

## How to Comply with the EPA Lead Renovation Rule

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Because older buildings often have lead paint, repair and reconstruction of these buildings pose hazards. So in June 2008, a federal Environmental Protection Agency (EPA) rule took effect requiring companies to meet safety requirements before doing such renovations. Here's an overview of how the new rule works.

### The EPA Lead Renovation Rule

The EPA Lead; Renovation, Repair and Painting Program rule (codified in [40 CFR 745.80 – 745.339](#), ) covers the repair, remodeling, renovation and painting of “target housing,” defined as “any housing constructed before 1978, except housing for the elderly or persons with disabilities (unless any child under age 6 resides or is expected to reside in such housing) or any 0-bedroom dwelling.”

The rule is designed to control hazard of lead-based paint or LBP, which is defined as a painted surface that when tested by a laboratory, XRF or EPA approved test-kit is equal to or greater than 1.0 mg/cm<sup>2</sup> or 0.5% by weight lead.

### Lead Renovation Certification Requirements

The rule includes certification requirements for both renovation companies and training providers. Starting in October 2009, companies must receive EPA certification. After April 22, 2010, companies that haven't received EPA certification won't be permitted to “perform, offer, or claim to perform renovations” of target housing. Certification is good for 5 years and can be renewed in 5 year increments upon payment of the required fees.

Similarly, training providers had to begin to apply for certification of their courses beginning in April 2009. April 22, 2010 is the date when individuals and work practices have to conform to the regulations.

The rule (§745.90) establishes 2 kinds of new certification: a certified renovator and a certified dust sampling technician. Both certifications require the person to successfully complete their respective course and pay the appropriate fee. A periodic refresher course and fee are required to maintain each certification.

### Other Lead Renovation Requirements

Renovators are also required deliver to each unit a copy of the EPA publication, **Renovate Right**, (Publication EPA-740-F-08-002), within 60 days of beginning renovation of target housing The

booklet, which can which can be downloaded from the [EPA website](#), is available in both English and Spanish.

The rule also (§745.85) requires renovators to post signs informing occupants of the area of work and warning against entering the work area. The company must isolate the work area to prevent the inadvertent escape of dust and debris. Doors and windows must be closed and vents taped shut. Floors must be covered. Other requirements apply to exterior work.

Of course, all of the other standard safety prohibitions are still in effect, such as bans on the use of heat guns hotter than 1,100° F, open flames, use of sanding, high-speed grinding machines or abrasive blasting unless the equipment is used with HEPA filtered exhausts.

Final cleaning and waste removal must be done in a manner similar to the requirements that apply to asbestos renovations. Wrap the wastes in plastic; mist and wipe down all waste bags.

Under Section 745.86, all documents relating to the renovation and showing that the renovator followed all of these requirements are to be kept for a minimum of 3 years, or longer if required by other federal, state or local regulations.

### **Conclusion**

All contractors should read the full rule and related information on [EPA's website](#) to ensure that they're familiar with it and ready to comply. The Federal Register notice, which is cited above, also provides useful background and insight into what EPA was trying to accomplish in adopting the rule.