

Window and Door Components and Descriptions for Lead Hazard Control

We've heard that there is some confusion about some window and door component descriptions that are being put on the LIRAs and SOWs.

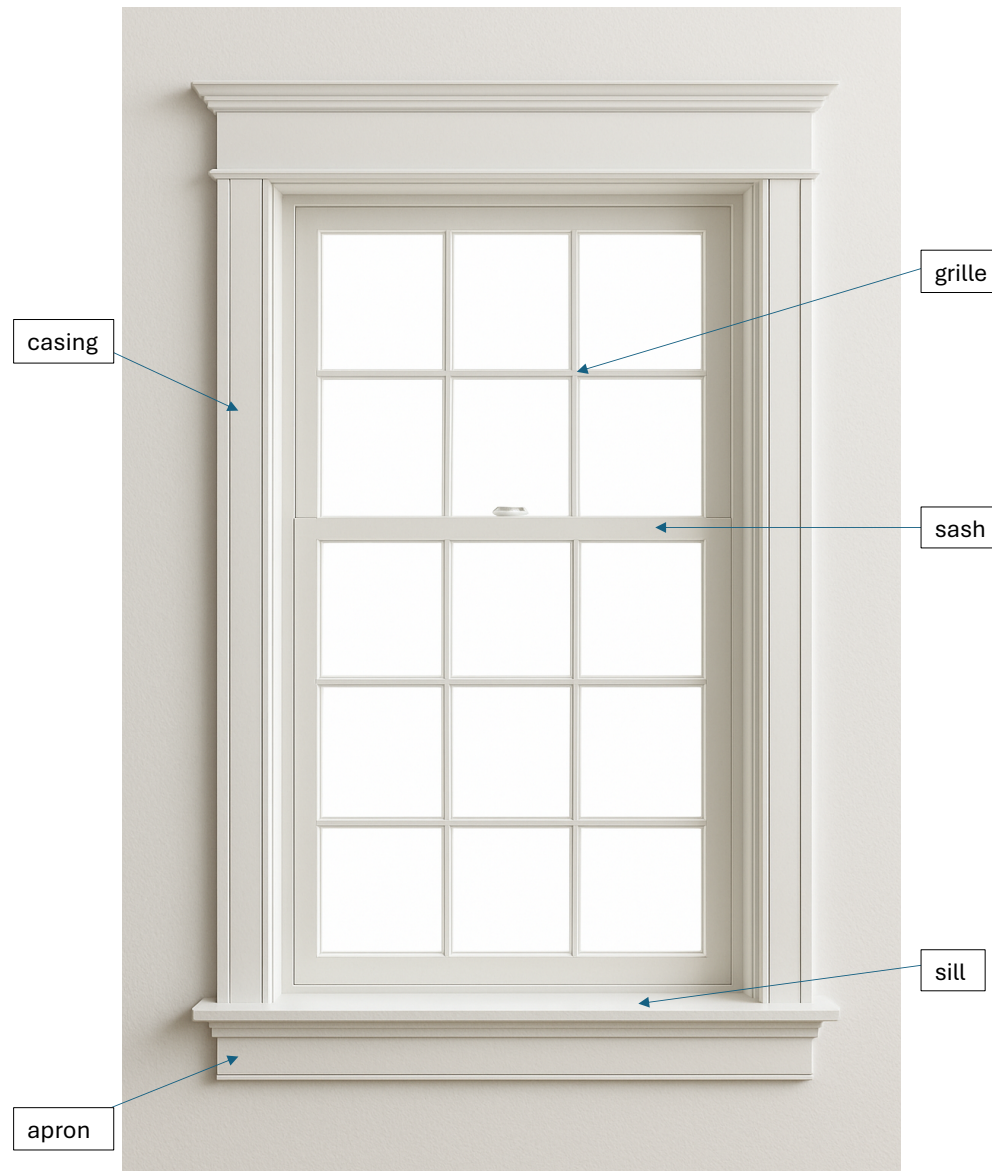
In order to assist you, please note and follow the descriptions and instructions below.

Please refer to the illustrations (below) of window and door components for easy reference. Please find additional information about lead remediation procedures in HUD Guidelines (Chapter 11 - Interim Controls and Chapter 12 - Abatement)

WINDOWS

Component Name	Definition and Description	Instructions
Window Trim/Frame/Casing	<p>For the purposes of this program "window trim" consists of surrounding non-impact/non-friction surfaces surrounding the window sash. Trim includes casing, apron, head and inside jamb.</p> <p>Many lead evaluators will often put "window casing" in the "component" section. This is equivalent to "window trim".</p>	<p>When "window trim" or more likely a "window casing" is called out on the LIRA, this implies that lead based paint has been found in the components surrounding the sliding window sash.</p> <p>If deteriorated, these surfaces should be wet scraped/sanded and encapsulated with approved lead encapsulation paint.</p>
Window Sill/Stool	<p>Window sill/stool is the chewable horizontal surface as the base of the window that is part of the window frame/casing/trim.</p>	<p>Because they are chewable/mouth able surfaces, window sills should be treated with a high level of care. When possible,</p>

		window sills testing positive for lead should be stripped to bare wood and repainted or replaced. However, according to HUD Guidelines, deteriorated sills can be stabilized and encapsulated.
Window Sash	The sash is the sliding/moveable part of the window that contains the glass panes. It can slide vertically (in the case of single-hung or double-hung windows), horizontally (in the case of sliding windows), or pivot from a vertical axis (in the case of casement windows).	When found positive for lead based paint, the window sash should be replaced with a new sash (window replacement).



DOORS

Component Name	Definition and Description	Instructions
Door Casing/Trim	Wood paneling or molding that surrounds the interior edge of a window or door frame. Used to cover the gap between the door frame and wall. These are non-friction or impact surfaces.	<p>When "door trim" or more likely a "door casing" is called out on the LIRA, this implies that lead based paint has been found in all of the components surrounding the door and impact/friction surfaces of a door (jamb and stop).</p> <p>If deteriorated, these surfaces should be wet scraped/sanded, stabilized and encapsulated with approved lead encapsulation paint. Casings can also be removed and replaced if it is more cost effective. Before replacing, care should be taken with historic or older casings that might have significance to the home owner.</p>
Door Jamb (side and head)	The side vertical and top horizontal pieces of the door frame. The door hinges will be fastened to one of the side jambs, and the hardware will latch into the other. Door jambs are considered friction surfaces.	Door jambs, because they are friction surfaces should either be stripped to bare wood or removed/replaced if found to have lead based paint. Jambs cannot be painted with encapsulation paint.
Door Stop	The door stop is part of the frame and the door rests on it when closed. The stop is considered an impact surface.	When found positive for lead based paint, the door stop should be stripped to bare wood or

		replaced with deteriorated. It cannot be painted with encapsulation paint.
Door	Doors can either be pre-hung (A full door unit with the door hinged, jamb, frame, sill, etc.) or slab (Only the door, no jamb, hinges, threshold, or door hardware. They can also be solid core or hollow core. Hollow core door should only be used on internal doors, such as bedrooms or bathrooms. Solid core doors must be used on exterior doors.	<p>Whether to remove and replace a door and what type of door to use is dependent upon the overall condition of the door and door frame components.</p> <p>Care should be taken with door replacements to ensure a "like for like" replacement is made. If the same door cannot be found, as close to a match as possible should be made.</p>

