



Rural Nevada
CONTINUUM OF CARE

LEAD-BASED PAINT & SAFETY STANDARDS

Quick Reference Guide

Overview

This guide outlines the **lead-based paint requirements and safety standards** for **Emergency Solutions Grant (ESG) and Rural Nevada Continuum of Care (RNCoC) programs**, ensuring compliance with HUD regulations and habitability standards.

Lead-Based Paint Requirements

Programs providing rental assistance, emergency shelter, or permanent housing must comply with HUD's Lead-Based Paint Poisoning Prevention Act and related regulations.

Applicability

- Applies to all housing built before 1978 where:
 - A child under 6 years old or a pregnant woman will reside.
 - Rental assistance (RRH or PSH) or financial aid for housing is provided.
- Exemptions:
 - Housing built after 1978.
 - Units that have been certified lead-free.
 - Emergency shelters that do not require leases.

Compliance Requirements

Requirement	Description
Visual Assessment	Required before move-in for pre-1978 units; must be conducted by trained staff.
Hazard Disclosure	Landlords must provide tenants with EPA Lead-Based Paint Disclosure forms and clients should sign that they received the forms.
Interim Controls & Clearance	If lead hazards are identified, they must be remediated before move-in.
Ongoing Maintenance	Lead hazard checks must be conducted annually for assisted units.

Safety & Habitability Standards

All ESG and RNCoC-funded housing must meet **HUD's Minimum Habitability Standards (24 CFR 576.403)**.

- **ESG:** Habitability standards (24 CFR 576.403); lead rules at 24 CFR part 35 apply depending on assistance type, pre-1978 units, and the presence of a pregnant person/child <6.
- **CoC:** Housing Quality Standards (HQS) apply to CoC leasing/rental assistance (24 CFR 578.75(b)).

Key Safety & Sanitation Requirements

Standard	Requirement
Structural Integrity	Housing must be structurally sound and free from hazards.
Sanitation Facilities	Must have functioning bathrooms, sinks, and kitchen areas.
Ventilation & Air Quality	Units must have operable windows, adequate heating, and air circulation.
Water Supply	Must have potable water and operational plumbing.
Fire Safety	Units must have working smoke detectors and fire exits.
Electrical Safety	Electrical systems must be up to code and hazard-free.

Emergency shelters must meet these standards, except when providing temporary accommodations without leases.

Inspection & Compliance

- All housing units must pass a habitability inspection before move-in.
- Rental assistance programs (RRH, PSH) require lead-based paint assessments for pre-1978 units.
- Agencies must maintain inspection records and remediation actions.

Special Considerations

- **Domestic Violence Survivors:** Alternative accommodations must be provided if the current housing fails safety standards.
 - **Youth & Families:** Lead assessments are critical for families with young children.
 - **Rural Areas:** Programs should use HUD-approved inspectors when local inspectors are unavailable.
-

Need Help?

For further details, refer to the **ESG & RNCOC Written Standards** @ <https://ruralnevadacoc.org/resources-page/> or contact your program administrator.