



AEI Consultants

Environmental & Engineering Services

Lead-based Paint ALERT- 2010 EPA Rule – Be Aware of the Tougher Renovation Requirements

What is the Rule? EPA's Renovation, Repair and Painting Rule (RRP Rule), effective since April 22, 2010, requires EPA Certification to perform work that may disturb lead-based paint in homes, multi-family properties, child care facilities, schools, or other buildings where children are regularly present. This requirement applies to renovation, demolition, repair, weatherization, window-replacement, and painting projects in structures built prior to 1978, and requires contractors to follow specific work practices to prevent lead contamination. In addition, all contractors and property managers must now distribute the EPA-required informational pamphlet prior to starting work. Citizen or occupant lawsuits against property owners and contractors for any observed violations of the law are protected in the Rule, so those involved with managing properties must be confident they understand and are complying with the Rule.

Why should Owners & Property Managers Care? When properly maintained and managed, lead-based paint poses little risk. The risk increases at friction points, such as windows and doors, and as paint deteriorates (i.e. chipping, chalking, or flaking). Exposure to children can occur through dust, chips and flakes, and renovation activities are one of the primary triggers leading to lead poisoning in children.

If property management companies or property owners are doing their own renovation work, they must be EPA Certified Renovators. Record keeping requirements are stringent.

Why should Brokers or Lenders care? Brokers representing sellers should verify a certified contractor was used for any recent renovations, and those representing a buyer should help to verify the property is safe. Any testing that is done at the property is part of the disclosure package for the property, including clearance sampling done after a renovation project. Brokers must disclose any lead-based paint hazards when a property is being leased or sold. Any information about lead such as a sampling report, spot test results, lead inspections or risk assessments must be disclosed. Realtors should also make sure that any recommended contractors are EPA Certified.

Lenders who foreclose on a residential, multi-family, day care or other affected property types should be aware of the requirements in the event that they or their representatives manage repair or renovation work.

Getting out of the Rule? A lead-based paint inspection or risk assessment that clears the property of lead-based paint can be used to gain exemption from the rule. An investment in a comprehensive survey could save property owners and managers compliance costs.



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Why the Rule? Lead is highly toxic and can be released to the environment through common renovation and carpentry activities such as sanding, cutting, remodeling and demolition. While lead is harmful to adults, it is of particular concern to children. Even moderately elevated levels of lead in a child's blood are associated with learning disabilities and reduced IQ with lifelong repercussions. Lead-based paint is typically found in buildings constructed prior to 1978. EPA statistics indicate about 75% of all homes built prior to 1978 contain lead-based paint. Renovation activities are one of the primary triggers leading to lead poisoning in children.

Bottom Line: Ask AEI for information on complying with the Rule, and verify your contractors are EPA Certified. Additional resources can be found on the EPA website [here](#).