



New Lead Regulations

Five new bills aimed at reducing lead exposure

On February 11, Mayor Bill de Blasio signed into law five bills aimed at further reducing childhood lead exposure in New York City. A threat the administration has been committed to reducing. Some of these bills will affect landlords and multifamily buildings.

Intro. 873-A enables the Department of Housing Preservation and Development to issue violations to property owners who fail to address lead-based paint hazards in their housing units.

Intro. 904-A, requires the Department of Health to investigate cases where pregnant women have elevated lead levels in their blood. It will require the Department of Health to conduct follow-up screenings and inspections for the children of these individuals after they are born.

Intro. 919-A requires independent, EPA-certified inspectors to investigate applicable dwelling units for the presence of lead-based paint hazards. It also requires home improvement contractors to show that they are EPA-certified to ensure that they are prepared to follow lead-related safety standards.

Additional information about the new legislation can be [found here](#).

Spring Maintenance

As you prepare for spring and summer, the busiest move in and out season, building maintenance needs to be a priority. Not only will it make your building more attractive to new renters, winter weather can be hard on your building and spring can often bring heavy rain, strong winds and snowstorms that can exploit vulnerabilities. Below is our checklist of items that can be scheduled now to give you a jump-start:



- Begin visual inspections of facades, roofs and grounds. Dead limbs and branches should be removed. Pruning may need to begin early this year due to the mild winter, but don't be tricked into planting too early--the temperature may still drop below freezing in March and April.
- Be ready for tenants who want to install air conditioning units early. If your tenants are responsible for installation, make sure you have installation guides and rules ready for distribution. Make sure your systems in common areas are in proper working order.
- Check your backup generator and make sure you have flashlights and batteries. Spring storms can result in power loss.
- Plan for window cleaning but not too early as spring snowstorms can make you wish you had waited.
- Remember to keep snow removal and ice melt supplies handy for March or April snowstorms and check the floor mats for wear and slip hazards.
- Don't forget about the inside. Once the threat of snow is gone; carpets in common areas should be shampooed; tiles in entryways and lobby areas can be cleaned and shined; any interior walls or moldings can be touched up as necessary; and light fixtures, interior windows and air ducts can be cleaned.

A clear spring maintenance schedule, with check lists and timelines, can help facilitate the process and prioritize work giving you a little more time to enjoy the lovely weather. For additional information on this topic and many others, visit the [National Apartment Association Website](#).

Spring Conferences

Here is a list of conferences that may be of interest to you. Click the name of the conference for additional information and registration.



- [Facades NYC 2020 - April 2-3, 2020](#)
- [Buildings NY - April 28-29, 2020](#)
- [NYC DOB Build Safe Live Safe - May 8, 2020](#)
- [Cooperator Expo NY - June 10, 2020](#)

Please Call:

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