

CDR BULLETIN

EPA Lead Paint Rule

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By Bryce Given

The US Environmental Protection Agency established a new rule for renovations, repairs and painting projects in any residential or multi-family structure built prior to 1978 which contains or potentially contains lead-based paint and is inhabited or frequented by pregnant women or children under the age of six. This rule takes effect as of April 2010 and applies to interior projects disturbing more than six square feet or exterior projects exceeding 20 square feet.

To comply, all involved firms and a designated employee are required to be certified as Certified Renovators. Warning signs must be posted outside the work area, dust needs to be contained, the use of disposable plastic drop cloths is required, and the site must be cleaned with HEPA vacuuming and wet washing. Open-torch burning, using high-heat guns and high-speed equipment such as grinders and sanders (unless equipped with a HEPA filter) are all prohibited. Clean up procedures must be supervised by the Certified Renovator and the results must be verified as in compliance with the new rule. Complete records must be kept for three years.

These work practices may be waived if: 1) the home or child-occupied facility was built after 1978; 2) the repairs are minor, disturbing less than six square feet in the interior or less than 20 square feet on the exterior; 3) the homeowner opts out by signing a waiver if there are not children under age six frequently visiting the property, no one in the home is pregnant, or the property is not a child-occupied facility; and 4) if the house or components test lead-free by a Certified Risk Assessor, Lead Inspector or Certified Renovator.

The EPA is currently working on training curriculum which will include an eight-hour class with two-hours of hands on training. Certifications will be valid for five years and Certified Renovators will need to take a four-hour refresher course to be recertified. Renovation firms could begin applying to the EPA for certification starting October 2009. For more information and the complete rule log onto the EPA web site at www.epa.gov/oppt/lead/pubs/renovation.htm.



About the Author

Bryce Given is vice president of operations for CDR. He is also certified by the Roofing Consultants Institute as a Registered Roof Observer.

Contact CDR

206-232-9075
3047 78th Avenue SE
Suite 204
Mercer Island, WA 98040

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