (COMAR). These changes are always printed in the *Maryland Register*, COMAR's bi-weekly supplement. Consult the "Cumulative Table of COMAR Regulations Adopted, Amended, or Repealed" in the most recent issue of the *Maryland Register*.

Montgomery Community College
7114 Takoma Avenue
Takoma Park

#37/3-93V
HPC 7/14/93

LEAD PAINT HAZARD FACT SHEET #3



Methods for Abating or Removing Lead Paint

JUNE 1990

CHOOSING A METHOD

A range of methods have been approved for use in the abatement of lead paint hazards. Carefully plan the use of a method or combination of methods which suit your particular abatement project. Consider the condition of the wood or other material under the paint; in most cases it is best to replace old, deteriorated windows or doors. Other considerations may include worker safety, convenience, time requirements and costs.

METHODS FOR INTERIOR AREAS

WOODWORK:

Replacement - is the easiest and quickest way to get rid of lead paint. Windows and other woodwork which are in poor condition should be replaced with new materials.

Encapsulation - Vinyl, aluminum or wood can be used to cover the woodwork. Seams must be caulked or sealed.

Off-Site Chemical Stripping - is recommended when it is desirable to keep old decorative trim, molding, and doors. Send these items from the work site for paint removal in a dipping tank.

Electric Heat Guns - are useful to soften very thick paint on flat surfaces. However, special care must be used to contain the old paint as it is removed. Workers must wear approved respirators to protect themselves from the fumes.

Caustic Strippers - may be effective on some surfaces. They are messy and usually must be followed by rinsing the wood surface with a vinegar/water solution to neutralize the wood surface before painting. This water must be contained and disposed of properly since it may contain enough lead to be classified as hazardous waste.

HEPA* Sanders - use a special vacuum that filters out the very small lead particles that cause lead poisoning. Do not use any other type of sander or filter. Use on flat surfaces only.

*High Efficiency Particle Air

Reversal of Wood Trim - Sometimes wood trim can be turned over so that the painted surfaces are no longer exposed. Seams must be sealed or caulked.

WALLS AND CEILINGS:

Encapsulation - Wet and scrape loose paint and cover with durable materials that will not tear, chip or peel. Sheet rock, vinyl wall coverings, and wood paneling are among the material which you may select. Caulk seams if paneling is used.

FLOORS:

Encapsulation - Tile, wood, stone or vinyl coverings will seal lead paint on floors.

Heat Guns - are useful when floors need to be preserved for aesthetic reasons. Observe special requirements for worker safety and for containment of debris.

Non-Flammable Chemical Strippers - When floors are to be preserved for aesthetic reasons, this method can be used with care. Liquid waste must be disposed of properly.

HEPA Sanders - use a special vacuum that filters out the very small particles that cause lead poisoning. Do not use other types of sanders.

METHODS FOR EXTERIOR AREAS

Methods used for interior areas are also acceptable for exterior areas. Additional methods acceptable for exterior surfaces include:

Vacuum Blasting - can be used on a variety of surfaces, but it works best on flat surfaces. Respirators may be necessary.

Water Blasting - Waste water must be contained and disposed of properly. Respirators may be necessary.

PROHIBITED METHODS

-**DO NOT** sand lead paint(except with equipment using a HEPA filter, as noted above).
-**DO NOT** burn lead paint with an open flame torch.

CHEMICAL STRIPPERS

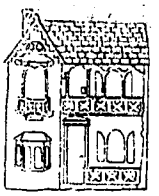
CAUTION - any chemical which can remove paint is likely to be harmful if:

-it touches your **skin;**
-it get in your **eyes;**
-it has toxic vapors which you **breathe.**

Be sure to **carefully follow the printed directions** which come with any paint remover. Most require good ventilation with open windows and exhaust fans. Some removers are highly flammable. Use removers containing methylene chloride only for touch-up work in well ventilated areas.

This is the Third in a series of Seven Fact Sheets providing guidance consistent with Maryland Lead Paint Abatement Regulations (COMAR 26.02.07) and Departmental Policies.

LEAD PAINT HAZARD FACT SHEET #4



Containment of Lead Bearing Dust and Debris

JUNE, 1990

The steps listed on this sheet will keep lead dust, fumes, and debris from spreading outside of the work area during lead abatement and renovations and will also make cleanup of the work area much easier. A safe, complete job cannot be done without containing all lead within the work area.

Any method of removing lead paint causes poisonous dust and debris to form. Using a heat gun will also create lead fumes. It is important to remember that lead fumes and dust are actually more dangerous than the large paint chips which are easy to see.

CONTAINMENT MATERIALS

- Polyethylene (plastic) sheets which are 6 mil thick
- Spray poly which can coat surfaces and then be removed by peeling
- Heavy duty tape, such as duct tape, to fasten and repair the plastic sheets
- Spray cement which comes in an aerosol can and is made to stick to polyethylene sheets
- Staple gun with industrial grade staples to fasten plastic sheets
- Disposable booties to cover shoes while in the work area
- Disposable coveralls

CONTAINMENT STEPS

A. **Before Beginning To Removing Lead Paint**

1. Remove all furniture and moveable items from the work area.
2. Cover all permanent items, such as radiators and refrigerators, with plastic sheets. Seal the sheets with heavy-duty tape.
3. Remove all carpeting from the work area. Carpeting which already has lead dust in it should be cleaned or replaced with new carpet <u>after</u> the project has been <u>completed</u>.

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Maryland Department of the Environment
2500 Broening Highway Baltimore, Maryland 21224 (301) 631-3859

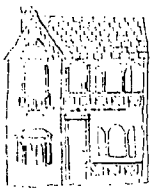
4. Cover all floors and other exposed surfaces with plastic sheets. Fasten all edges of the sheets securely.
5. If the work area is one room or a group of rooms, seal off the work area from the non-work area with plastic. Cover all openings, including doors and air ducts for the heating and cooling systems.

B. **While Work Is In Progress**

6. Cover shoes with disposable booties on entering the work area. Take the booties off when leaving the work area. Do this every time.
7. Wear disposable coveralls while on the job site to keep lead dust from collecting on your regular clothes. Remove the coveralls when leaving the job site at the end of the workday. Do not take lead dust home on work clothes.
8. Carefully inspect plastic sheets for tears every day before you begin working. Repair or re-cover areas as soon as a tear is noticed.

This is the Fourth in a series of Seven Fact Sheets providing guidance consistent with Maryland Lead Paint Abatement Regulations (COMAR 26.02.07) and Departmental Policies.

LEAD PAINT HAZARD FACT SHEET #5



Cleanup of Lead Bearing Dust

JUNE, 1990

A careful and complete cleaning of the work area is necessary to prevent exposure to lead for people, especially young children, who will use the area in the future. Lead dust that remains on surfaces can get onto toys, food, hands, or even a pet dog or cat. From there, lead dust can easily find its way into a child's mouth.

CLEANUP MATERIALS

1. Plastic work gloves

2. Spray bottle with water

3. Heavy-duty plastic bags: use single 6 mil bags or double 4 mil bags.

4. Cleaning solution containing Tri-Sodium Phosphate (TSP): Mix at least one ounce of five percent (5%) TSP to each gallon of water used. Prepare with HOT water. Liquid dishwasher detergent may contain 5% phosphate. If so, this is an acceptable although more expensive alternative.

5. Buckets

6. Cleaning items: disposable lint-free towels, rags, sponges and mops.

7. HEPA Vacuum cleaner (special vacuum cleaner with a "High Efficiency Particulate Air" filter).

CLEANUP PROCEDURE

BEFORE STARTING, review Lead Paint Hazard Fact Sheet #1: Health and Safety Precautions.

1. Put on plastic gloves to protect hands from TSP.

2. Use the spray bottle to wet down all dust and debris with a fine mist of water. This will help control the dust during cleanup.

3. Place large disposable items in plastic bags and tie the bags shut.

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4. Wrap all debris in plastic sheets used during the abatement. Place these sheets in plastic bags and tie them shut.

5. HEPA vacuum **ALL SURFACES** in the work area including woodwork, walls, windows, window wells, and floors. Start at the ceilings and work down, cleaning the floors last.

6. Wash **ALL SURFACES** in the work area with the TSP solution, including the ceiling and areas that had been covered with plastic. Start with the ceiling and work down to the floors. Mix up a new solution of TSP frequently so it remains relatively clean.

7. After all surfaces have dried, HEPA vacuum a second time until no dust or residue can be seen.

8. Discard all items used for cleaning (towels, sponges, rags, mopheads) in plastic bags.

9. **At this time, before repainting, the abatement project should be inspected.** Contact your local health department or designated enforcement agency to arrange an inspection.

10. After repainting, clean the area again following steps 5,6,7, and 8 above.

HOMEOWNERS doing their own lead paint abatement, who do not have access to a HEPA vacuum cleaner, MAY substitute the following procedure for steps 5,6 and 7.

5. Wash **ALL SURFACES** in the work area with TSP solution, including the ceiling and areas that have been covered with plastic. Start with the ceiling and work down to the floor. Mix up a new solution of TSP frequently so it remains relatively clean.

6. Wash all surfaces a **SECOND TIME** using the same procedure as in Step 5.

7. Use a **"wet and dry"** vacuum cleaner to vacuum all surfaces while they are still wet. Surfaces should dry free of dust or residue.

TO BE SURE THAT LEAD DUST LEVELS REMAIN LOW, RESIDENTS SHOULD CLEAN WITH A MILD SOLUTION OF TSP AND HOT WATER ONCE A WEEK, PAYING PARTICULAR ATTENTION TO AREAS WHERE CHILDREN PLAY.

This is the Fifth in a series of Seven Fact Sheets providing guidance consistent with Maryland Lead Paint Abatement Regulations (COMAR 26.02.07) and Departmental Policies.

LEAD PAINT HAZARD FACT SHEET #6

Disposal of Hazardous Material and Debris

June 1989

ANYTHING which contains lead may become hazardous if it is not carefully managed. This is particularly true of wastes and debris generated by a lead abatement project. To protect the environment, these hazardous wastes and debris must be disposed of properly. Such lead hazards include:

- Old woodwork, plaster, windows, doors, and other painted components removed from the building.
- Plastic sheets and tape used to cover floors and other surfaces during lead paint removal.
- Sludge from paint removers used in the job.
- Liquid waste, such as wash water used to decontaminate wood after solvents or caustic paint strippers have been used.
- Rags, sponges, mop heads, HEPA filters, and other items used for cleanup.
- Disposable work clothes.

DISPOSAL PROCEDURES FOR HOUSEHOLDS CONDUCTING LEAD ABATEMENTS

Waste material and debris generated by a single residential structure, such as a house or apartment, may be classified as household waste and therefore will be exempt from the disposal requirements listed on the next page. Please contact the Maryland Department of the Environment (MDE), Hazardous and Solid Waste Management Administration at (301) 631-3343 if you have questions concerning whether your project qualifies for the household waste exemption. In order to comply with state and federal regulations, and to prevent lead contamination, all property owners and contractors conducting abatements of households must adhere to the following requirements:

- Put lead-containing debris into heavy duty 6 mil plastic bags.
- Provide short-term storage in a secure place until waste and debris can be transported safely. Provide for protection from children, animals, the weather and other sources of disturbance.
- Remove all lead waste from the abatement site within 48 hours following cleanup.
- Transport lead-containing solid waste materials and debris to a municipal or lined landfill, as required by Code of Maryland Regulations (COMAR) 26.04.07.19.
- Transport windows, trim and other bulky items in a covered vehicle.
- DO NOT burn debris. Fumes from lead which is burned will contaminate the air; lead in ash can also contaminate the environment.

Disposal of liquid waste presents special problems. When possible, avoid using abatement methods which generate liquid waste. Liquid waste is best managed as indicated on page 2 of this fact sheet. Do not pour liquid waste on the ground or into storm drains. If you have questions regarding disposal of liquid waste, call the MDE Hazardous and Solid Waste Management Administration at (301) 631-3343.

Center for Environmental Health
Maryland Department of the Environment
2500 Broening Highway Baltimore, Maryland 21224 (301) 631-3859

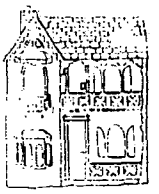
DISPOSAL PROCEDURES FOR ALL OTHER LEAD ABATEMENT PROJECTS

- Any person conducting an abatement of lead hazards must comply with additional hazardous waste regulations if the abatement project involves:
  1) Non-residential property, such as a group day care center, OR
  2) More than one residential property (i.e., more than one house or apartment).
- In such abatement projects, if more than 100 kilograms (220 pounds) of solid waste are generated per month, or if more than 100 kilograms are accumulated at any time, that waste must be tested to determine if it is hazardous.
  * Solid waste suspected of being contaminated with lead must be tested using the E P Toxicity Test for Leachable Lead, as specified in COMAR 26.13.02.14.
  * Waste which FAILS the E P Toxicity test must be disposed of as hazardous waste.
- Liquid waste from a lead paint abatement site, such as water used to clean and neutralize surfaces treated with a caustic stripper, can contain hazardous levels of lead and other toxic substances. In order to avoid the expense and other special problems associated with the disposal of liquid waste, consider using alternatives to caustic strippers when selecting a lead abatement method.
  * If you do decide to use a caustic stripper or other method which generates toxic liquid waste, you should make arrangements for containment, transportation and disposal before you begin the project.
  * Liquid waste from a lead abatement project must either be transported to an appropriate disposal site permitted to accept such waste or, under limited circumstances, be pretreated prior to disposal into a sanitary sewer. Contact the MDE Pretreatment and Enforcement Division at (301) 631- 3621 to learn if your county or city has an approved pretreatment program which permits the disposal of such liquid waste.
- Organic solvents or caustic strippers used in the abatement project may also be regulated as hazardous waste. Check with the MDE Hazardous Waste Program, (301) 631-3343, to determine specific requirements for materials used in your lead abatement project.
- You must obtain a HAZARDOUS WASTE GENERATOR NUMBER from the MDE Hazardous Waste Program if either (1) the abatement project produces 100 kilograms (220 pounds) of hazardous waste (including liquid as well as solid waste) in a calendar month, or (2) your organization accumulates more than 100 kilograms at any time.
- Lead abatement waste that has been determined to be hazardous waste must be transported by o hauler certified by MDE. To transport hazardous waste you must either obtain a certificate or contract with a hauler certified by MDE, Hazardous and Solid Waste Management Administration.
- Hazardous waste can only be transported to a facility permitted to receive it.
- Each shipment of hazardous waste must be accompanied by a hazardous waste manifest.

FOR MORE INFORMATION ABOUT THE MANAGEMENT AND DISPOSAL OF WASTES, please contact the Maryland Department of the Environment, Hazardous and Solid Waste Management Administration, (301) 631-3343

LEAD PAINT HAZARD FACT SHEET #7

Inspections for Lead Paint Abatement



JUNE, 1990

INSPECTION PROCEDURES

Inspections are appropriate at any time during the course of an abatement project to assure that all work is conducted properly and that no problems develop. The inspector may specifically check to see that:

- Required records of the project are maintained.
- Workers have received required health and safety training
- Safe work practices are being followed.
- Abatement methods are appropriate for the project.
- Dust and debris are contained within the work areas (see Lead Paint Hazard Fact Sheet #4).
- Cleanup is thorough and complete (see Lead Paint Fact Sheet #5).
- Regulations for disposal of hazardous lead waste are followed (see Lead Paint Hazard Fact Sheet #6).
- Lead dust levels following the final cleanup are below the State standards (COMAR 26.02.07 listed on page 2 of this fact sheet).

Two inspections are specifically required for abatement projects under Maryland regulations (COMAR 26.02.07). The property owner or contractor must contact the designated enforcement agency when the project is ready for each of these inspections. To ensure quick response, call the enforcement agency before beginning a large project.

1. A visual inspection following completion of all abatement work but before repainting begins will determine if all surfaces requiring abatement have been adequately abated.

2. A final inspection is done following the final cleanup and disposal of all debris. Dust samples are collected. Because the test for lead levels in dust is crucially important, more detailed information follows.

WHY MEASURE LEAD IN HOUSE DUST?

The purpose of testing house dust for lead is to make sure that the home is safe for the family to return following the careful abatement of lead paint.

House dust is a major source of lead exposure for young children. It is normal for babies and young children to put everything, including dirty toys or fingers, in their mouths. Removing lead paint by any method will create lead dust. Many children have been lead poisoned **after** paint removal projects where cleanup has been inadequate and large amounts of lead dust have remained in the home environment.

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Maryland Department of the Environment
2500 Broening Highway Baltimore, Maryland 21224 (301) 631-3859

REQUIRED CONDITIONS FOR TESTING LEAD DUST LEVELS

Maryland Regulations require testing of dust levels following the final cleanup of an abatement project, but before the residents are permitted to return. As part of a lead abatement project, all abated surfaces and floors must be finished to provide **smooth and easily cleanable surfaces;** fresh paint or other appropriate coverings will enable the residents to keep lead dust levels low. If the abated surfaces appear "dirty" or "dusty," the cleanup procedure must be repeated before testing can be done (see Lead Paint Hazard Fact Sheet #5). If the lead levels of the initial dust samples test high, further cleaning is required, followed by repeated testing until the levels are acceptable. To save time, pay close attention to cleaning before calling for a clearance inspection.

WHO WILL DO THE INSPECTION AND TESTING?

If a lead hazard abatement is ordered by a governmental agency, that agency will designate an inspector to conduct the inspections, collect the dust samples and submit the samples to the laboratory.

For all other lead paint removal or abatement projects, contact the Lead Poisoning Prevention Division of the Maryland Department of the Environment at (301) 631-3859 for further information.

WHERE TO SAMPLE

Samples must be taken from each work area or room involved in the project. Samples are taken from the floors next to abated surfaces and from windows sills and window wells. These three samples will usually provide a good representation of the lead dust levels in each room.

ACCEPTABLE LEVELS

Following an abatement project, lead dust levels must meet the environmental standards specified by COMAR 26.02.07:

SURFACE	Micrograms of Lead Per Square Foot of Surface Area
Floors	Below 200
Window sills	Below 500
Window wells	Below 800

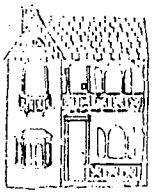
If tested lead dust levels meet this standard, an abatement project will be approved for reoccupancy.

Once back in the home, residents should be encouraged to use a high phosphate solution to clean floors, window sills and other surfaces on a routine basis. A satisfactory high phosphate solution can be produced by mixing one tablespoon of electric dishwasher detergent with one gallon of hot water. Protect hands by wearing rubber gloves. Use a wet mop on the floor and a damp cloth on other surfaces.

This is the Seventh in a series of Seven Fact Sheets providing guidance consistent with Maryland Lead Paint Abatement Regulations (COMAR 26.02.07) and Departmental Policies.

LEAD PAINT HAZARD FACT SHEET #1

Health and Safety



November 1989

THE ABATEMENT OF LEAD PAINT HAZARDS

Abatement, under Maryland regulations, means the "elimination of exposure to lead-based substances that may result in lead toxicity or poisoning by the removal or encapsulation of lead-containing substances, by thorough cleanup procedures, and by post-cleanup treatment of surfaces."

CAUTION: The presence of lead paint can be a hazard, especially to young children. The process of removing lead paint can cause even greater hazards for adults as well as children by spreading lead dust, fumes, and debris. It is critically important that anyone involved in removing lead paint select appropriate methods, follow safe work practices, and take necessary steps to contain and clean up all lead dust and debris.

HEALTH EFFECTS

There is no established safe level of lead in the human body. No exposure to lead can be regarded as free from potential harm. It has long been known that high levels of lead exposure can cause serious disability or death. Recent research has focused on the toxic effects of low level exposure.

The brain and nerves are particularly susceptible to lead poisoning. Lead poisoning interferes with the formation of blood cells, which may cause anemia (low iron). It can also damage the kidneys, digestive system, reproductive system and other organs. Low level exposure can damage hearing, learning ability, and coordination.

Lead has been used in making paint, solder, plumbing, ammunition, gas for cars, and many other products. When lead is burned or heated, anyone who breathes the fumes will take lead into his/her body. People can also swallow lead; for example, lead dust can get onto food or cigarettes. Lead may also be found in drinking water.

Lead Accumulates in the body following exposure. Lead poisoning usually results from many small exposures over a period of weeks or years. Lead is stored throughout the body. It stays in the blood for several months, and it can be stored in the bone for many decades.

Lead Poisoning in Children - Young children, less than six years of age, are of special concern because their developing brains and other organs can easily be damaged by lead. It is normal for young children to put everything, including hands, pacifiers and toys into their mouths. Anything which contains lead, from small dust particles to large paint chips, can cause harm if swallowed. Lead poisoning causes learning and behavior problems which may be permanent in young children.

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Maryland Department of the Environment
2500 Broening Highway Baltimore, Maryland 21224 (301) 631-3859

Lead poisoning often goes unnoticed. A child with lead poisoning may seem to be well, and symptoms usually do not develop until the condition becomes quite serious. When symptoms occur, they are easy to confuse with symptoms of other illnesses such as the "flu."

Blood tests are very important to detect lead poisoning early and should be part of the routine health care for all young children.

Lead Poisoning in Adults - The most important sources of lead exposure for adults are found in the workplace. People who breathe lead fumes from activities such as the removal of old paint or the manufacture of lead products are at high risk for lead poisoning. Workers with lead dust on their hands can also contaminate the food that they eat and the cigarettes that they smoke.

An adult who has lead poisoning may notice fatique, irritability, headache, weight loss, stomachache, or constipation. But lead can cause damage without any symptoms. Blood tests are important for anyone who works with lead on the job, a hobby, or in any other activity.

Lead Poisoning in Pregnancy - Research now shows that lead at very low levels can have toxic effects on the developing fetus. Lead carried in the mother's blood is passed to her unborn child. Lead toxicity may cause miscarriage or premature birth. Infants born with only slightly elevated blood lead levels have been found to have developmental problems.

A mother's exposure to lead early in her life can also affect her unborn baby. During pregnancy, lead stored in a mother's bones is released, along with calcium needed by the fetus, into the mother's blood stream.

SAFETY PRECAUTIONS

1. Read and Follow the Regulations

Regulations have been designed to protect the occupants of a building to be abated, the abatement workers, and the environment. The Lead Paint Hazard Fact Sheets in this series provide guidance which is consistent with Maryland's regulations. Be sure to follow those regulations which apply to your project. Failure to follow regulations may result in the creation of hazardous conditions, the assessment of fines or other penalties, and costly delays or revisions to your project. For more information, contact:

* Lead Poisoning Prevention Division, Maryland Department of the Environment (MDE) at (301) 631-3859 regarding state requirements for lead hazard abatement.

* Maryland Occupational Safety and Health (MOSH) at (301) 333-4133 regarding worker safety.

* Lead Paint Poisoning Prevention Program, Baltimore City Health Department at (301) 396-0310 or 396-0069 regarding Baltimore City lead hazard abatement requirements.

2. Take Required Training

Maryland Regulations require that any worker involved in a lead abatement project, and any inspector involved in the enforcement of lead abatement regulations, be trained in safe and appropriate abatement procedures. Contact the MDE, Lead Poisoning Prevention Division (301) 631-3859 for a list of approved trainers.

3. **Restrict Entry to Work Area**

All residents, including pets, must find other housing. Residents must stay out of the building until cleanup and any required inspections have been completed (see Lead Paint Hazard Fact Sheet #7). Exceptions may be made if the abatement is very minimal; contact MDE Lead Poisoning Prevention Division at (301) 631-3859 for guidance.

Post warning signs immediately outside all entrances and exits to the work area.

Only workers or individuals directly involved in the project may enter the work area.

Pregnant women and young children are not to be involved in any paint removal activity and must stay out of the work area until cleanup has been completed.

4. **Pick the Safest Method**

Select the most appropriate methods for your project (see Lead Hazard Fact Sheet #3).

5. **Wear Appropriate Clothing**

Disposable coveralls are recommended to minimize contamination of clothing by lead dust.

6. **Use Required Safety Equipment**

A respirator is needed when using an electric heat gun, HEPA sander, or other methods which produce high levels of lead fumes or dust. A respirator is also recommended during the demolition phase of abatement. Check with Maryland Occupational Safety and Health (MOSH) or the MDE Lead Poisoning Prevention Division to be sure that you select the right respirator and filters. Make sure the respirator fits properly.

7. **Do Not Smoke or Eat in the Work Area**

Lead dust can easily get on your food or cigarettes. Store any eating or smoking materials away from the work area. Leave the work area and wash your hands and face before eating or smoking.

8. **Contain Lead Dust and Debris within the Work Area**

Keep lead dust and debris in the work area. See Lead Paint Hazard Fact Sheet #4 for detailed information. Wear disposable shoe covers and remove them when you leave the work area.

9. **Change Clothes and Wash Hands and Face**

Change your clothes and wash your hands and face when you leave the work area. Dust from work clothes and shoes which are brought home from the work site can expose family members to toxic levels of lead.

10. **Do not Use Unsafe Methods**

Burning and sanding of lead paint are **prohibited** by Maryland regulations.

NEVER BURN LEAD PAINT WITH AN OPEN FLAME TORCH. Burning produces very high levels of lead dust and fumes.

DO NOT SAND LEAD PAINT. Sanding produces very high levels of lead dust.

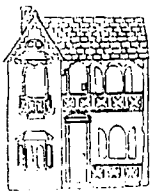
11. **Work Safely with Chemicals**

When using any chemical stripper, follow the manufacturer's instructions carefully. Any product which is strong enough to remove paint will probably be harmful to humans if not used properly. Use strippers which contain methylene chloride only for touch-up work in well ventilated areas.

Maryland's "Right to Know" law requires that workers receive essential information for working with all hazardous chemicals encountered at their work place. Contact Maryland Occupational Safety and Health at (301) 333-4133 for requirements under this law.

LEAD PAINT HAZARD FACT SHEET #2

How to Identify Lead Hazards



JUNE 1990

Lead paint is hazardous when it becomes incorporated into normal house dust through renovation activity or through deterioration. Peeling, chipping and flaking lead paint create particularly serious hazards.

A complete survey is performed to determine the presence and location of lead paint hazards in a home or other building. Such a survey includes sampling of **all painted surfaces** on the interior and the exterior of the building. A single paint chip sample, or a single composite sample of several different areas within a building, does not give an accurate picture of the extent or location of lead paint hazards. While lead paint continues to be the most important source of high level lead exposures, a full environmental assessment for a lead-poisoned child includes other sources, such as water, food and parental occupation.

When is a survey necessary?

-when a child has been identified as having lead poisoning.
-when a property owner is concerned that a lead hazard exists and wishes to abate that hazard.
-when a property owner is required to test for lead in order to be in compliance with Housing and Urban Development Regulations.
-when a group day care center which may have lead paint is reviewed for licensing or plans renovations which may disturb lead paint.

Who can perform a survey?

-private testing companies
-some local health departments or environmental departments
-the Maryland Department of the Environment (MDE)
-some housing authorities

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What types of analysis are used to test for lead?

- laboratory analysis of paint scrapings
- portable X-RF (x-ray florescence) analyzer
- sodium sulfide solution, 6-8%

(Note: Each method has specific limitations. See page 4 of this fact sheet).

Questions to ask if a private testing company is hired:

- Will a complete survey (all painted surfaces) be performed?
- What is the cost of a complete survey?
- What methods are used for analysis?
- What previous experience has the company had with testing?
- How will the information be reported to you?
- How detailed is the information?

Questions to ask of a company using a X-RF analyzer:

- Is the company licensed by the MDE Division of Radiological Health Program?
- How many readings are taken for each surface? (A minimum of 3 is recommended.)
- What training have the technicians had? (Health and Safety training is required by regulation.)
- How much time will be required for the job? (An entire day may be required for a survey of a three bedroom home.)
- Do the technicians check the calibration of the analyzer before beginning each survey? (Standards are supplied by the manufacturer.)
- When are paint chips used for backup analysis? (XRF readings between 0.5ug/cm and 2.2 ug/cm require paint chip analysis for confirmation.)

Interpretation of Test Results

The following levels of lead content in paint or other coating material exceed regulatory standards:

- Paint Scraping Laboratory Results:

  * Lead levels greater than 0.5% by weight in dried solid (also reported as 5000 milligrams per kilogram) exceed Maryland State Regulations relating to residential property and group day care centers (COMAR 26.02.07).

  * Lead levels greater than 0.06% by weight in dried solid exceed U.S. Consumer Product Safety standards for lead in paint manufactured after 1977 for residential structures, furniture (except major appliances), toys and other non-industrial applications.

- Portable X-RF Results:

  * Lead levels greater than 0.7 milligrams per square centimeter exceed Maryland State Regulations and U.S. Centers For Disease Control Standards. Readings between 0.5 and 2.0 milligrams per square centimeter should be confirmed by laboratory analysis of paint scrapings.

- Sodium Sulfide

  * The appearance of a color ranging from yellow to dark brown indicates that lead is likely to be present.

METHODS OF LEAD ANALYSIS:

Advantages and Disadvantages

Methods	Advantages	Disadvantages
Paint Scrapings	1. Analyzed in laboratory	1. Lengthy processing time in laboratory
	2. Results are usually very accurate	2. 30 to 70 samples usually needed
	3. Results reflect lower, as well as upper layers of paint	3. Lab costs can be high
		4. Quantitative results can be "watered down" if there are many paint layers
		5. Destructive to painted surfaces
Portable X-RF	1. Performed on site	1. Equipment is expensive
	2. Less destructive to painted surfaces	2. Requires trained operators
	3. Results are available as soon as the operator completes the survey	3. Will not read accurately on some surfaces such as brick, metal,radiators
Sodium Sulfide	1. Quick on-site results.	1. Other metals in paint can cause false positive readings.
	2. Potential use as a screening tool for white paint with high lead content.	2. Difficult to use with colored paint. Can not be used with dark colored paint.
		3. May fail to detect small amounts of lead or lead in bottom layers of paint.
		4. Some surface destruction necessary.
		5. Can not measure the amount of lead present.

This is the Second in a series of Seven Fact Sheets providing guidance consistant with Maryland Lead Paint Abatement Regulations (COMAR 26.02.07) and Departmental Policies.

M • W • B • C
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7705 Georgia Avenue N.W.
WASHINGTON, DC 20012-1677

(202) 291-5103

LETTER OF TRANSMITTAL

DATE	JOB NO.
8.31.93	

ATTENTION: Patricia Parker

RE: Child Care Center
Montgomery College,
Takoma Park Campus

TO MNCPPC - Historic Preservation Section

Georgia Avenue, Silver Spring

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☒ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1	8.30.93		Set of revised Plans

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☒ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19_____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS Pat:

We have included note in reference to window Requirements on sheet A-1; we have shortened ramp & raised grade on sheet A-2; and have shown new landscaping plan on sheet A-2. Call if you have questions

COPY TO _____

SIGNED: _____

If enclosures are not as noted, kindly notify us at once.