



Lead Paint Fact Sheet

The U.S. Environmental Protection Agency's "Lead: Renovation, Repair and Painting" rule governing the work of professional remodelers in homes with lead-based paint take effect in April 2010.

Summary of the Rule

1. Training and Certification: Beginning in April 2010, firms working in pre-1978 homes will need to be certified. In addition to firm certification, an employee will also need to be a Certified Renovator. This employee is responsible for training other employees and overseeing work practices and cleaning. The training curriculum for certification, in development with the EPA, will be an eight-hour class with two hours of hands-on training. Both the firm and renovator certifications are valid for five years. A Certified Renovator must take a four-hour refresher course to be recertified.

2. Work Practices: Once work starts on a pre-1978 renovation, the Certified Renovator has a number of responsibilities. Beginning with distributing EPA's *Renovate Right* brochure to the homeowner and having them sign the pre-renovation form in the booklet. Before the work starts the Certified Renovator will post warning signs outside the work area and supervise setting up containment to prevent spreading dust. The rule lists specific containment procedures for both interior and exterior projects. It forbids certain work practices including open flame or torch burning, use of a heat gun that exceeds 1100°F, and high-speed sanding and grinding unless the tool is equipped with a HEPA exhaust control. Once the work is completed, the regulation specifies cleaning and waste disposal procedures. Clean up procedures must be supervised by a Certified Renovator.

3. Verification and Record Keeping: After clean up is complete the Certified Renovator must verify by matching a cleaning cloth with an EPA verification card. If the cloth appears dirtier or darker than the card, the cleaning must be repeated. A complete file of records on the project must be kept by the certified renovator for three years. These records include, but aren't limited to: verification of owner/occupant receipt of the *Renovate Right* pamphlet or attempt to inform, documentation of work practices, Certified Renovator certification, and proof of worker training.

4. Exemptions: It is important to note that these work practices may be waived under these conditions:

- The home or child occupied facility was built after 1978.
- The repairs are minor, with interior work disturbing less than six sq. ft. or exteriors disturbing less than 20 sq. ft.
- The homeowner may also opt out by signing a waiver if there are no children under age six frequently visiting the property, no one in the home is pregnant, or the property is not a child-occupied facility.
- If the house or components test lead free by a Certified Risk Assessor, Lead Inspector, or Certified Renovator.

EPA Lists Approved Trainers:

EPA has begun listing approved trainers on their Web site. Visit

<http://www.epa.gov/lead/pubs/trainingproviders.htm> for the current listing of trainers available to prepare remodelers for implementation of the lead paint rule.

HBA Training Dates

The HBA of Hartford County is offering training and an information session for earning certification to work under the new EPA lead rule. Seats for the training will be given on a first-come-first-serve basis, but preference will be given to HBA members. Each class is limited to 20 people.

- **November 20, 2009 – 8 a.m. & 10:30 a.m., EPA LEAD CERTIFICATION TRAINING**, at Manchester Community College
- **December 3, 2009 – 8:30 a.m. Builder Breakfast Meeting – Overview of the New EPA Lead Certification Law**
- **January 14, 2010 – 8:30 a.m. & 10:30 a.m. – EPA LEAD CERTIFICATION TRAINING**, Manchester Community College

For more details on the above events, contact the HBA office at 860-563-4212 or visit us at:

www.hbahartford.com.

Learn more details about the lead paint rule and how to prepare for compliance at:

www.nahb.org/leadpaint.