

# MARYLAND DEPARTMENT OF THE ENVIRONMENT

Land and Materials Administration

1800 Washington Boulevard · Suite 610 · Baltimore Maryland 21230-1719

410-537-3304 · 800-633-6101 · [www.mde.maryland.gov](http://www.mde.maryland.gov)

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## **September 5, 2024** **9:30 a.m. – 11:30 a.m. · Hybrid Meeting** **Lead Commission Distributed Meeting Material** **Cover Page**

- Agenda 290905
- Draft Minutes 240606
- Lead Commission LPPP Compliance and Enforcement Presentation Sept 2024.pdf
- Maryland Lead Commission PP Presentation-EPA Lead Soil Guidance Standards 9-5-24.pdf

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## LEAD POISONING PREVENTION COMMISSION

September 5, 2024 • 9:30 a.m. – 11:30 a.m. • Hybrid Meeting  
Meeting Agenda

- Welcome, Introductions, Opening Remarks
- Approval of Minutes – June 2024
- Old & New Business
  - Lead Poisoning Prevention Commission Annual Report, 2023 (Wendy Phillips)
  - Lead Commission Awards and Recognitions (Wendy Phillips)
    - Nominations due 09/18/24 & Votes due 09/24/24
  - Lead Commissioner Members Update (Wendy Phillips)
  - MDE - Compliance and Enforcement (Fred Banks)
  - EPA's New Lead Screening Levels for Soil and Play Areas (Fred Banks, Wes Stewart, Manjula Paul, Dr. Cliff Mitchell)
  - Aviation Gas (Dr. Paul Rogers)
  - Lead Poison Prevention Week 10/20/24 - 10/26/24 (Commission)
- Agency Hot Topics/Current Events
  - **MDE** (Maryland Department of the Environment) Paula Montgomery
  - **MDH** (Maryland Department of Health)
  - **MDAAP** (American Academy of Pediatrics, Maryland Chapter) Dr. Paul Rogers
  - **MSDE/OCC** (Maryland State Department of Education/Office of Child Care) Manjula Paul
  - **MIA** (Maryland Insurance Administration) Benita Cooper
  - **MD-DHCD** (Maryland Department of Housing and Community Development)
  - **BC-DHCD** (Baltimore City Department of Housing and Community Development) Nicole Hart
  - **BCHD** (Baltimore City Health Department): JulieDiGirolamo
  - **GHHI** (Green & Healthy Homes Initiative) Ruth Ann Norton
- Commissioner Comments and Updates
- Public Comments and Updates
- Next Meeting Reminder: Thursday, October 3, 9:30 a.m. – 11:30 a.m. which includes the Agenda items below:
  - Lead Commission Awards and Recognitions Announcement and Awards Presentation (Ruth Ann Norton)
  - Story Map Initiative - Mapping Statewide Efforts in Housing, Equity, and Lead Prevention (DHCD, MDE)
  - Lead Poison Prevention Week 10/20/24 - 10/26/24 (Commission)

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**LEAD POISONING PREVENTION COMMISSION**  
**June 6, 2024 • 9:30 a.m. – 11:30 a.m. • Hybrid Meeting**  
**Draft Meeting Minutes**

**Members Present:**

Jacob Benzaquen	Cliff Mitchell	Manjula Paul
Benita Cooper	Paula Montgomery	Christina Peusch
Anna Davis	Barbara Moore	Adam Skolnik
Susan Kleinhammer	Ruth Ann Norton	Thelonious Williams

**Members Absent:**

Delegate Dalya Attar	Senator Jill Carter	Paul Rogers
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**Guests Present:**

Tyler Abbott-MDE	Attilah Edges-MDE	Wendy Phillips-MDE
Fred Banks-MDE	Sheneka Frasier-Kyer-MDE	Maria Prawirodihardjo-MSDE
Rena Boss-Victoria-MDE	Felicia Graves-MDE	Johnette Richardson-GHHI
Denifah Bun-Tejan-MDE	Angela Hall-GHHI	Jonathan Riddix-BC-DHCD
Colin Choney-GHHI	Nicole Hart-BC-DHCD	Tim Rule-MDE
Chris Corzine-OAG	Steven Homola-BCDHCD	Nancy Servatius-MDH
Marjorie D’Ambrosio-MDE	Naadiya Hutchinson-YGG	Sandra Simmons-GHHI
Jack Daniels-MD-DHCD	Samantha	Anastasia Solano-MDE
Samantha DiNatale-UMBC	Jacobs-Cribbs-HCHD	Kevin Stanley-MDE
William Doyle-HCHD	Eunice Johnson-GES	George (Wes) Stewart-GHHI
Shamola Dye-MDE	Dawn Joy-AMA	Katherine Taylor-BC-DHCD
		Chris White-ARC

**Documents Distributed:**

Agenda 240606  
Draft Minutes 240502

### **Welcome and Introductions:**

Ruth Ann Norton, President of the Green & Healthy Homes Initiative (GHHI) and Commission Chair, called the meeting to order at 9:30 A.M. with welcome and introductions. Chair Norton introduced Johnette Richardson, the new Senior Vice President of Maryland Programs at GHHI. Ms. Richardson will be taking over the responsibilities previously handled by Wes Stewart, then Senior Advisor and General Counsel/Maryland Programs Director for GHHI, allowing Mr. Stewart to concentrate on developing and advancing GHHI's legal services work.

### **Approval of Minutes:**

A motion was made by Commissioner Dr. Cliff Mitchell, Health Bureau Director for the Maryland Department of the Health (MDH), seconded by Commissioner Paula Montgomery, Lead Outreach and Education Coordinator for the Maryland Department of the Environment (MDE) to accept the May 2, 2024 minutes as distributed. All present Commissioners were in favor; the minutes were approved.

### **Opening Remarks, Acknowledgements, and Other Discussions:**

Chair Norton reported that GHHI is adding a "Thriving Communities" page to its website, which can be found at <https://www.greenandhealthyhomes.org/thrivingcommunities/>. This information will also be available on the Environmental Protection Agency (EPA) website. GHHI will include details about regional technical assistance centers, which provide education and capacity-building support for organizations addressing lead issues and environmental concerns like water, soil, air, and paint. Chair Norton plans to invite the University of Maryland to a future meeting.

GHHI is launching a portal on August 1st for community organizations to apply for funding to support initiatives in environment, equity, health, climate, tenant counseling, and more. This effort is in partnership with Howard University, Delaware State, Children's National, and an 11-member Advisory Board. GHHI plans to share this information with Commissioners and the public.

There will be a series of meetings in Baltimore, including a substantial Region 3 visit to the Brooklyn Curtis Bay area in July, where lead issues will be a key topic. GHHI will provide updates on these events. The meeting will also discuss the federal Inflation Reduction Act resources and the Governor's "All of Government Climate Executive Order," which includes advancing a zero-emissions heating standard in buildings. This will impact rehabilitation programs as they transition from gas to electric systems.

The state of Maryland is pursuing funding for lead initiatives, and GHHI plans to collaborate with MDE to organize a robust Lead Poisoning Prevention Awareness Week in October. They also aim to engage various regions of the state, revisiting the asset and gap analysis conducted previously.

### **Old & New Business:**

- **Story Map Initiative - Mapping Statewide Efforts in Housing, Equity, and Lead Prevention:**  
Commissioner Dr. Mitchell recommended that the Maryland Department of Housing and Community Development (MD-DHCD), MDE, and MDH review statewide activities, including those in Baltimore city and county, related to housing, medicaid programs, and more. He suggested creating a story map focused on housing, equity, and lead to showcase the state's extensive efforts in these areas, emphasizing both human surveillance and lead prevention. Commissioner Theo Williams, Special Assistant for MD-DHCD and Tyler Abbott, Director of the Land and Materials Administration (LMA) from MDE,

noted that this idea aligns well with both the agencies' ongoing "Just Communities" and "Environmental Justice" work. Chair Norton asked them to provide relevant updates on their work in September.

- **Commissioner membership updates and renewals:** Wendy Phillips, Executive Assistant to MDE's LMA, reminded the Commissioners whose term expires in September to please submit their application in order to continue serving as Commissioner to the Lead Commission. Applications can be submitted here: <https://govappointments.maryland.gov/>. If anyone has any recommendations they can submit recommendations here: <https://govappointments.maryland.gov/>.

### **Agency Hot Topics/Current Events**

- **MDE** (Maryland Department of the Environment): Mr. Fred Banks, MDE's Program Manager for the Lead Poisoning Prevention Program (LPPP), shared LPPP's recent reporting statistics. He also reported a significant increase in confirmed cases since the blood lead reference level was lowered to 3.5. MDE is working to inform parents about steps they can take while awaiting inspections.

University of Baltimore interns are helping with data cleaning, and MDE has sent an advisory letter to labs about missing information. MDE is also collaborating with Commissioner Dr. Mitchell to ensure labs provide timely data. The Outreach and Education Request for Proposal (RFP) closes on June 14, and MDE is preparing a new multi-year, multi-lab contract to improve sample processing.

MDE is working with the Water and Science Administration, daycare centers, and the Maryland State Department of Education (MSDE) on lead in water lines. Additionally, MDE will be celebrating the 30th anniversary of the "Maryland Lead Law." Also, MDE is hiring a new staff member to focus on pregnant women, adults, and occupational lead exposure. Chair Norton requested a dashboard to display all reporting numbers that can be shared with the Commission.

- **MDH** (Maryland Department of Health) Commissioner Dr. Mitchell acknowledged the tremendous collaborative effort by individuals who provided housing for a family for over a month, allowing them to care for their child. The family has since relocated. He also shared a case study to illustrate the complexity of some of these situations.
- **MD-DHCD** (Maryland Department of Housing and Community Development) Commissioner Williams reported that the Board of Public Works (BPW) approved MD-DHCD's new list of contractors. He also mentioned that after their debrief with the U.S. Department of Housing and Urban Development (HUD) about the grant funds they didn't receive, they learned that their score had notably improved from previous years. The meeting provided valuable insights to help them revise their application and collaborate with the right partners to secure funding for the upcoming grant.
- **GHHI** (Green & Healthy Homes Initiative) Mr. Stewart reported that GHHI has been conducting training sessions for new homeowners, new homes, and rental property owners on lead safety practices and responsibilities. For the next meeting, he suggested that the Commission should discuss the EPA's recent reduction in lead screening levels for soil and play areas. Chair Norton requested that Mr. Stewart, Commissioner Dr. Mitchell, and Commissioner Manjula Paul, Nurse Consultant to MSDE's Office of Child Care (OOC) collaborate and present this information at the September meeting.

### **Adjournment:**

The meeting was adjourned at 10:30 a.m.

**Future Meeting Date:**

Next Meeting Reminder: Thursday, September 5, 2024, 9:30 a.m. – 11:30 a.m. which includes the Agenda items below:

- Lead Poisoning Prevention Commission Annual Report, 2023 (Wendy Phillips)
- Lead Commission Awards and Recognitions (Wendy Phillips)
  - Nominations due 09/13/24 & Votes due 09/20/24
- Lead Commissioner Members Update (Wendy Phillips)
- MDE - Compliance and Enforcement (Fred Banks)
- Story Map Initiative - Mapping Statewide Efforts in Housing, Equity, and Lead Prevention (MD-DHCD, Tyler Abbott)
- EPA's New Lead Screening Levels for Soil and Play Areas (Wes Stewart, Manjula Paul, Dr. Cliff Mitchell)
- Lead Poison Prevention Week 10/20/24 - 10/26/24 (Commission)



**Maryland**  
Department of  
the Environment

# Lead Poisoning Prevention Program

Compliance and Enforcement Division



## Title 6, Subtitle 8 of the MD Environment Article

### Presumptions

- All paint in a pre-1978 property is presumed to be lead based paint.
- A noncompliant rental property owner failed to exercise reasonable care
- A compliant rental owner exercised reasonable care.

### A Rental Owner is Required To:

- Register the property/each unit with MDE annually and pay a \$30 fee per unit
- Have the property/each unit inspected by an accredited MDE Inspection Contractor and obtain a valid MD Risk Reduction Certificate.
- Provide educational materials to tenants







# Number of Estimated Rental Units in Maryland

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Large population of pre-1978 rental properties that are required to come into compliance:

Approximately 734,699 rental units in Maryland (32.9%) \*, of which, an estimated 136,188 units were built prior to 1950, and an estimated total of 298,014 units built prior to 1979

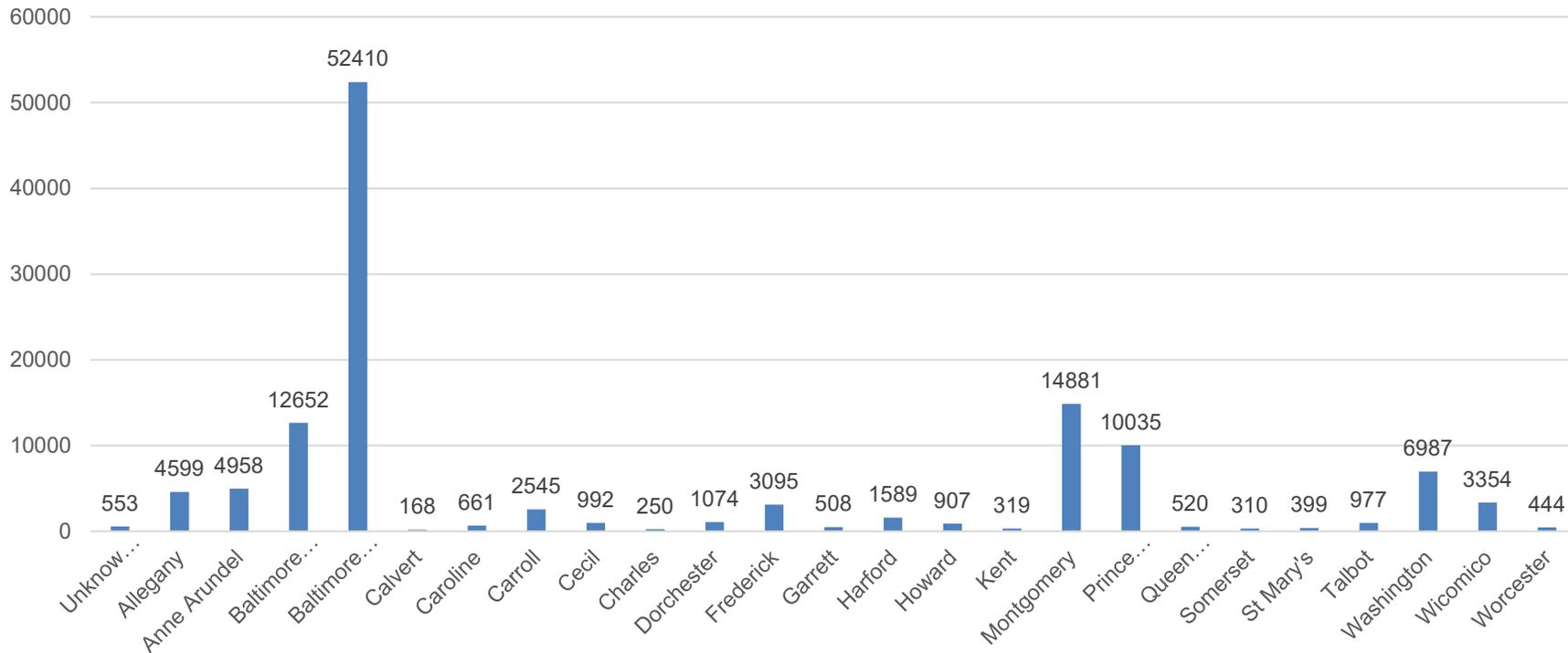
*\*Source – 2020 American Community Survey 5 Year Estimates*



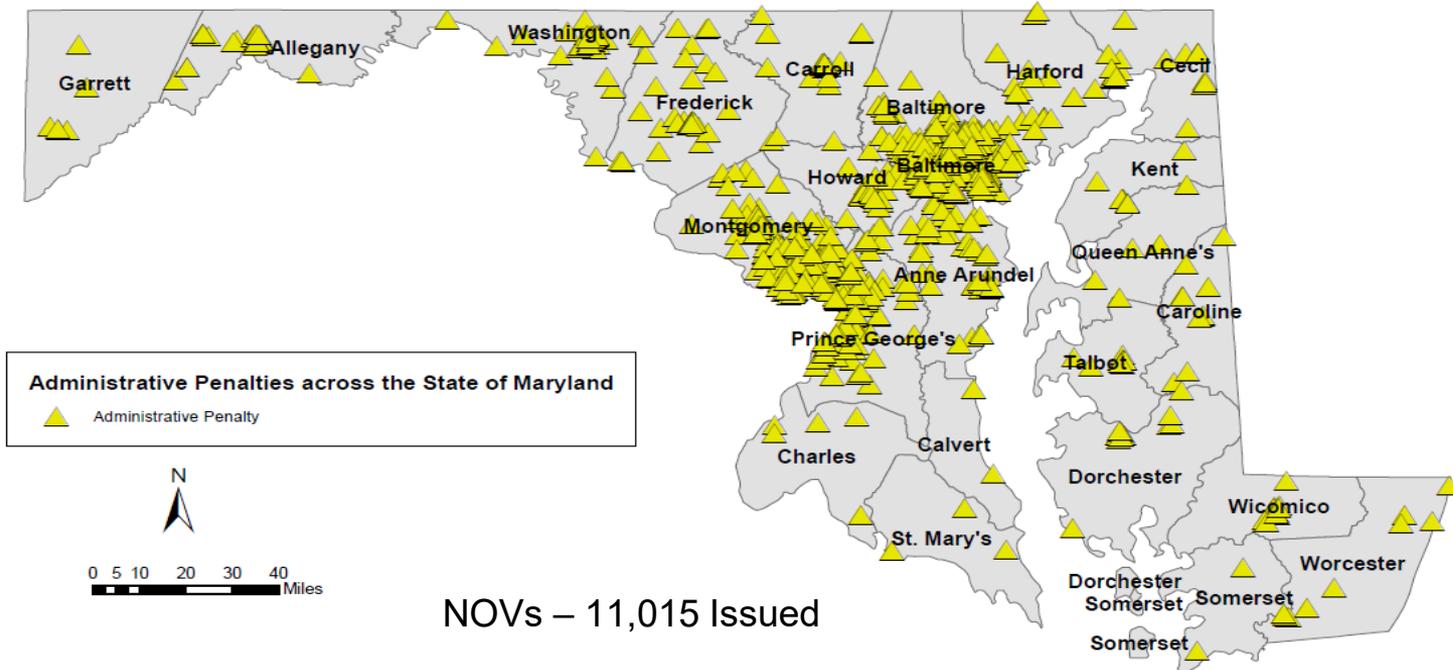
# Registered Properties by County



Registered Properties by County as of 9/4/2024



# MDE Lead Poisoning Prevention Program, Administrative Penalties, 2023

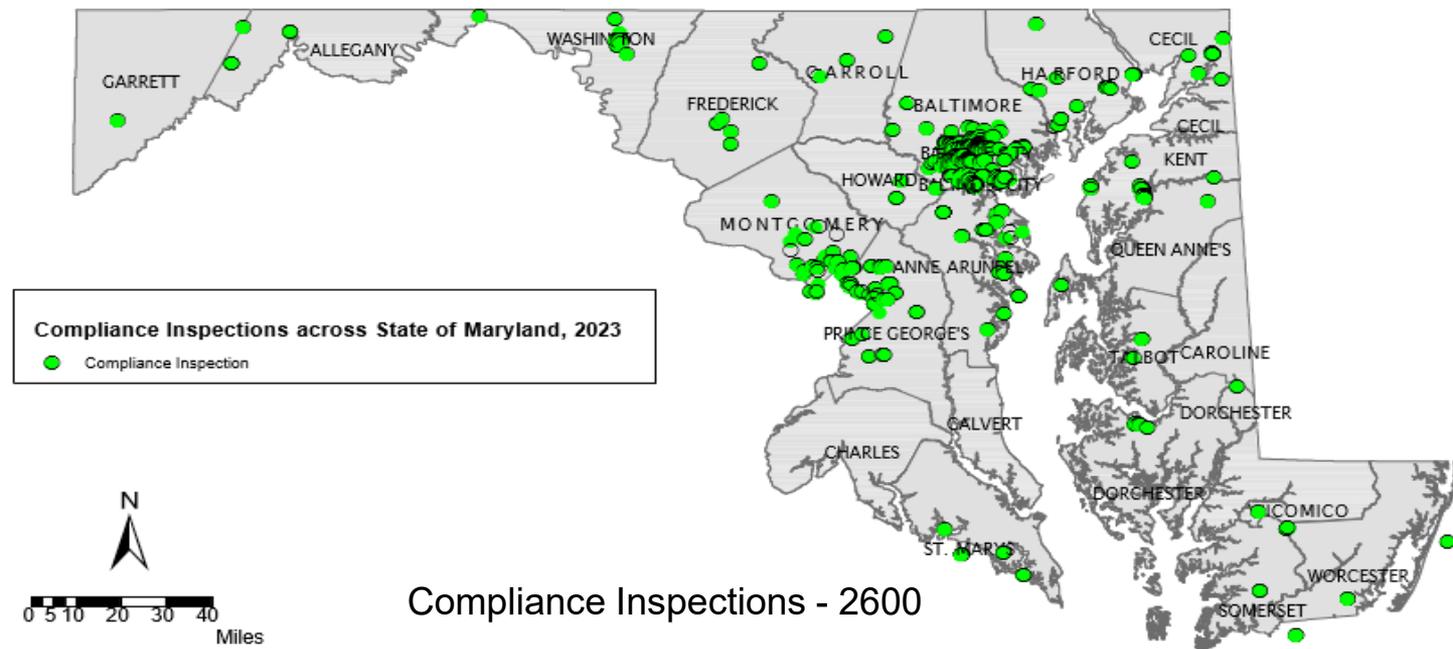


Maryland Department of the Environment  
1800 Washington Boulevard  
Baltimore, Maryland 21230

Wes Moore, Governor  
Aruna Miller, Lieutenant Governor  
Serena McIlwain, MDE Secretary



# MDE Lead Poisoning Prevention Program, Compliance Inspections, 2023

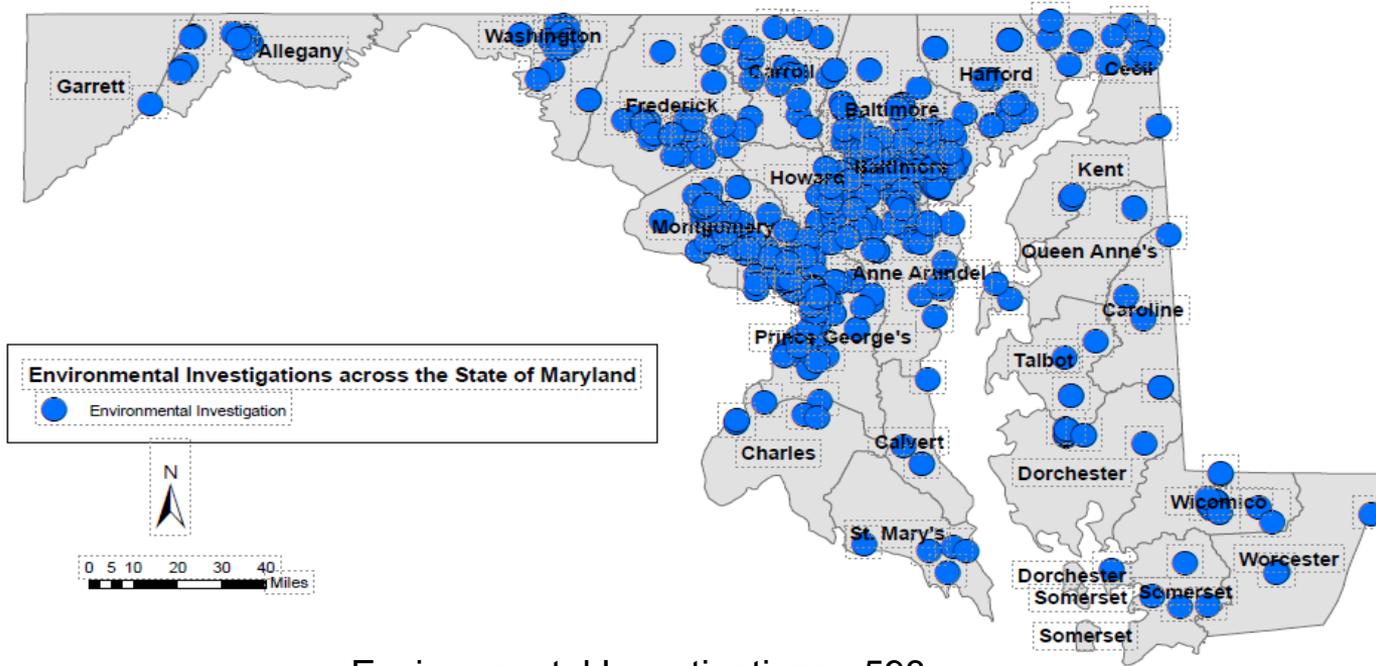


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# MDE Lead Poisoning Prevention Program, Environmental Investigations, 2023



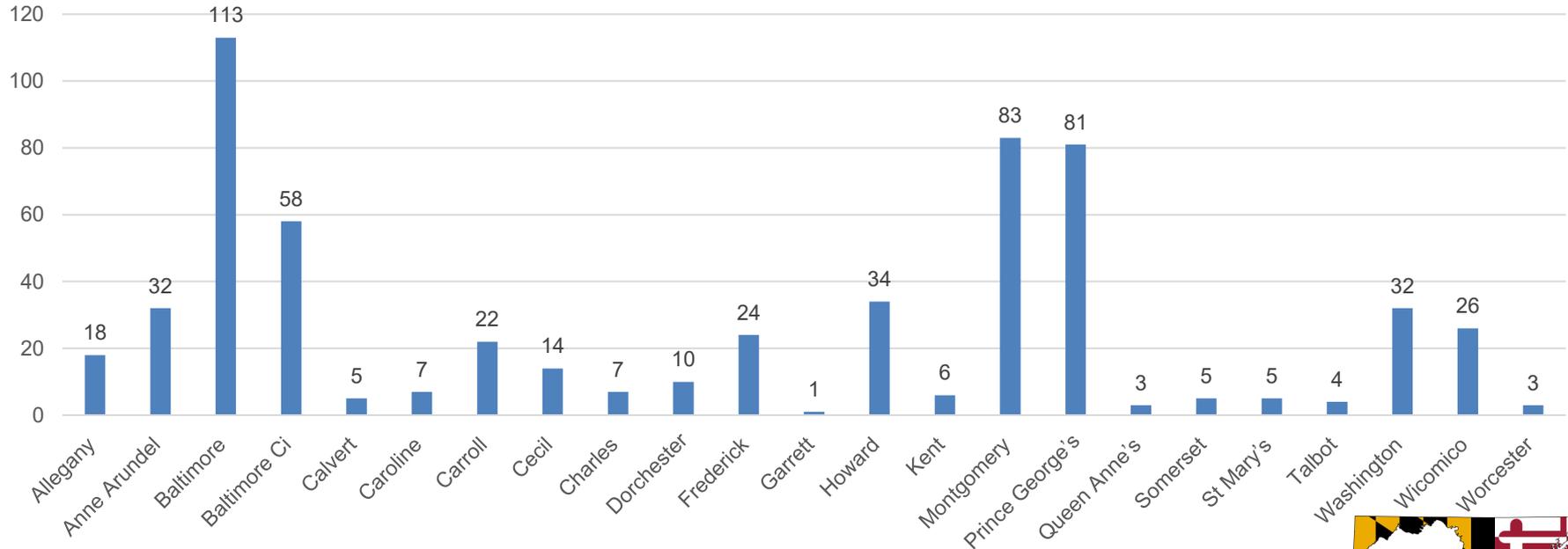
Environmental Investigations - 593

	<p>Maryland Department of the Environment 1800 Washington Boulevard Baltimore, Maryland 21230</p>	<p>Wes Moore, Governor Aruna Miller, Lieutenant Governor Serena McIlwain, MDE Secretary</p>	
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# Environmental Investigations

Environmental Investigations by County





# Training and Oversight

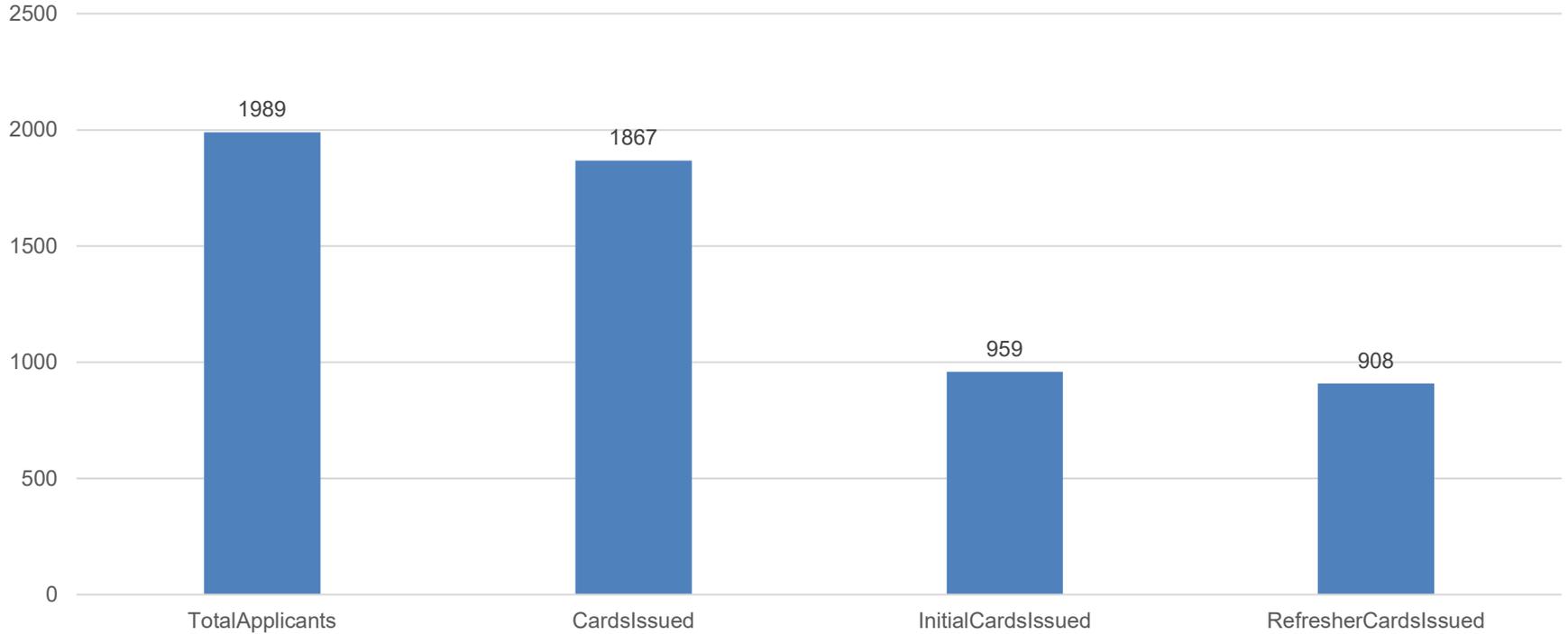
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## **ACCREDITED POPULATION REQUIRING OVERSIGHT:**

▪ Contractors	674
▪ Courses	24
▪ Individuals	1117
• Total	1815

# Training Summary

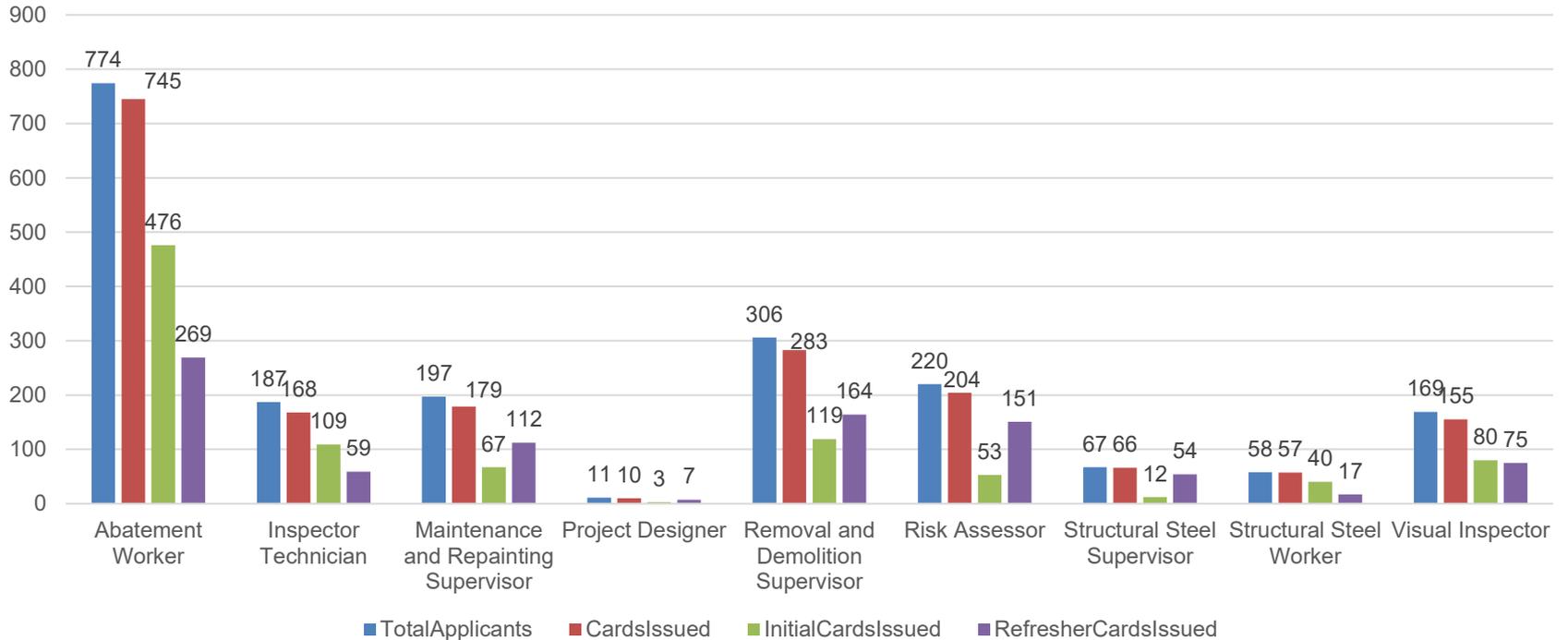
Total Applicants 2023





# Training Summary

## Training Summary 2023



# Lead Certificates 2023

## Types of Certificates

- **Lead-Free** – The “Crown Jewel”, highest standard, one time only – renders property non-affected
- **Limited Lead-Free** – Confirmed Lead-Free on the interior; lead paint on the outside, but intact; re-inspection of exterior every two years
- **Full Risk Reduction** – Minimum standard – Snapshot in time - All paint must be intact, dust samples taken in every room, and the samples must meet the established required
- **Modified Risk Reduction** – More stringent standard – necessitated by a triggering event: Child with elevated blood lead level (EBL), Notice of Defect issued
- **Lead Safe** – not used that much; intended for Qualified Offer/for a child with EBL





# Questions

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# **Maryland Lead Poisoning Prevention Commission**

## **EPA Lead in Soil Screening Standards - Update**

September 5, 2004

## New Blood Lead Reference Level: **3.5 µg/dL** Lower Exposure Levels

- From 1991-2012 the Centers for Disease Control left the blood lead level of concern unchanged at 10 µg/dL
- In November of 2012 the CDC responded to the recommendations from the CDC Advisory Committee on Childhood Lead Poisoning Prevention (ACCLPP) and reduced the blood lead reference level from 10 to 5 micrograms of lead per deciliter of blood (5 µg/dL)
- The CDC declared that “No safe blood lead level in children has been identified...” (2012)
- **In 2021, CDC lowered the blood lead reference level to 3.5 µg/dL which Maryland partially implemented on 10/28/22 and fully implemented on 1/1/24**

# EPA Lead in Soil Screening Standards

- **EPA Strategy to Reduce Lead Exposures and Disparities in U.S. Communities (2022)**  
Revising strategies and standards to reduce lead exposure including: lead in dust standards (2023 proposed) and lead in soil guidance standards (2024 issued).
- EPA: “The science is clear: There is no known safe blood lead level in children.”
- On **January 17, 2024**, EPA announced updates to guidance for lead in residential soil at Comprehensive Environmental Response, Compensation, and Liability Act CERCLA (Superfund) sites and Resource Conservation and Recovery Act (RCRA) corrective action facilities.
- EPA is lowering recommended screening levels and strengthening the guidance for investigating and cleaning up lead-contaminated soil in residential areas where children live and play.
- EPA advises that this update will increase the number of properties investigated for CERCLA and RCRA clean-up and will help EPA site teams make site-specific cleanup decisions that better protect nearby communities.

# EPA Lead in Soil Screening Standards

## Action Taken

- EPA is lowering the guidance screening level for lead in soil at residential properties from 400 parts per million (ppm) to 200 ppm.
- At residential properties with multiple sources of lead exposure, EPA will generally use 100 ppm as the screening level.
- Guidance Levels went into effect immediately in January 2024:

Children's Play Area	Prior Standard	New 2024 Standard
Lead in Soil	400 ppm	200 ppm
Lead in Soil (properties with multiple sources of lead exposure)	400 ppm	100 ppm

# EPA Guidance Documents and Strategies

## **EPA January 17, 2024 Lead in Soil Guidance Announcement**

<https://www.epa.gov/superfund/updated-soil-lead-guidance-cercla-sites-and-rcra-corrective-action-facilities>

## **EPA Strategy to Reduce Lead Exposures and Disparities in U.S. Communities (October 2022)**

<https://www.epa.gov/lead/final-strategy-reduce-lead-exposures-and-disparities-us-communities>