

Summary of Lead Related Renovation Requirements in City of San Diego

The **San Diego Lead Ordinance** applies to anyone disturbing painted surfaces in pre-1979 structures (or steel structures of any age) in the City of San Diego. It contains the following requirements in all cases where any amount of assumed lead-based paint¹ or tested paint found to be above .5 mg/cm², is disturbed or demolished².

1. Lead safe work practices
 - a. Proper containment of lead dust
 - b. Distribution of Renovate Right brochure
2. City visual inspection form ES-127

Additionally, the City ordinance requires a clearance inspection by a State Certified Lead Inspector/Assessor when known lead-based paint or assumed lead-based paint is present in the following situations:

1. Any window treatment (removal of window sash) or window replacement unless the work is conducted entirely from the exterior and proper containment is established on the interior.
2. Over 2 SF of interior paint is being disturbed or demolished per room.
3. Over 10 SF of exterior paint is being disturbed or demolished per structure.

Additionally, if the work is performed for compensation in pre-1978 homes when known or assumed LBP is present, then the person and firm performing the work must be RRP certified if the following quantities are impacted:

1. Any window is being replaced.
2. Over 6 SF of interior paint is being disturbed or demolished per room.
3. Over 20 SF of exterior paint is being disturbed or demolished per structure.
4. Any amount of demolition where the substrate (building material or architectural component) is broken or disturbed.

¹Lead-based paint refers to paint containing greater than 1.0 mg/cm². Assumed lead-based paint refers to any untested pre-1979 (City of San Diego) or pre-1978 (EPA) paint.

²The term "demolition" includes painted component removal. When calculating square footage of demolition, the area of the entire painted surface that is removed must be included whether or not the paint is disturbed. One exception to this definition is door removal, since they can be easily unhinged without disturbing paint.