

(iii) The repair of any structural defect that is causing the paint to chip, peel, or flake that the owner of the affected property has knowledge of or, with the exercise of reasonable care, should have knowledge of;

(iv) Stripping and repainting, replacing, or encapsulating all interior windowsills with vinyl, metal, or any other material in a manner and under conditions approved by the Department;

(v) Ensure that caps of vinyl, aluminum, or any other material in a manner and under conditions approved by the Department, are installed in all window wells in order to make the window wells smooth and cleanable;

(vi) Except for a treated or replacement window that is free of lead-based paint on its friction surfaces, fixing the top sash of all windows in place in order to eliminate the friction caused by movement of the top sash;

(vii) Rehanging all doors necessary in order to prevent the rubbing together of a lead-painted surface with another surface;

(viii) Making all bare floors smooth and cleanable;

(ix) Ensure that all kitchen and bathroom floors are overlaid with a smooth, water-resistant covering; and

(x) HEPA-vacuuming and washing of the interior of the affected property with high phosphate detergent or its equivalent, as determined by the Department.

6-817.

(a) (1) On and after [October 1, 1999] FEBRUARY 24, 2001, an owner of affected properties shall ensure that at least 50% of the owner's affected properties have satisfied the risk reduction standard specified in § 6-815(a) of this subtitle, without regard to the number of affected properties in which there has been a change in occupancy.

(2) (i) Notwithstanding any other remedy that may be available, an owner who fails to meet the requirements of subsections (a)(1) and (c) of this section shall lose the liability protection under § 6-836 of this subtitle for any alleged injury or loss caused by the ingestion of lead by a person at risk that is first documented by a test for EBL of 20 ug/dl or more on or after [October 1, 1999] FEBRUARY 24, 2001, in any of the owner's units that have not satisfied the risk reduction standard specified in § 6-815(a) of this subtitle and the inspection requirement of subsection (c) of this section.

(b) (1) On and after [October 1, 2004] FEBRUARY 24, 2006, an owner of affected properties shall ensure that 100% of the owner's affected properties in which a person at risk resides, and of whom the owner has been notified in writing, have satisfied the risk reduction standard specified in § 6-815(a) of this subtitle.

(2) (i) Notwithstanding any other remedy that may be available, an owner who fails to meet the requirements of subsections (b)(1) and (c) of this section, or of § 6-819(e) of this subtitle shall lose the liability protection under § 6-836 of this subtitle for