

# Lead Renovation, Repair & Paint Rule

## Summary of the Rule

Review the points below for a quick summary of the new EPA lead paint rule:

### 1. Training and Certification

Beginning in April 2010, firms working in pre-1978 homes will need to be certified. Firms need to complete the [application for certification](#) and submit a fee of \$300 to the EPA.

Along with the firm certification, an employee will also need to be certified as a Certified Renovator. This employee will be responsible for training other employees and overseeing work practices and cleaning. The training curriculum is an eight-hour class with two hours of hands-on training. Find an approved trainer by search the directory of [EPA-approved training providers](#). Both the firm and Certified Renovator certifications are valid for five years. A Certified Renovator must take a four-hour refresher course to be recertified. Learn more about the [responsibilities of a certified firm and certified renovator](#).

### 2. Work Practices

Once work starts on a pre-1978 renovation, the Certified Renovator has a number of responsibilities. Before the work starts this person will educate residents by distributing the *Renovate Right* pamphlet 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 the cleaning 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. NAHB believes that record keeping will be a major enforcement tool for the regulation.

Beginning in July 2010, remodelers are required by EPA to share a copy of records developed under rule requirements with the customer within 30 days of completing the remodeling work.

#### **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 square feet or exteriors disturbing less than 20 square feet being exempt.

If the house or components test lead free by a Certified Risk Assessor, Lead Inspector or Certified Renovator