Student Manual Correction

EPA Model Training Course:
Minimizing Lead-Based Paint Hazards
During Renovation, Remodeling, and Painting

The directions below are provided to correct two errors which were identified after the printing of the Student's manual. Please follow the instructions provided prior to use of the manual.

1) Attached to this sheet are three illustrations which were inadvertently omitted from the Student manual. Please detached the illustrations from this page and insert them in order (Illustration 1...2...3) at the end of Module 2.

.....and.....

2) Two pages were inadvertently misplaced in the Student manual. Please remove the final two pages from Module 3, and insert them at the end of Module 5. The pages being moved can be identified as follows: the first page is titled "Worksheet: Evaluating the Job"; and the second page begins with a checklist titled "Personal Protection Equipment (PPE) Tool Kit."

1200 Per venue NW
Was 20460

Illustration 1

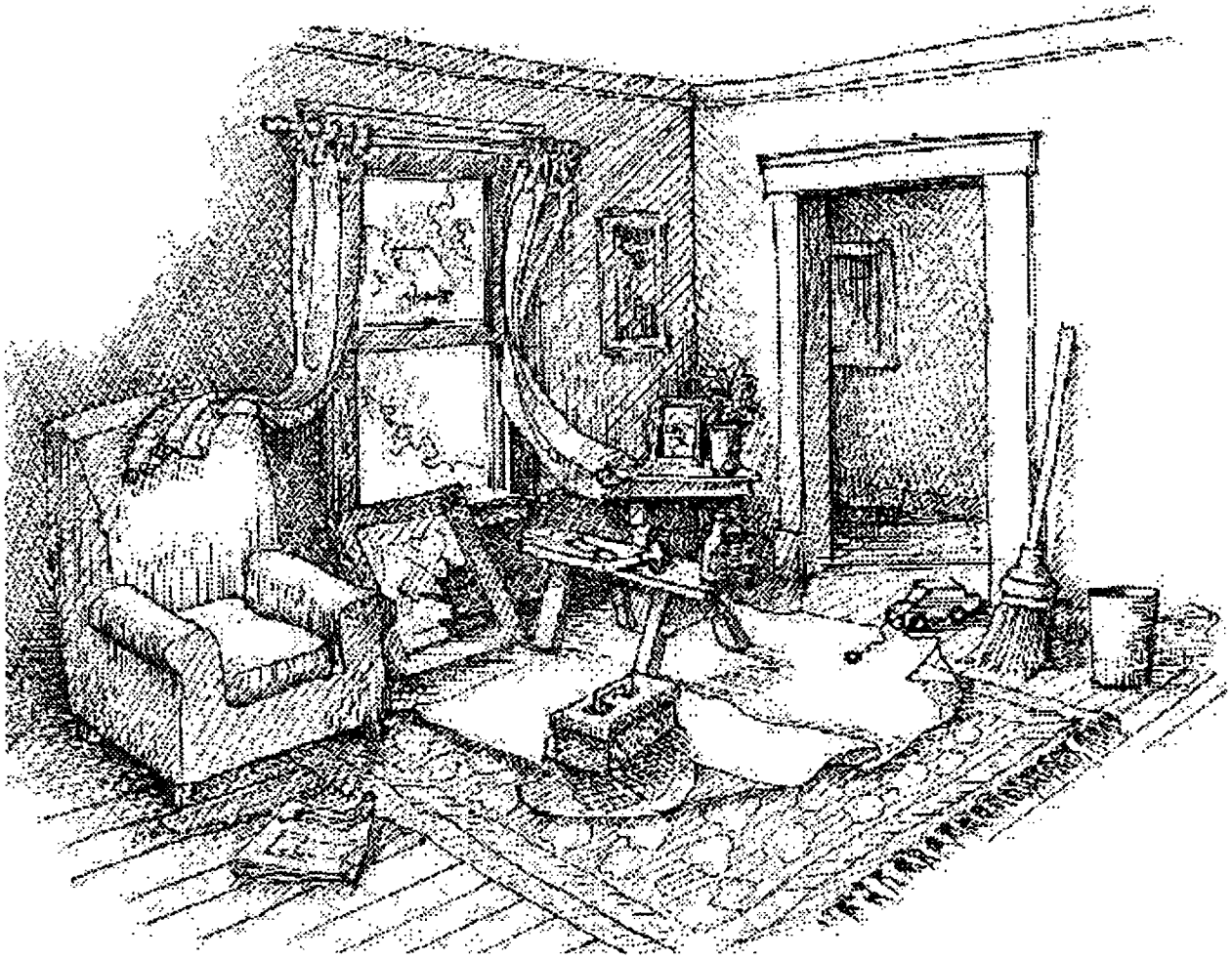

Illustration 2

Illustration 3

United States
Environmental Protection
Agency

Office of Pollution Prevention,
and Toxics
(7404)

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EPA

LEAD Awareness Program

#5116477

Model Training Course

Minimizing Lead-Based Paint Hazards During Renovation, Remodeling, & Painting

Student Manual

EPA

Minimizing Lead-Based Paint Hazards During Residential Renovation, Remodeling and Painting

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Introduction and Welcome

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Introduction Overview

- Introductions
- Course objectives
- Course manual
- Course agenda

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Introductions

- **In less than 1 minute please tell us:**
  - Your name
  - Company you work for
  - What you want to learn in this course
  - Do you currently use lead-safe work practices?

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Course Objectives

- **Minimize creation and dispersal of lead-contaminated dust and debris during**
  - Renovation and Remodeling
  - Painting
  - Any activity that disturbs paint
- **Protect residents, especially children, from exposure to lead-contaminated dust and debris**
  - Set-up and Containment
  - Safe Work Practices
  - Clean-up

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Objective

- Upon completion of this course, participants will be able to perform renovation, remodeling, painting, and other activities in a manner that minimizes creation and dispersal of lead-contaminated dust and protects residents, especially children, from possible lead exposure.

Minimize dust and protect residents

- This course will show contractors how to perform their work in a manner that creates the least amount of dust possible, and how to contain and clean up the dust that they do create so that it does not spread throughout the house or to neighboring properties.

Who can use this course

- The techniques discussed in this course apply to work performed by a variety of contractors, including plumbers, electricians, residential renovators, remodelers, and painters.

This Course...

- Is voluntary and can demonstrate your company's competence to prospective clients
- Is not an abatement course
- Does not satisfy OSHA training requirements
- May not satisfy state and local training requirements

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Lead abatement training

- Lead abatement work is done for the sole purpose of permanently removing lead-based paint hazards from a home. This type of work requires special training that is not provided by this course. Many states have defined the term abatement differently and have specific training and certification requirements, therefore, check with your state to obtain information about any state specific requirements.

Voluntary training

- Completing this course is voluntary. Voluntary training is useful in demonstrating a company's competence to prospective clients and can be a marketing advantage that distinguishes a company from the competition.

Training Manual Overview

- Six modules
- Interactive exercises
- Appendices
- Lead Paint Safety Field Guide
- Optional Video

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Modules

In addition to this Introduction and Welcome, there are six modules in this course:

- Module 1 Why Should I Be Concerned About Lead Dust? **(1 hour)**
- Module 2 Set-up Your Work Space to Contain Lead Dust **(1 hour)**
- Module 3 Safe Work Practices **(1 hour)**
- Module 4 Clean-up and Check Your Work **(1 hour)**
- Module 5 Talking to Clients and Planning Work **(1 hour)**
- Module 6 Supervisory and Business Issues **(30 minutes)**

Activities and Exercises

- The course includes activities and exercises to help you identify methods of reducing the amount of dust you create, and containing and cleaning up the dust you created. Many of the exercises and activities take place in small groups, so you will have an opportunity to share your experiences and ideas with others in the class.

Appendices

- As indicated in the table of contents, this manual has several appendices that provide extra information that will help contractors.

Field Guide

- This manual also provides you with a copy of the *Lead-Based Paint Safety Field Guide*. This handy Field Guide is easy to use and has illustrations of suggested methods for reducing, containing, and cleaning up dust in work areas. Take it with you to work.

Optional Video

- The course also includes an optional video that addresses concepts in modules 2, 3, 4, and 5: set-up, safe work practices, clean-up, and talking with clients and planning work.

Course Agenda

- Registration and refreshments
- Introduction and welcome
- Module 1
- Break
- Module 2
- Module 3
- Lunch
- Module 4
- Module 5
- Break
- Module 6
- Adjourn

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Module 1
Why Should I Be Concerned About Lead Dust?

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Module 1 Overview

- Exercise
- Why is lead-contaminated dust a problem?
- Health risks and effects of lead?
- What is lead-based paint?
- How many homes contain lead-based paint?
- What the government is doing about lead-based paint?
- Summary

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Upon completion of this module, you will be able to explain

- Why we are concerned with lead-contaminated dust
- The health risks of lead to children and adults
- The federal regulations that affect lead-based paint

Why Is Dust and Debris a Problem?

- Dust and debris can contain lead
- Lead-contaminated dust and debris is poisonous
- Small amounts of lead-contaminated dust can poison children and adults
  - Children swallow it during ordinary play activities
  - Adults swallow or breathe it during work activities
- Workers can bring lead-contaminated dust home and poison their families

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Dust and debris from renovation, remodeling, and painting jobs in pre-1978 housing may contain lead

- Pre-1978 paint may contain lead.
- Renovation, remodeling, and painting jobs disturb paint that may contain lead.
- Any activity involving surface preparation, such as hand scraping, power sanding, the use of heat guns, and open flame burning, can generate significant amounts of dust. More complicated tasks such as removing building components and demolishing walls also can create a lot of dust.

Renovation, remodeling, or painting jobs that disturb lead-based paint can create a hazardous situation

- If proper precautions are not taken prior to and during jobs that may generate dust, workers, residents, and children may become lead-poisoned.

Workers may bring home lead-contaminated dust

- A worker's family may be most at risk from being exposed to lead-contaminated dust because dust can be tracked home and into vehicles on the worker's clothing and shoes.

Small amounts of lead-contaminated dust can poison

- A tiny amount of lead can be extremely harmful. A lead-contaminated paint chip the size of your fingernail contains enough lead to poison an adult.
- Lead particles are often so small that you cannot see them, and yet you can breathe or swallow them. Smaller dust particles that are inhaled or swallowed are more easily absorbed by the body than larger particles, and can therefore cause poisoning more easily.

Lead-contaminated dust is dangerous to children and adults

- Lead particles in dust, fumes, or mists may be breathed or swallowed by children, residents, and workers.
- Dust settles on everything, including toys, clothes, hands, faces, work surfaces, and equipment.
- Through normal hand-to-mouth activities, children may swallow or inhale:
  - Dust on their hands, toys, food, or other objects
  - Paint chips
- Adults can swallow or breathe dust during work activities.
  - When workers perform activities such as scraping and sanding by hand or use a power sander or grinding tool, it creates dust. These particles get into the air that they are breathing.
  - If workers eat, drink, smoke, or put anything into their mouths without washing up first, they will be swallowing lead.

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Health Risks of Lead

- **Very hazardous to children**
  - Reading and learning difficulties
  - Behavioral problems
  - Difficulty paying attention and hyperactivity
  - May result in seizures, coma, and death
- **Hazardous to pregnant women**
  - Damage to fetus
- **Also hazardous to workers and other adults**
  - Loss of sex drive
  - Physical fatigue

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Children, particularly children under six, are most at risk from small amounts of lead

- Children absorb more lead than adults because they are growing. Because children's brains and nervous systems are still developing, lead causes irreversible brain, nervous system, and organ damage. This can lead to:
  - Reading and learning difficulties in school
  - Behavioral problems
  - Difficulty paying attention and hyperactivity
- In some cases, exposure to lead may have devastating health effects including seizures, coma, and death.
- Children are at a greater risk than adults because during normal and frequent playing or hand-to-mouth activity, children may swallow or inhale dust from their hands, toys, food, or other objects.
- **Among adults, pregnant women are especially at risk from exposure to lead**
- Changes in a woman's body during pregnancy may cause lead stored in her bones to be released into her blood.
- Lead can then be passed from the mother to the fetus. Lead poisoning can cause:
  - Miscarriages
  - Premature births
  - Low birth weight

Health effects of lead in adults include

- Loss of sex drive
- Physical fatigue, lack of coordination, dizziness, muscle or joint aches
- Kidney damage or failure
- Damage to male and female reproductive organs
- Miscarriages in pregnant women
- Headaches and memory loss
- Nausea and stomach aches
- Heart disease and high blood pressure

Lead Poisoning

- **Lead poisoning does not always have obvious symptoms**
  - Symptoms are easily misdiagnosed, thus delaying effective treatment and increasing likelihood of permanent physical and mental damage
  - Only sure way to determine lead poisoning is to take a blood lead level (BLL) test.

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Lead poisoning does not always have obvious symptoms

- Lead poisoning often has no obvious symptoms, so symptoms are frequently attributed to other causes.
- Specific symptoms that people with lead exposure sometimes complain of include:
  - Headache
  - Stomach ache
  - Irritability
  - Fatigue
  - Loss of appetite
  - Pain in joints
- Because many symptoms are vague or similar to flu symptoms, parents may not get immediate medical attention for their children. This is critical for young children. The longer lead remains in the body of a young child, the higher the risk of permanent damage.
- The best way to determine if lead is present in the body is by testing a person's blood.

Blood Lead Level (BLL)

- Because lead poisoning does not always have symptoms, the most common way to measure the amount of lead in your blood is the Blood Lead Level (BLL) test. The BLL test:
  - Measures the amount of lead that is circulating in your blood.
  - Tells you about your exposure to lead in the last 2-3 weeks.
  - Does <u>not</u> tell you the total amount of lead in your body.
  - Does <u>not</u> tell you if any long-term damage has occurred.
  - A blood lead level above **10 micrograms per deciliter (μg/dl)** is not safe for children or for women during pregnancy. The Centers for Disease Control and Prevention consider this to be the "level of concern." A level of 39 μ g/dl or less may mean that damage to your body is occurring, even if you have no symptoms. A level of 40 to 49 μg/dl means that serious health damage may occur. A level of 50 μg/dl or greater means that severe health damage is likely, may be permanent, and may occur quickly.

What Is Lead-Based Paint?

- **Lead-based paint is**
  - Any paint or surface coating that contains more lead than 0.5% or 5,000 ppm by dry weight or 1.0 mg/cm^2
  - Some states regulate paint with lower concentrations of lead
- **Why was lead used in paint?**
  - Primary pigment
  - Added color
  - Durability
  - Drying agent

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Lead-Based Paint

- Lead-based paint is any paint or other surface coating that contains lead equal to or greater than than 0.5 percent or 5,000 parts per million by weight or 1.0 milligram per square centimeter (mg/cm^2) as measured by laboratory analysis or X-ray fluorescence (XRF).
- Paint with concentrations of lead lower than the standard definition above can still cause health problems.

Some states regulate paint with lower concentrations of lead

- You should check with your state health department to see if the state has requirements that are more stringent than the federal requirements.

Why was lead added to paint?

- Lead was added to paint for color and durability. Lead-based paints stood up to wear and tear, temperature and weather changes, and resisted mold and mildew in moist areas.
- Before the 1950's concentrations of lead in paint were as high as 50 percent by weight. From about 1950 to 1973, the concentration of lead in paint was reduced as other pigment materials became more popular.

Lead-based paint was banned from residential use in 1978

- In 1978 the Consumer Products Safety Commission banned the sale of lead-based paint for residential use. In practice, this means that homes built in 1978 could still have used lead-based paint because existing supplies of paint containing lead would still have been available.

How Widespread is Lead in Housing?

Year House Was Built	Percent of Houses with Lead-Based Paint
Before 1940	87 percent
1940-1959	69 percent
1960-1978	24 percent
All Housing	40 percent

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- **Source of data in table above:** *HUD Report on the National Survey of Lead-Based Paint in Housing*, 2001.

- Approximately 38 million pre-1978 housing units may contain paint that meets the federal definition of "lead-based paint" (Source: *HUD Report on the National Survey of Lead-Based Paint in Housing*, 2001.).

Homes built before 1960

- Homes built before 1960 are more likely than homes built after 1960 to contain higher concentrations of lead and to have deteriorated paint surfaces. In the 1950's paint companies began to use less lead.

Homes built in 1978 and earlier

- Play it safe. You should assume that any house built in 1978 or earlier contains lead-based paint unless the house has been tested for lead and the results indicate that the house does not contain lead-based paint.

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What Is Being Done About Lead?

- **Laws**
  - Lead-based paint was banned from residential use in 1978
  - Title X ("ten")
- **Education**

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Title X

- The Residential Lead-Based Paint Hazard Reduction Act of 1992 (PL 102-550, October 28, 1992) is also known as "Title X of the Housing and Community Development Act of 1992."
- The key provisions in Title X that affect remodelers and renovators are Section 1031 and the amendments impacting the Toxic Substance Control Act (TSCA), Title IV Sections 402 and 406. Key provisions that affect Federally-assisted housing are in Sections 1012 and 1013.
- Title X is the cornerstone of the national lead program. Most lead regulations issued by federal agencies were developed based on direction found in Title X.

Purpose of Title X

- **Develop a national strategy** to eliminate lead-based paint hazards and to evaluate and reduce lead-based paint hazards on a priority basis. To summarize, some of the key features of Title X are that it:
  - Emphasizes the prevention of lead-based paint hazards ***before*** children are poisoned;
  - Shifts focus away from abating intact lead-based paint to controlling lead-based paint hazards and allows for new technology for evaluating and reducing those hazards;
  - Redefines the concept of lead-based paint hazards to include lead-contaminated dust and soil;
  - Acknowledges that some lead-based paint hazards are of more immediate concern than others; and
  - Recognizes that resources are limited and allows for the tailoring of lead-based paint hazard programs to fit the financial and environmental conditions of specific properties.
- Reduce and prevent childhood lead poisoning.
- Ensure that dealing with lead-based paint hazards are integrated into government housing policies.

Education

- Training courses like this one inform housing providers and renovation, remodeling, and painting contractors about the potential dangers of lead-based paint and how to prevent potential problems. Over time, contractors, real estate agents, and public health departments will educate homeowners. EPA and HUD offer outreach materials and training courses over the Internet on aspects of lead-based paint --see the web addresses on page 1-15.

- The Centers for Disease Control (CDC), an agency of the Department of Health and Human Services, is responsible for promoting health and quality of life by preventing and controlling disease, injury, and disability. CDC first published guidance on the prevention of childhood lead poisoning in 1975. CDC issued updates to these guidelines in 1978, 1985, and 1991. The current guidance is entitled, "Screening Young Children for Lead Poisoning: Guidance for State and Local Public Health Officials." The guidance makes recommendations to improve the effectiveness of lead screening. Other audiences include public health agencies, health care organizations including managed-care organizations, pediatricians, and other providers of health care to children. CDC guidelines and materials can be obtained on the Internet (www.cdc.gov) or by contacting 800 / 311-3435.

- State and local health departments and other agencies also provide information about lead.

EPA

What Is Being Done About Lead?

- **Regulations affecting renovation, remodeling, and painting**
  - EPA: Contractors distribute lead information pamphlet
  - OSHA: Worker protection standards
- **Other environmental regulations**
  - RCRA
  - Clean Water Act
- **Regulations affecting Federally-assisted housing**
  - HUD: 1012/1013 rule

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EPA Regulations Under Title X

- Title X amended the Toxic Substances Control Act (TSCA), which is the primary statutory authority under which EPA issues regulations on working with lead-based paint.
- **TSCA Title IV, Section 402(c).** Section 402(c) requires EPA to **(1) develop and issue guidelines** for the conduct of renovation and remodeling activities which may create a risk of exposure to dangerous levels of lead; **(2) study** the extent to which people engaged in renovation and remodeling activities are exposed to lead or disturb lead and create a lead-based paint hazard; and **(3) revise regulations** to apply to renovation and remodeling activities that create a lead-based paint hazard.
- **TSCA Title IV, Section 402/404 Rule.** Title X directed EPA to **develop training and certification requirements** for lead professions. In response, EPA developed a rule to establish specific training course content, model curricula, certification requirements, and work practice standards for individuals performing the following disciplines:
  - Inspector
  - Risk Assessor
  - Project Designer
  - Abatement Worker
  - Abatement Supervisor

  Individuals performing these activities must be trained in EPA or State accredited training programs and certified. States may also have specific requirements about certification and training of lead professionals, so you may need to contact your State lead certification program regulator.

- **TSCA Title IV, Section 406(b).** This section states that those performing renovation or remodeling shall **provide the lead hazard information pamphlet to the owner and occupant** prior to conducting such activity. This requirement applies to renovations of target housing performed for compensation. Following are specific requirements:
  - The pamphlet must be provided no more than 60 days before the start of the activity;
  - The pamphlet must be provided at least seven days before the start of the activity if sending by certified mail;
  - Must obtain written acknowledgement of receipt of the pamphlet from the owner and occupant;
  - Must keep this written acknowledgement for a minimum of three years

  This requirement does not apply to:
  - Minor repair and maintenance activities that disrupt 2 square ft. or less of painted surface per component;
  - Emergency renovation operations. An emergency renovation is an unplanned renovation or activity done in response to a sudden, unexpected event which if not immediately attended to presents a safety or public health hazard or threatens property with significant damage (such as repairing damage caused by a tree falling on a house or repairing a pipe break in an apartment complex);
  - Renovations on components which a certified LBP inspector has determined are free of LBP;
  - Housing units with no bedrooms (zero-bedroom units);
  - Housing designated for the elderly or persons with disabilities unless a child under the age of 6 years resides or is expected to reside in the the unit.

  The regulation implementing this requirement was published on June 1, 1998 in the Federal Register and became effective on June 1, 1999. Persons who fail to provide the pamphlet as required may be subject to civil and criminal sanctions. Responsibility for compliance rests with the renovator, who, for this regulation is defined as "any person who performs for compensation a renovation."
  - You can get a free copy of this pamphlet by calling The National Lead Information Center at 1-800-424-LEAD. A camera-ready version is also available on the EPA Website at www.epa.gov/lead.

TSCA Title IV, Section 403 Rule: Dust Lead Sampling Standards

- EPA recommends dust sampling but currently does not require it.
- When conducting dust sampling, the goal should be to adhere to the following standards:
  - Floors 40 $\mu g/ft^2$ (micrograms per square foot)
  - Interior window sills 250 $\mu g/ft^2$
  - Window troughs 400 $\mu g/ft^2$

Regulations Issued Under the Resource Conservation and Recovery Act and the Clean Water Act

- The Resource Conservation and Recovery Act (RCRA) and the Clean Water Act (CWA) may apply to renovation and remodeling work because they regulate waste disposal and discharges of dirty water. This course concentrates on minimizing waste to avoid running into problems with these regulations. This module concentrates on Title X and OSHA regulations because they most directly affect renovation and remodeling activities.
- Most states are authorized by EPA to implement their own regulatory programs under RCRA and CWA. This means that their requirements are at least as stringent as EPA's. As a result, contractors should contact their state environmental agency for guidance on how to manage waste and waste water generated during renovation and remodeling.
- EPA has issued an advisory opinion that waste generated during renovation and remodeling is not considered hazardous and therefore should not be regulated under RCRA. However, a state must adopt this position for it to become effective in that state. Contact your state environmental agency to determine whether it has adopted EPA's advisory opinion. A copy of EPA's interpretation is included in Appendix 6 EPA's Waste Policy Guidance.

OSHA Regulations

- Title X, Section 1031 directed the Occupational Safety and Health Administration (OSHA) to develop standards for occupational exposures to lead in the construction industry. A comprehensive treatment of OSHA regulations requires additional training.
- The major OSHA regulations pertaining to lead are:
  - Lead Exposure in Construction (29 CFR 1926.62);
  - Hazard Communication for Construction (29 CFR 1926.59); and
  - Hazard Communication for General Industry (29 CFR 1910.1200).
- **OSHA Requirements Under Lead Exposure in Construction (29 CFR 1926.62).** While Title X attempts to provide protection to the occupants of target housing, OSHA regulations attempt to provide protection to workers who encounter lead-based paint on any job that involves lead -- not just in pre-1978 target housing. Construction workers may be especially at risk because they create dust and debris that can poison them as well as those with whom they come into contact off the job. This regulation went into effect June 3, 1993. It applies to all workers doing construction work who may be exposed to lead on the job. This specifically includes repair and renovation work.
- **Types of work covered by the OSHA lead exposure in construction rule include:**
  - Demolition or salvaging of structures where lead or materials contain lead. For example, in performing gut rehabilitation of an older home, walls covered with lead-based paint will be demolished and create large amounts of debris.
  - Removal, enclosure or encapsulation of materials containing lead. For example, removing a window creates dust and debris.
  - New construction, alteration, repair or renovation of structures, substrates, or portions thereof, that contain lead or materials containing lead. For example, a structural member that is exposed to weather such as a car port.

- **Types of work covered by the OSHA lead exposure in construction rule (continued):**
  - Installation of products containing lead. Examples of such products include: using lead-based paint (special industrial applications), lead roofing materials (flashing installation), installation of lead shielding in doctors' offices or in a hospital.
  - Contamination and emergency clean-up.
  - Transportation, disposal, storage, or containment of lead or materials containing lead on the construction site.
  - Maintenance operations associated with the previous activities. For example paint repair, repainting, and cleaning.
- **Employer responsibilities under the OSHA lead exposure in construction rule**
  - Determine if any employee is exposed above the action level (30 μg /m^3) using full-shift personal air sampling.
  - Under 30 μg /m^3 - no special action level (micrograms of lead per cubic meter of air measured inside the worker's breathing zone as 8 hour time weight average).
  - 30 -50 μg /m^3 - requires worker blood lead monitoring and training
  - Over 50 μ g /m^3 permissible exposure limit (pel) - requires blood lead monitoring, training, and worker protections such as respiratory protection and protective work clothing.
  - The OSHA regulations contain specific requirements and guidelines covering construction employer and worker safety and responsibilities.
  - A "traffic light" illustration is useful to explain the different levels of protection that take effect for different amounts of dust particles in the air:
    - **Green Light**: Less than 30 μ g/m^3. This level requires no special precautions.
    - **Yellow Light:** 30 μ g/m^3 to 50 μ g/m^3 . This level requires protection such as blood tests to monitor lead levels in the blood and training in accordance with the standard for workers. This is the Action Level (AL).
    - **Red Light:** Greater than 50 μ g/m^3. This level requires protection such as respirators in addition to protection provided under "Yellow." This is the Permissible Exposure Limit (PEL). Employers must provide appropriate protective clothing and equipment to workers free of charge.
  - If possible, using work practices that keep the level below 30 µg/m^3 is best because workers are not required to have special protection or monitoring. Maintaining the required low level of dust particles is possible but you need to prove that it is being maintained by monitoring dust particle levels. You need to know what practices keep dust levels to a minimum.

Additional OSHA Regulations

- **Additional applicable OSHA regulations include:** Respiratory Protection (29 CFR 1910.134); Personal Protective Equipment (29 CFR 1910.132); Sanitation (29 CFR 1926.27).
- Many OSHA regulations have similar requirements:
  - Keep work area clean and free of hazards.
  - Assess the job and protect employees.
  - Use safe work practices.
  - Provide hygiene facilities for washing hands and face, or showering if feasible.
  - Train employees about workplace hazards.
  - Do the job right and keep good records.
  - Provide access to medical and exposure records.

HUD Regulations Under Title X

- Title X, Sections 1012 and 1013, required HUD to develop regulations to address lead-based paint in pre-1978 Federally-assisted and Federally-owned housing which is being sold. Housing owned and operated by a Federal agency other than HUD is not covered by this regulation.
- The 1012 / 1013 regulation is called the "Lead Safe Housing Rule" and is found at 24 CFR Part 35.
- Under Title X, HUD has developed
  - Regulations that apply to how contractors and their employees must work with lead-based paint when doing lead hazard reduction or abatement work in pre-1978 HUD-assisted or HUD-owned homes;
  - Regulations affecting training and work practices for operations and maintenance work on housing receiving Federal assistance; and
  - Required training in lead-safety for all workers performing rehabilitation activities in housing units built before 1978.

Lead Information Resources

- **EPA.** On the Internet at www.epa.gov/lead.
- **OSHA.** On the Internet at www.osha-slc.gov/SLTC/lead. Note that this URL is case sensitive (the letters SLTC must be capitalized).
- **HUD.** On the internet at www.hud.gov.offices/lead or by contacting HUD User at 1-800-245-2691.
- **National Lead Information Center** at 1-800-424-LEAD.

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Now You Know

- Why we are concerned with lead-contaminated dust
- The health risks of lead to children and adults
- The regulations that affect lead-based paint

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The modules in the rest of the course describe how proper set-up and containment, safe work practices, and clean up techniques leave less lead-contaminated dust and debris than standard renovation, remodeling, and painting work practices.

MODULE 1 EXERCISE

Objective: Identify common work practices that produce a lot of dust and debris.

Length: Total Time: 20 minutes.

Directions: In groups of 3 to 5 take 10 minutes to answer the questions below. Assign one person to report your group's answers to the rest of the class.

1. Rank the work practice descriptions according to the amount of dust and paint chips you think they make. In the table below, under the column labeled Rank, write:
   - 1 next to the work practice that makes the most dust and debris.
   - 2 next to the work practice that makes the second most amount of dust and debris.
   - 3 next to the work practice that makes the third most amount of dust and debris.
   - Continue until you have ranked each work practice according to how much dust and debris you think it will make. A smaller number means that you think the work practice will create more dust or debris than a larger number.

If you think that some work practices make about the same amount of dust or debris you can give them the same rank. If you think that each practice makes different amounts of dust, rank them from 1 to 7. If you think you need more detail to make a decision, just make that detail part of your assumptions and be sure to note that assumption when explaining your ranking.

Work Practice Description	Rank
A. Using a power sander with no vacuum attachment to remove interior paint from a plaster wall.	
B. Hand sanding a small (less than 2 square feet) area for surface preparation on an interior room where the paint is in good condition.	
C. Ripping out old kitchen cabinets in a 50 year-old house where the paint on the walls and cabinets is in good condition (e.g., it is not peeling or flaking).	
D. Repairing a sticking window. Loosen the painted sashes, remove inside stop molding, remove top and bottom sash, use a power planer to remove old paint, reglaze and repair the sash as necessary, repair and paint the jamb, reinstall the sash.	
E. Removing old carpeting placed over a hardwood floor in one room.	
F. Demolishing one interior wall using hand or power tools.	
G. High pressure power washing or hydro blasting exterior paint.	

2. For the work practice(s) that you ranked #1 (it makes the most dust and debris), tell why you think it makes the most dust and debris.

3. For the work practice(s) that you ranked last (it makes the least amount of dust and debris) tell why you think it makes the least amount of dust and debris.

4. If you actually did any of the jobs described above, what would you do to clean-up when the job was finished?

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Module 2
Set-Up Your Workspace to Contain Lead Dust

9/30/2000 2-1

Video Segment: Set-Up Your Workspace

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- **Think about the following points as you view the video**
  - What are the most important things you see to properly set-up a workspace?
  - What would it take for you to begin doing these practices in your work?

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Module 2 Overview

- What is containment?
- Four steps for interior activities
  - Special considerations for high dust jobs
- Two steps for exterior activities
  - Special considerations for high dust jobs

9/30/2000 2-3

Upon completion of this module you will be able to

- Perform set-up techniques to contain lead dust and allow for easier cleanup at the end of the day and at the completion of the job.
- Identify appropriate set-up techniques for high dust jobs that may require additional containment.

What is a high dust job?

- A working definition of a **high dust job** is one that creates dust and debris that will spread beyond five feet from the area that you are working on. Conversely, a **low dust job** is one in which dust and debris will not spread beyond five feet from the work area.
- In general, jobs that involve only a small work area create less dust than jobs that involve a larger work area. However, in addition to the size of the job, the work practices (e.g., sanding), and equipment (e.g., power sander) used will affect how much dust is created. So, for example, using a power sander without a HEPA filter vacuum attachment on a two square foot area could be considered a high dust job. Using power tools equipped with HEPA filtered vacuum attachments will create less dust than using power tools without these attachments.
- Examples of high dust jobs include:
  - Hand scraping large areas
  - Using power sanders (e.g., orbital, belt) without HEPA equipped vacuum attachments and shrouds
  - Using electric planer without a HEPA equipped vacuum attachment and shroud
  - Removing paint with a heat gun
  - Using circular or reciprocating saw
  - Removing dry residue and paint after using chemical strippers
  - Demolishing painted surfaces using hand or power tools
  - Removing building components with painted surfaces that are in poor condition

EPA

What Is Containment?

- Keeping lead-contaminated dust in the work area
- Benefits of containment
  - Protects residents and workers
  - Easier clean-up at the end of the job

9/30/2000 2-4

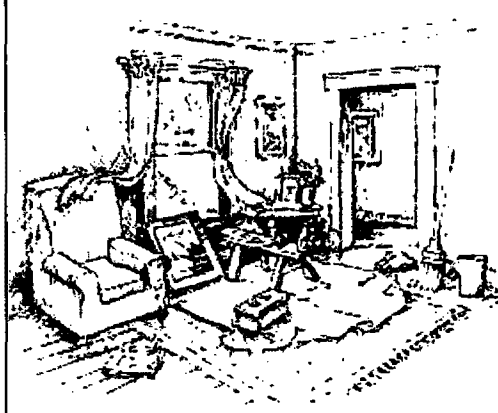
What is containment?

- In general, there are many degrees of containment, ranging from simple plastic sheeting on the floor surrounding a small work area to a fully sealed dust room (discussed later in this module). Some types of containment are more effective than other types. For example, a drop cloth might be considered a form of containment by some, but because it is reusable and can trap and hold dust and paint chips, it can transport lead-contaminated dust from one job site to another. It is not an effective form of containment for working in homes with lead-based paint.
- **For purposes of this training, "containment" is** anything that stops lead-contaminated dust from spreading beyond the work area to non-work areas.

Benefits of containment

- **Reduces the risk to you and residents.** Following the work area set-up suggestions of this module will protect you, your co-workers, and residents from the negative health effects of lead while remodeling, renovating, or painting. Reduced risk to you and co-workers is also dependent upon wearing proper personal protection equipment.
- **Easier clean-up.** The pre-work set-up process is essential to keeping lead contaminated dust within the work area where it can be easily cleaned. Proper containment of the work area helps to limit the areas you need to clean up after the job is complete. This saves time and money for cleanup.

Current Interior Set-Up Practices Spread Lead-Contaminated Dust



- Reusable drop cloth
- Furniture in the room
- Open doors and windows
- Broom or shop vacuum

Do not use these practices when lead is present!

9/30/2000 2-5

Current practice for interior set-up typically involves

- **A reusable drop cloth** is an improvement over not using any drop cloth, but it can carry dust from one job site to other job sites, and contaminate vehicles and storage areas. Some of the dust captured by a drop cloth falls to the floor when folding the cloth to carry away. However, some of the dust stays with the drop cloth. When it is used again it may contaminate the new (clean) job site with lead-contaminated dust.
- **Allowing furniture to remain in the work area** while the work is being performed. Lead-contaminated dust may fall and remain on these furnishings after the job is completed. Residents could easily come into contact with the lead-contaminated dust on the furnishings and get poisoned.
- **Allowing residents access to work area** while the work is underway. The residents are then exposed to the lead-contaminated dust and can track the dust to other parts of the building where it could linger. Again, residents could easily be exposed to the lead-contaminated dust on the furnishings and get poisoned.
- **Open windows and doors** allows lead dust to float into other parts of the building or over onto neighboring property.
- **Brooms and shop vacuums are typically used to clean-up.** Both clean-up methods capture some dust, but shop vacuums especially can put more dust into the air than they clean up if the filters are dirty or inadequate. Vigorous sweeping may also put a lot of dust into the air. To be effective, containment must be practiced even when cleaning up after the job.

EPA

Overview of Interior Set-Up Steps

- Step 1: Limit access
- Step 2: Cover belongings that can not be moved
- Step 3: Cover floors
- Step 4: Close windows, doors, and HVAC system
- Special consideration for high dust jobs

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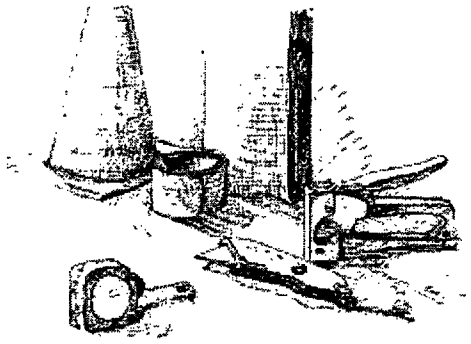
Overview of interior set-up steps

- Details for these steps are on the following several pages. These four steps will help contain lead dust to the work area for interior jobs.
- See page 13 in the *Lead Paint Safety Field Guide* for additional information. Appendix 1 contains a copy of the text from the *Lead Paint Safety Field Guide*.

Set-up Toolkit

- Barriers
- Coverings for furniture, fixtures, plants, or outdoor play areas
- Other set-up containment items



9/30/2000 2-7

Typical items for work area set-up to contain lead-contaminated dust

Barriers

☑Rope or other barrier

☑Tape (bright color preferable)

☑Saw horses

☑Orange cones or other similar marker

Coverings for Furniture, Fixtures, Plants or Out door Play areas

☑Duct tape, painters tape, or masking tape

☑Stapler

☑4-6 mil protective sheeting

☑Utility knife or scissors

☑Disposable mesh materials such as burlap, cheesecloth, or landscaping mesh

Other Set-Up Containment Items

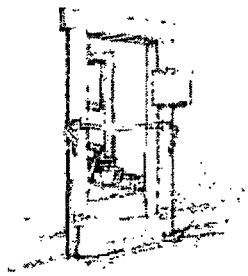
☑Tack pad (sticky pad for walking on to remove dust from soles of shoes)

☑Small disposable towels or wipes

☑Misting bottle

Interior Set-Up
Step 1: Limit Access

- Instruct residents to stay away from work area
- Do not allow small children (under 6 years) or pets near work area
- Place a barrier or tape across entrances
- Do not allow eating, drinking, or smoking in the work area



9/30/2000 2-8

Restrict access to the work area and ask residents to stay away while work is underway

- Restricting access to the work area will avoid unnecessary exposure of residents, especially children, to lead dust and minimize its spread to non work-areas.
- Tell the residents to stay away from the area as much as possible. Residents and pets coming and going can easily track lead-contaminated dust throughout the home and into areas that are not being worked on and therefore to areas that are unlikely to be cleaned up promptly.
- This is especially true for small children under six years old. Be sure to explain to residents that this is for their own protection and that small children are most at risk of health problems from exposure to lead.
- You may need to provide an indication of how long you will be working in a particular area so that residents can plan ahead to obtain items that they may need before you begin working.

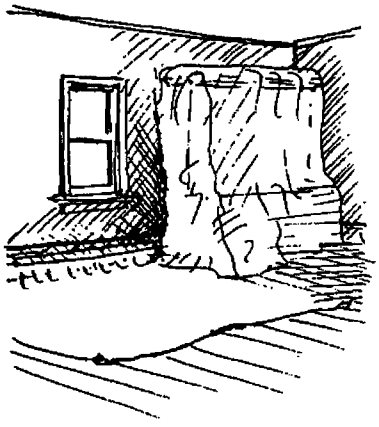
Place a barrier across entrances

- A physical barrier, such as a cone or masking tape, should be placed across doorways to remind residents to stay away, especially in buildings where more than one family lives. The barrier serves as a reminder to residents that they should not enter the work area, and also signals that the area has not yet been cleaned up.

Do not allow eating, drinking or smoking in the work area

- This is primarily a protection for workers, but is also important if residents are living in or near the work area. Post signs that prohibit eating, drinking, or smoking in the work area. Dust in the air can land on food or be breathed when smoking. If food is set on an unwashed surface, it can easily pick up lead-contaminated dust, which is swallowed when eating the food.

Interior Set-Up
Step 2: Cover Belongings



- **Cover furniture and objects in protective sheeting**
  - Furniture
  - Carpet
  - Lamps, pictures, and other fixtures

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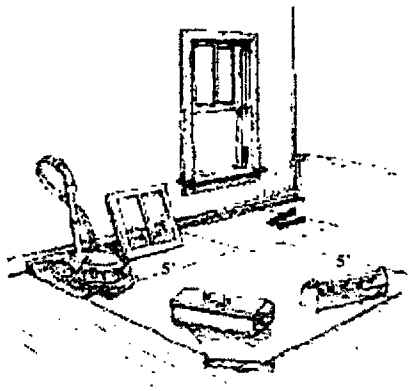
Cover furniture and other objects in the room with protective sheeting

- Cover all objects that were not removed from the room in protective sheeting. Completely cover all non-movable furniture, carpets, and other personal items with protective sheeting. Secure the protective sheeting to the floor with tape so that no dust can get onto the covered items.
- Protective sheeting such as thick (4-6 mils) polyethylene plastic sheeting is commonly used in many remodeling jobs. Protective sheeting can be bought at many hardware stores.
- If it is a high-dust job, remove the furniture from the work area.

Interior Set-Up
Step 3: Cover Floors



- **Cover floors with protective sheeting**
  - At least five feet on all sides of work area
  - 2nd smaller layer if using chemical strippers
  - Place a tack pad at edge of protective sheeting, lay protective sheeting on frequently used walking paths to outdoors and bathrooms

9/30/2000 2-10

Cover Floors

- Use protective sheeting to cover the floor. The protective sheeting should extend at least five feet to the left, right and front--and in some cases to the back--of the work area. It should be tightly secured to baseboard or flooring using duct tape, painters tape, or masking tape. The corner edge of the protective sheeting should be reinforced using duct tape or a staple.
- A second smaller layer of protective sheeting should be used with chemical strippers. This second layer should be taped to the top of the first layer. Place the second layer immediately below the work area. This layer will capture any waste and aid in cleaning up.
- Tools that are used frequently should be left within the work area throughout the job to avoid tracking dust to non-covered areas.
- Consider covering shoes with removable shoe covers, wiping off the tops and soles of shoes with a damp paper towel each time you step off the sheeting, or using a "tack pad" that removes dust from the soles of shoes. Immediately place used paper towels in a covered garbage bin. A tack pad can be found at most hardware stores or bought through a supply catalog; it is a sticky pad that you walk on to remove dust from the soles of your shoes. The tack pad can be taped to an outer corner of the sheeting.

Interior Set-Up
Step 4: Close Windows, Doors, HVAC

- Close and seal all windows and doors
- Close and seal HVAC vents

9/30/2000 2-11

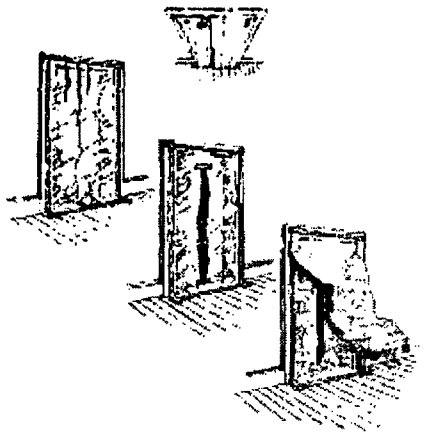
Close and cover windows and doors

- Close and seal windows (if no work is being done on the window) and doors, including closet and cabinet doors in the work area.
- Seal windows with protective sheeting to prevent dust from getting into the trough or on sill.
  - Cut plastic sheeting layer slightly larger than the window that you are covering.
  - Attach the plastic sheeting with tape over the window to completely seal it.
  - Make sure that the tape or the sheeting does not cover part of the area that you are working on.

Close and seal HVAC vents

- Heating ventilating and air conditioning (HVAC) systems distribute air throughout the building and thus can allow dust to move to other rooms. Close and cover the HVAC vents in the work area to prevent air from blowing the dust out of the contained work area and to prevent dust from getting into the HVAC system.

Special Considerations for Interior High Dust Jobs



- Remove furniture, fixtures and belongings from work area
- Cover door openings with a 2 layers of protective sheeting to form an "airlock"
- Close and cover HVAC vents

9/30/2000 2-12

Remove rugs, draperies, and furniture from the work area when completing a high dust job

- Before starting work, request that the homeowner remove furniture and fixtures from the room. This will prevent lead-contaminated dust from getting into these items.

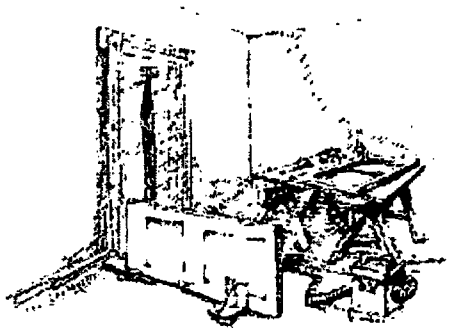
Cover door openings with a 2 layers of protective sheeting

- Covering the door with this two-layer system will contain the dust within the work area. Follow the steps below:
  1)Cut first plastic sheeting layer slightly wider and longer (three inches) than door frame.
  2)Make small "s" fold at the top of sheeting and tape to top of door frame. Make a similar "s" fold at the bottom of the sheeting and tape to flooring. This will ensure that the plastic is not taut. Staple top corners for reinforcement.
  3)For exiting and entering the room, cut a long vertical slit in middle of protective sheeting; leave six inches at top and bottom uncut. Reinforce the top and bottom of the slit with tape to prevent the plastic from tearing.
  4)Tape a second layer of protective sheeting to top of door frame. This layer is cut slightly shorter than door frame so that it will hang down flat against the first sheet of plastic.
  5)Tape and staple top corners of second layer to door frame and first layer. Leave hanging over first layer.
- See Page 46 in the *Lead Paint Safety Field Guide* for more information on how to put the two layer system in place.

Close and seal HVAC vents in the room

- Turn off the HVAC system for work area. The vents should then be closed and covered with cardboard and protective plastic sheeting. After the work is complete the vent covers should be removed and washed. All filters for the HVAC system should be changed after any work that disturbs lead-based paint.

Special Considerations For Interior High Dust Jobs



- **For work on removable objects that create lots of dust**
- **Select a room that can be easily closed off**
  - Follow Steps 1 through 4 for interior set-up
  - Follow the procedures for high dust jobs

9/30/2000 2-13

Consider setting up a work room ("dust room") for high dust-generating work on components that can be moved out of their original room and into the dust room

- A dust room prevents the spread of lead-contaminated paint and dust to non-work areas and also makes clean-up easier.
- Use this technique for high dust activities, for example, planing and scraping doors or window sashes where you are maintaining the original windows.
- Set up a dust room if work is being done on components in a room that residents must have access to, such as the kitchen. Rather than keeping the resident out of the kitchen, remove the components to the separate dust room and complete surface preparation there. After preparation is complete, the components can be returned to the kitchen.

Select a room that can be easily closed off from the rest of the home to use as a dust room

- A dust room can be any room that can be closed off. Residents should not have to enter this space for the duration of the job. For example, a spare bedroom or other unused room that residents do not need to access during the time that the work is being performed.
- The dust room should be close to the work area, if possible.
- Follow the four set-up steps for all work with minor modifications or additions: 1) limit access, 2) remove furnishings, 3) cover the floor, 4) seal windows, doors, and HVAC vents.
- Workers should wear protective clothing, NIOSH approved respirators (e.g., N100), and safety goggles.
- Plan your work so that necessary supplies and equipment are in the room to minimize the number of trips outside the room while work is being performed.
- See Page 14 in the *Lead Paint Safety Field Guide* for more information.

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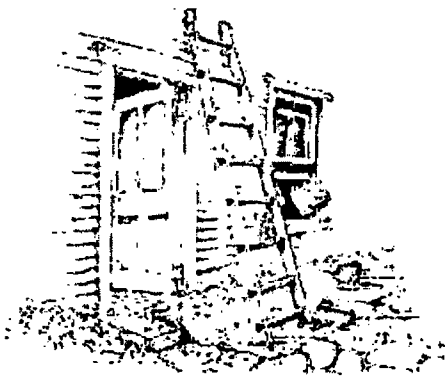
Current Exterior Set-Up Practices Spread Lead-Contaminated Dust



- Ground uncovered
- Reusable drop cloth
- Paint chips
- No barriers
- Windows and doors open

Do not use these practices when lead is present!

9/30/2000 2-14

Current practices for exterior set-up

- **Leaving the ground uncovered** allows lead contaminated dust to get into the dirt, washed into storm drains, and into nearby play areas.
- **Covering with reusable drop cloth.** Similar to the problems associated with using a reusable drop cloth for interior jobs, a reusable drop cloth for exterior jobs can carry dust from one job site to other job sites. Some of the dust captured by a drop cloth falls to the floor when folding it to carry away. However, some of the dust stays with the drop cloth to the next work site, thus potentially spreading lead-contaminated dust to a new work site.
- **Small paint chips** and piles of dirt are often overlooked. This poses a considerable hazard to small children.
- **Residents and passers-by usually have unlimited access to area.** Similar to interior work, residents and passers-by may come into contact with lead-contaminated dust and breathe or swallow it.
- **Windows and doors are left open** and may allow lead contaminated dust to enter the house.

EPA

Overview of Exterior Set-up Steps

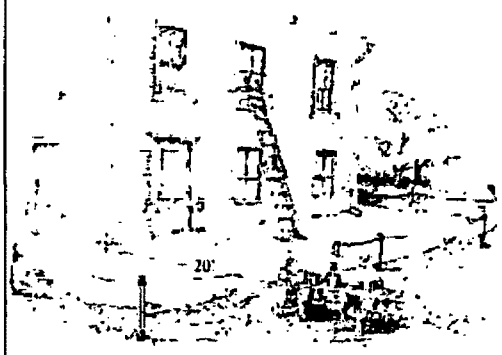
- Step 1: Establish work area
- Step 2: Close windows and doors
- Special considerations for high dust jobs

9/30/2000 2-15

Two steps for exterior set-up to contain lead dust

- Details for these steps are on the following two pages. These two steps will help contain lead dust to the work area for exterior jobs. These steps may be modified for high dust jobs.
- See page 22 in the *Lead Paint Safety Field Guide* for more information.

Exterior Set-Up
Step 1: Establish Work Area



- **Cover the ground with protective sheeting**
  - If space permits, extend at least 10 feet from work area
  - Cover nearby vegetable gardens and children's play areas
- **Limit work area access**
  - Establish a 20 foot perimeter around work area if space permits

9/30/2000 2-16

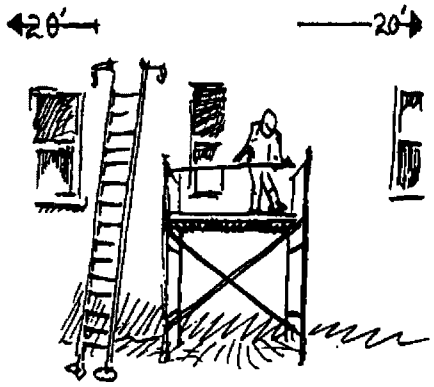
Cover the ground with protective sheeting

- If space permits, lay protective sheeting on the ground below the work area to at least 10 feet from the house. This creates a visible work area and helps remind residents and passers-by that they should not enter the work area unless they have a compelling need. Note: Plastic sheeting can kill plants.
- **Cover grass, shrubs, and gardens with a disposable mesh material** such as landscape fabric or burlap. Landscape fabric is an inexpensive plastic mesh that is often used by landscapers. It can be found in many plant nurseries or hardware stores. This covering will protect the soil and plants from lead contamination. Remember children often play in the dirt and may put their hands in their mouth while playing. Any dirt on their hands will go into their mouths and may be swallowed.
- **Remove toys and other items from work area** and cover all play areas including sandboxes.
- **Staple or tape the protective sheeting to the wall** of the building, or use a 2x4 to hold the material next to the wall. Use heavy objects (e.g., rocks) to weight the other edges of the protective sheeting to the ground so that it won't blow in the wind.
- **When using ladders on plastic sheeting** consider placing a sturdy piece of plywood on the plastic and then setting the ladder on the plywood. This will prevent the ladder from puncturing the plastic and also will provide a stable surface for the ladder.

Limit work area access

- Limit access to work area by placing orange cones, saw horses, or tape around a 20 foot perimeter of the work area. This will help to discourage residents and passersby from entering the work area.

Exterior Set-Up
Step 2: Close Windows &Doors



- **Close nearby doors and windows within 20 feet of the work area**

9/30/2000 2-17

Close and cover windows and doors

- All windows and doors within 20 feet work area should be closed to prevent dust from entering the home. Consider requesting that the neighbors also close their windows and doors.

Special Considerations For Exterior High Dust Jobs

- **For high dust jobs:**
  - Cover doors and windows with protective sheeting
  - Use the two-layer protective sheeting system to cover the door
  - For multi-story jobs, attach protective sheeting to scaffolding to cover house entrance

9/30/2000 2-18

Cover windows and doors with protective sheeting

- For high dust jobs, close, lock, and seal windows and doors with protective sheeting. Follow the procedures for sealing doors and windows that were described earlier for interior high dust jobs.
- Entrances that must be used while work is underway should be protected with a covering when performing high dust jobs. Either place the 2 layer protective sheeting flap system over the entrance or cover the entrance with protective sheeting that is attached to scaffolding.
- If working with water, consider using landscaping mesh on the ground as described on the previous page.

MODULE 2 EXERCISE

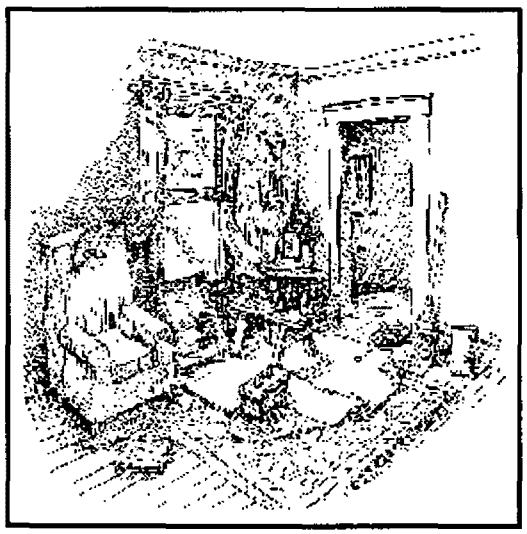
Objective: Review set-up methods to contain lead dust and allow for easier clean-up.

Length: 30 minutes, including discussion of answers

Directions: In groups of three or four take 20 minutes to review the three illustrations below and:

- Identify three set-up methods that encourage the *spread* of lead dust beyond the work area;
- Identify three techniques that could be used to *reduce* the spread of lead-contaminated dust to non-work areas;
- Assign one person to report your group's answers to the rest of the class.
- Full size illustrations are attached.

Illustration 1: Replace Window



Increase the Spread of Dust and Debris

_____

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_____

Reduce the Spread of Dust and Debris

_____

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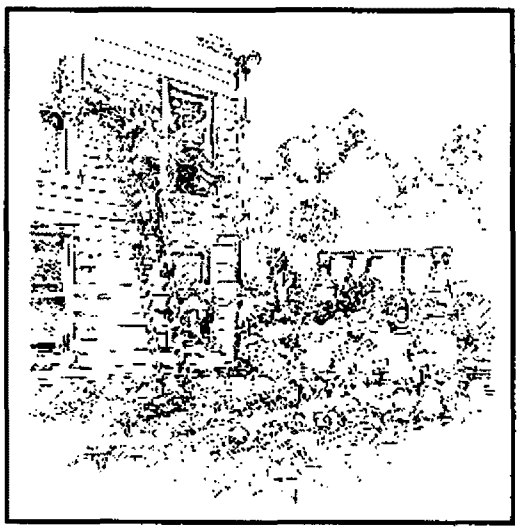
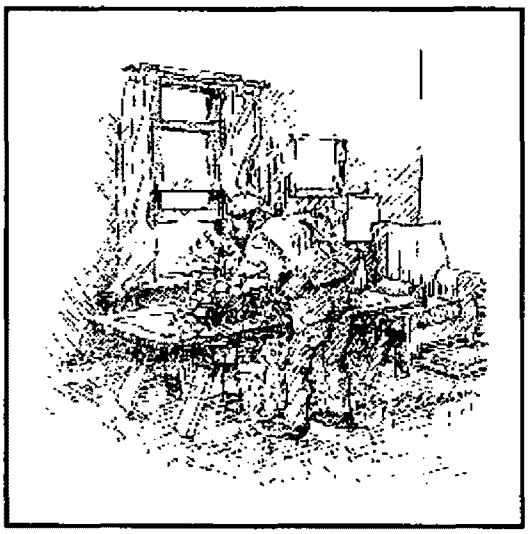
Illustration 2: Remove Exterior Paint



Increase the Spread of Dust and Debris

Reduce the Spread of Dust and Debris

Illustration 3: Rework and Paint Interior Components



Increase the Spread of Dust and Debris

Reduce the Spread of Dust and Debris

EPA United States Environmental Protection Agency

Module 3
Safe Work Practices

9/30/2000 3-1

Video Segment: Safe Work Practices

- **Think about the following points as you view the video**
  - What are the most important safe work practices you see?
  - What would it take for you to begin doing these practices in your work?

9/30/2000 3-2

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Module 3 Overview

- High risk practices to avoid
- Safe work practices and safe work practices toolkit
- Protect yourself and make a personal protection equipment toolkit
- Control the spread of dust
- Exercise
- Discussion

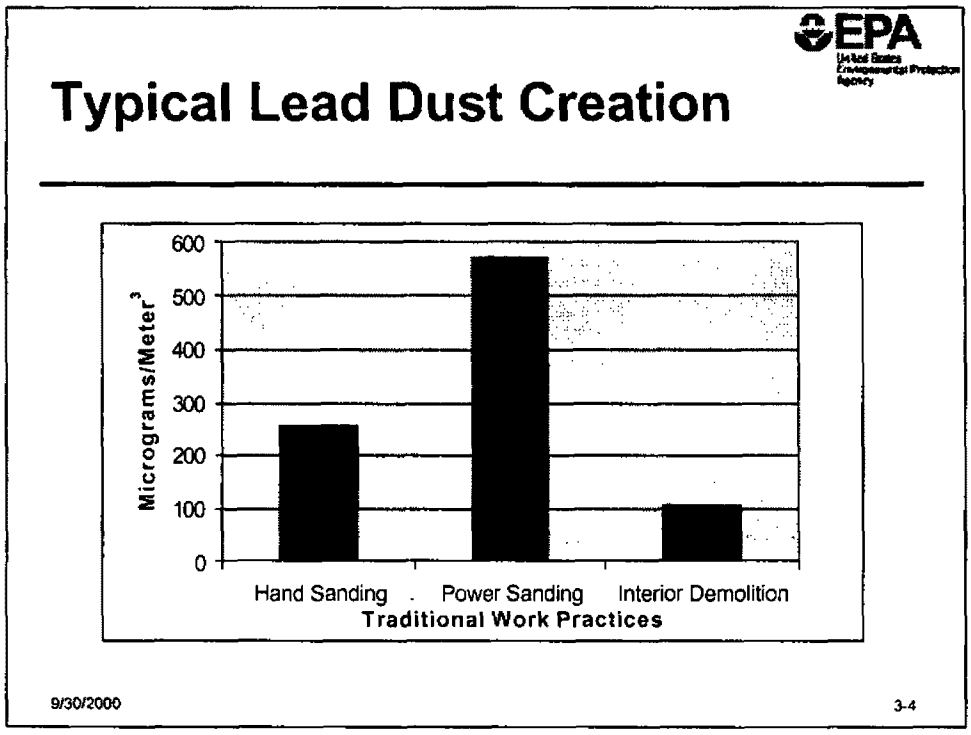
9/30/2000 3-3

Role of safe work practices

- In addition to proper set-up at the start of a job and cleanup at the end of the job, the third key strategy to minimize the spread of dust is using safe work practices.

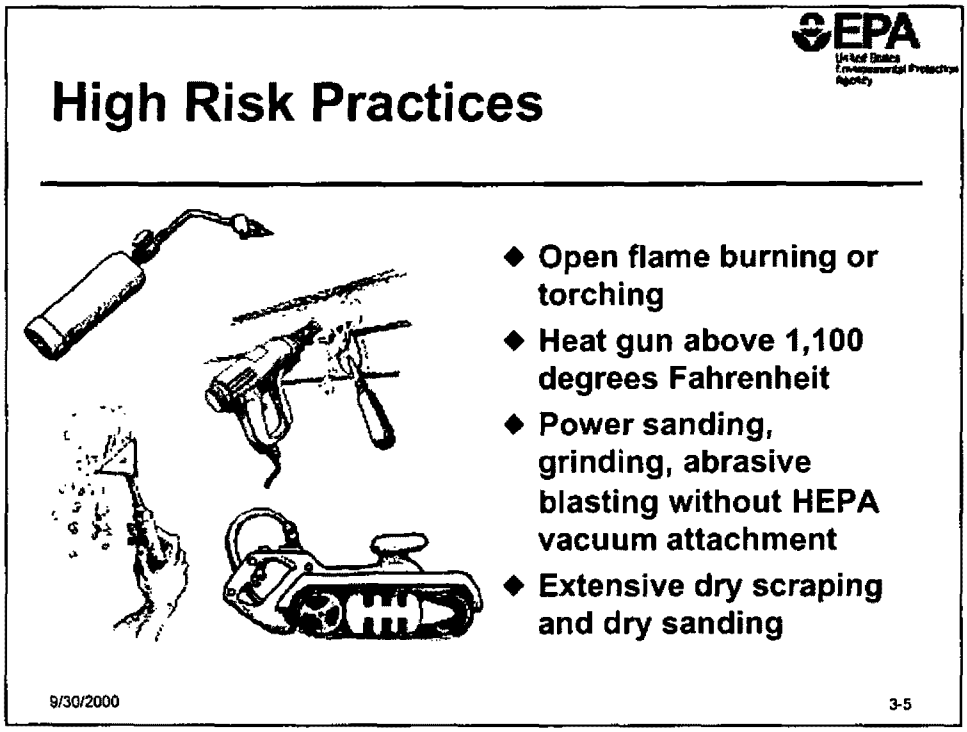
Upon completion of this module, you will know

- What high risk work practices to avoid because they create dangerous amounts of dust and paint chips
- What safe work practices to use to reduce and control dust and paint chips
- What tools you will need
- How to apply safe work practices to common renovation, remodeling, and painting jobs



Traditional work practices create large amounts of dust

- This chart shows amounts of lead dust created by three common construction practices: hand sanding, power sanding, and interior demolition.
- The amount of lead dust for each practice is significantly higher than the level where worker protection, such as respirators and protective clothing, is required by OSHA. This airborne dust is hard to control.
- By using safe work practices, you can control and significantly reduce the amount of dust created on the job. Controlling lead dust at the source of generation is important because dust generated into the air will eventually become settled dust on the ground. Later in this chapter, you will learn safe work practices that can replace these restricted work practices.
- The data used in the chart above are from *Lead Exposure Associated with Renovation and Remodeling Activities: Summary Report*, Prepared by Battelle for the U.S. Environmental Protection Agency, May 1997, EPA 747-R-96-005.



Avoid these traditional work practices

- A key to minimizing the spread of dust and paint chips is to not use certain traditional work practices known to create large amounts of dust and debris.
  - ***Open flame burning or torching of paint and using a heat gun above 1,100° F*** *create fumes that are* dangerous for workers to breathe. Small lead particles created by burning and heating also settle on surrounding surfaces and are very hard to clean up.
  - **Power sanding, grinding or abrasive blasting**, even on a small surface, creates a large amount of leaded dust that floats in the air and then settles on surfaces inside and outside the work area.
  - **Extensive dry hand sanding and hand scraping** *can also create large amounts of dust and paint chips.*

- See pages 9-10 in the *Lead Paint Safety* Field Guide for more information about these practices.

Safe Work Practice Alternatives to High Risk Practices

High Risk	Safe
☒ Open flame burning or torching	✓ Wet scraping and sanding, chemical stripping, heat gun below 1,100 degrees F
☒ Heat gun on high (1,100+ degrees F)	✓ Heat gun below 1,100 degrees F
☒ Dry scraping and sanding	✓ Wet scraping and sanding
☒ Power sanding, grinding, abrasive blasting without attachment to HEPA vacuum	✓ Use of power tools with attachment to HEPA vacuum

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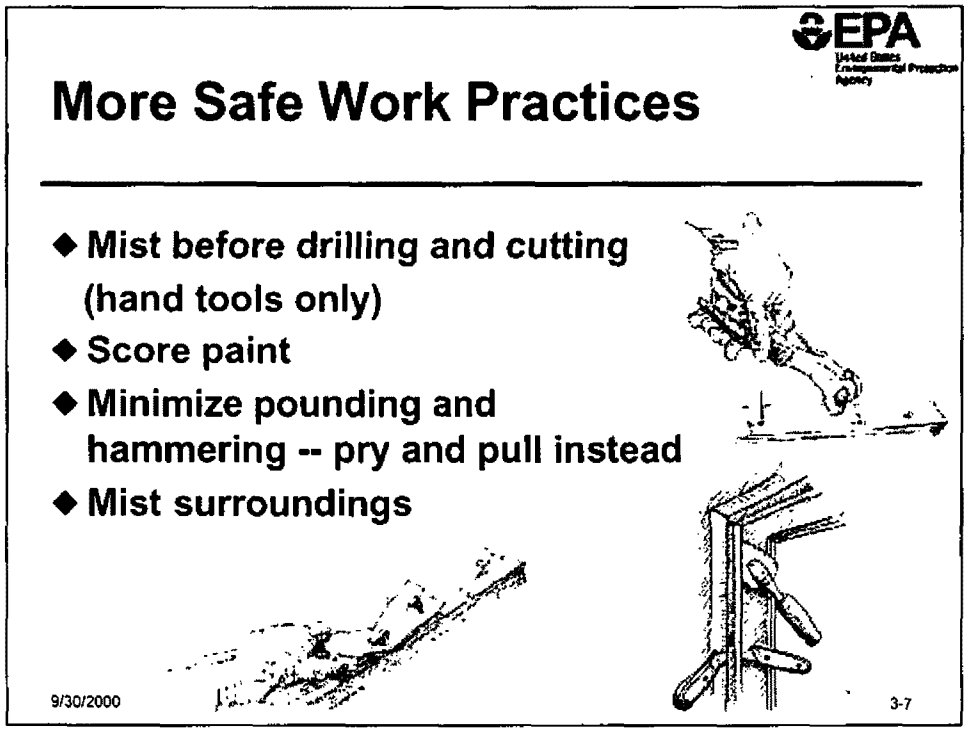
Alternative safe work practices for each high risk practice

- For both large and small paint removal jobs, there are safe work practice alternatives.
- Some possible alternatives are listed on the slide.
- With experience, you will determine which safe work practices work best for different tasks.

  Note: HEPA (high efficiency particulate air) vacuums have HEPA-rated filters that stop 99.97% of particles of 0.3 microns or larger.

Also keep in mind

- Chemical strippers can be dangerous. Some can cause burns. Methylene chloride is suspected to cause cancer but may be appropriate for exterior work. Types of strippers range from citrus-based (safer) to more dangerous caustic strippers. Follow the manufacturer's directions when using any chemical stripper.
- If building components to be stripped can be removed, such as doors, consider having them stripped off-site at a paint stripping facility.
- Half-face negative respirators do not provide sufficient breathing protection when using methylene chloride strippers.
- See pages 9-10 in the *Lead Paint Safety Field Guide* for more information.



Additional safe work practices

- Mist before drilling and cutting to reduce dust creation and keep dust from becoming airborne and spreading beyond the work area.
- Scoring paint before separating components helps prevent paint from chipping when a paint seal is broken.
- Prying and pulling apart components and pulling nails instead of pounding create less dust and fewer paint chips. Vise grips may be useful when pulling nails.
- Frequent misting of surrounding surfaces with water helps keep dust and paint chips from becoming airborne when disturbed by work activity.

- Using power tools on heavily misted surfaces can be dangerous if they are wet. Tool blades can slip and water can cause electric shock. When misting, lightly mist the surface and use hand tools only. If power tools are to be used, they should be attached to a HEPA vacuum.
- EPA encourages contractors to use ground fault circuit interrupters (GFCI's) to help ensure safety while using electrical equipment.

EPA

Benefits of Safe Work Practices

- Protect your family by not bringing dust home with you
- Enhance reputation for knowledge and professionalism
- Reduce resident exposure to lead
- Protect children
- Simplify daily and final cleanup
- Help protect workers from inhaling dust

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Advantages for contractors

- In addition to being safer for residents, safe work practices have advantages for contractors and workers.

By effectively using safe work practices, you can

- Foster your reputation as an informed and professional contractor who recognizes the risks of lead-based paint and takes steps to help ensure resident and worker safety.
- Gain a reputation for leaving the job site cleaner than when you arrived.
- Help your customers feel safe and reduce their anxiety about the risks of remodeling and renovations.
- Have less dust and debris to clean up at the end of the job.
- Reduce risk of taking leaded dust home to your family.

- Because contractors are required to give customers the lead information pamphlet before starting work, those who use safe work practices can better respond to customer concerns raised by the pamphlet. A copy of the pamphlet is provided in Appendix 2. Information about the law requiring that contractors give customers the pamphlet is provided in Appendix 3. We will discuss this information in more detail in Module 5: Talking to Clients and Planning Work.

Safe Work Practices Toolkit: Tools, Equipment, and Supplies

- Wet/dry sandpaper, sanding sponge
- Mist bottle, pump sprayer
- Tape (painter's, duct, masking)
- Heavy duty (4-6 mil) plastic sheeting
- Heavy duty garbage bags
- Chemical stripper
- Utility knife
- Heat gun
- Vacuum with HEPA filter

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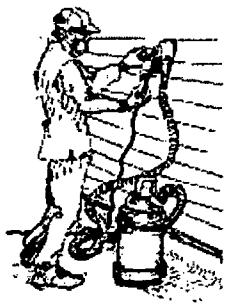
Safe work practices toolkit tools, equipment, and supplies

- There are some basic low-cost tools that you will need for safe work practices. Most of these tools and supplies are widely available from suppliers and home improvement stores.
- These tools are used to help reduce dust and for cleaning while working to keep dust under control.
- You will need several basic supplies to protect floor and ground surfaces, and bag, wrap, and clean dust as work is performed. If dust and debris are contained in plastic right after they are created, there is less chance that they will be spread beyond the work site.
- More toolkit supplies are listed on the next three pages of this manual.
- HEPA (high efficiency particulate air) filters are able to filter very small particles--to be considered a HEPA filter, it must be able to filter 99.97% of particles of 0.3 microns or larger.
- See pages 75-76 Tool and Supply List in the *Lead Paint Safety* Field Guide for more information.

Safe Work Practices Toolkit: Consider Investing in New Tools

◆ **Large jobs may require special tools**

- Power sanders, grinders, planers, shavers with HEPA filter vacuum attachment



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HEPA equipment for power tools

- Because wet methods are appropriate and practical only when using hand tools, adapters and HEPA vacuums are necessary for power tools.
- For contractors who frequently remove paint from large surfaces, an investment in attachments to control dust can make the job go quickly and safely.
- These tools use HEPA vacuums and adapters that help contain dust and debris as they are created. A shroud helps to contain the dust and paint chips as they are created. They are carried to a HEPA vacuum by a hose attached to the shroud.
- It may be possible to rent these tools, if you decide to not invest in them.

Power washing

- Power washing can be used if runoff is properly contained and disposed.

Set-up is still important

- Proper set-up and cleanup is still important because HEPA attachments do not eliminate the possibility that work will spread dust. Nonetheless, these attachments will reduce dust levels and thereby shorten cleaning time and lower costs.

- See pages 75-76 Tool and Supply List in the *Lead Paint Safety* Field Guide for more information.

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Protect Yourself

- **Workers should wear**
  - Painter's hat -- helps keep dust out of hair
  - Disposable coveralls
    - Can be reused if not ripped
    - Repair tears with duct tape
    - Store in plastic bag
  - Disposable N100-rated respirator
- **Wash face and hands frequently**
  - Helps to reduce hand-to-mouth ingestion of lead dust
- **OSHA may require more protection**

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Workers should protect themselves

- **Minimum steps** that workers can take to protect themselves include:
  - **Painter's hats** are an inexpensive way to keep dust and paint chips out of workers' hair. Painter's hats can be easily disposed of at the end of the day or job.
  - **Disposable coveralls** are a good way to keep dust off of workers clothes and reduce the chances for carrying dust to other areas of the residence as workers come and go. The coveralls can be removed when workers leave the work site and stored in a plastic bag overnight. To keep costs down, consider buying extra large size coveralls in bulk and sizing to fit workers with duct tape. Some coveralls have a hood to keep dust out of hair.
  - **Respiratory protection.** Workers should wear respiratory protection, such as an N100 disposable respirator, to prevent them from breathing leaded dust.
  - **Workers should wash** their hands and faces periodically to avoid ingesting leaded dust. It is especially important to wash well before eating, drinking or smoking and to not do any of these in the work site. Some of the dust that settles on the face around the mouth invariably finds its way into the mouth. Workers should also wash at the end of the day before getting in their car or going home. They can take leaded dust home to their families.

- OSHA rules may require employers to take further steps to protect the health of workers on the job.

- See page 17 in the *Lead Paint Safety Field Guide* for more information on worker protection.

Personal Protection Equipment (PPE) Toolkit

- Disposable hand towels
- Pre-moistened disposable wipes
- Painter's hats
- Gloves
- Coveralls
- Disposable shoe covers
- N100-rated disposable respirators

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Personal protection equipment

- Disposable hand towels (such as paper towels) and pre-moistened wipes have multiple uses on the job. They can be used to quickly clean surfaces and by workers to wipe dust before leaving the work site and washing before eating, smoking, or drinking.
- "N100" is a NIOSH rating for respirators. Respirators with an N100 (or HEPA) rating are approved for use when working on lead-based paint surfaces. OSHA may require a different type of respirator rated for use around lead, depending on work conditions.
- All of the items on this list are readily available at hardware and home improvement stores. N100 disposable respirators cost approximately $6-7.
- See pages 75-76 Tool and Supply List in the *Lead Paint Safety Field Guide* for more information.

Additional equipment you should consider

- First Aid kit
- Safety glasses
- Ear protection for when using power tools

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Control the Spread of Dust

- **When you leave the work site**
  - Remove shoe coverings
  - HEPA vacuum or wipe shoes
  - Remove coveralls or HEPA vacuum clothes
- **At the end of the day don't take lead home to your family on your clothes or in your car**
  - HEPA vacuum clothes, shoes
  - Change your clothes and dispose or place in plastic bag to wash separately from household laundry
  - Wash hands, face
  - Shower as soon as you get home

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Precautions to take when leaving the work site

- When you leave the work site (the area covered by protective sheeting or the room), take precautions to prevent spreading dust and paint chips to other parts of the residence on your clothes and shoes.
- Every time you leave the work site, wipe or vacuum your shoes before you step off of the plastic sheeting. A large tack pad on the floor can help to clean the soles of your shoes. Remove shoe coverings if you are using them.
- At the end of the day, change your clothes and wash yourself to reduce the risk of contaminating your car and taking leaded dust home to your family.
  - *Before leaving the worksite-- remove any protective clothing, HEPA vacuum dust from non-protective clothing,* and thoroughly wash your hands and face. Throw away disposable clothing or place clothing in a plastic bag to stop dust from getting on other clothes at home..
  - At home-- as soon as you arrive at home, take a shower and be sure to thoroughly wash your hair, especially before playing with children. Wash work clothes separately from regular household laundry to stop lead particles from getting on your other clothes.

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Cleaning During the Job

- **A clean work site reduces the spread of dust and paint chips**
- **Clean as you work**
  - HEPA vacuum horizontal surfaces
  - Remove debris frequently
  - Remove paint chips as they are created
  - As building components are removed, wrap and dispose of them immediately
- **Clean frequently (in stages, at least daily)**

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Clean the work site frequently

- Cleaning the work site frequently as the job progresses will reduce the spread of dust and paint chips. The cleaning need not be as thorough as the final cleanup. It should, however, keep debris, dust, and paint chips from piling up and spreading beyond the immediate work site.

Cleanup during the job includes

- **Removing debris frequently.** During demolition jobs, seal and dispose of construction debris as it is created.
- **Vacuuming horizontal surfaces frequently.** HEPA vacuum dust and paint chips that settle on surfaces, including protective sheeting. As workers come and go during the work day, this debris is easily spread. Periodic cleaning throughout the work day will help to minimize workers tracking dust.
- **Collect paint chips as they are created.** When removing paint, piles of paint chips can also spread outside the immediate work area as workers come and go from the work site. To keep paint chips from spreading beyond the work site, make sure that they are collected as they are created. Also, periodically vacuum (with HEPA filtered vacuum) or wet sweep and dispose of paint chips.
- **Wrapping and disposing of removed components.** When removing painted components such as windows, trim, and cabinets, wrap them in plastic sheeting and dispose of them in stages. This will prevent the spread of debris and keep residents, especially children, from coming into contact with leaded dust created by work.
- **How often should cleaning during the job take place?** The goal is to keep dust and debris under control, not to maintain a completely spotless site at all times. Every job is different, so clean when it makes sense to without hindering progress. Remove large amounts of dust, paint chips, and debris frequently, at least daily.

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Discussion

- What are the key safe work practices and equipment?

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MODULE 3 EXERCISE

Objective: Identify safe work practices for typical renovation and remodeling tasks.

Length: Total time: 25 minutes

Directions: Take 5 minutes to read the background and the jobs below. When you are finished, the instructor will ask you and the other students to contribute approaches to each of the jobs listed below. You may take notes on approaches under each description.

Background

You own a small contracting firm which has been hired by a couple to renovate the interior and exterior of their large Victorian-style home built around 1910. This is a prominent home in the neighborhood (it sits on the corner) and you are looking forward to doing a quality job and getting a good reference. You also like that your truck parked in the driveway with your name on it will make good advertising to the neighbors who drive by. Furthermore, it will keep you and your workers busy for at least three solid weeks.

As the law requires, you give the couple the lead pamphlet *Protect Your Family from Lead in Your Home*. The day before you are to start working, they call and ask you if they have lead-based paint in their home and whether they should be worried about it. (They have a four-year old daughter and plan to remain in the house during the two-week work period). You inform them that, short of having the place tested, you have no way of knowing for sure. To be safe, you tell them that you assume that some layers of paint in the home are lead-based paint.

You get the feeling that they are having second thoughts and might cancel the job. You inform them that there are steps that can be taken to reduce the risk of creating a lead hazard. You also point out that you and two of your steady workers have taken an EPA course on how to do work safely. This seems to reassure them and they tell you to go ahead as planned.

On the Job: Day One

In addition to yourself and your two experienced employees, you have hired a full-time worker to help with the demolition and prep work. You have several specific jobs in mind for this worker which are listed below. Keeping in mind that your clients are concerned about lead-based paint, and that the jobs will create a lot of debris and dust, you want to be sure that the jobs are done right and use safe work practices. You decide that the best course of action is to take the time to explain to the worker, step-by-step, how to do each.

The instructor will ask you and the others in the class to give instructions the new worker. Be clear about what safe work practices you want used, in what order, and the tools that the worker will need. Also tell the worker how you want the work site prepared and what you want it to look like before the next stage of work starts.

Minimizing Lead-Based Paint Hazards During Renovation and Remodeling

The Jobs

How will you tell the new worker to do each of the following jobs?

1. Remove worn green carpet from vestibule, first floor hallway, and staircase. The carpet is tacked to the floor and its edges are covered with quarter round at all of the walls. The carpet is being removed to expose hardwood flooring which is to be refinished.

2. Enlarge the door size opening in the wall between the living and dining rooms to make way for an enlarged passageway. There is trim at the base of the walls and trim at the top and sides of the opening. As much of the trim as possible should be saved to be reused on the enlarged opening. The new opening will be as tall as before but wider.

3. Remove the old painted wooden cabinets in the kitchen. These built-in cabinets line two walls in the kitchen. The walls will be repainted and new cabinets installed.

4. Remove sections of deteriorated siding and peeling paint from the east exterior wall of the house. Water has leaked behind the siding causing large sections to deteriorate. There are two large patches of peeling paint where the siding is still solid. New clapboard siding will be installed later and the entire exterior repainted by a painting contractor.

WORKSHEET: EVALUATING THE JOB

1. Was the property constructed prior to 1978? or	Yes _____ No _____
If the work area is limited to an addition, was the addition constructed prior to 1978?	Yes _____ No _____
✔ If no, you are not required to perform lead safe work practices.	
Do you have documentation that the work area has been designed as lead-free by a certified inspector or risk assessor?	Yes _____ No _____
2. Will this work disturb painted surfaces or otherwise create or disturb dust that may contain lead?	Yes _____ No _____
Is this a high dust job?	Yes _____ No _____
✔ If yes, you must take added precautions.	
3. How will the lead activities affect my job?	
How much additional time will lead-safe work practices take? See Hours and Cost Calculation aid.	Set Up _____hours Work _____hours Cleanup _____hours
How much will these practices cost? See Materials and Supplies Checklist.	Labor Cost $_____ Supplies Cost $_____
4. What activities should the residents perform before I begin my lead-safe work practices?	Talk to residents about specific activities
✔ Examples include removing draperies, small furniture, and other fixtures from the work area.	

5. Other job related notes

_____

_____

CHECKLIST: MATERIALS and SUPPLIES

Set up Tool Kit

Barriers

- ☐ Rope
- ☐ Tape (bright color preferable)
- ☐ Saw horses
- ☐ Orange cones or other similar marker

Coverings

- ☐ 4-6 mil protective sheeting
- ☐ Disposable mesh (e.g., burlap, cheesecloth, landscaping mesh)
- ☐ Stapler
- ☐ Tape (duct, painters, or masking)
- ☐ Utility knife or scissors

Other Items

- ☐ Tack pad
- ☐ Small disposable towels or wipes
- ☐ Misting bottle

Safe Work Practices Tool Kit

- ☐ Wet/dry sandpaper or sanding sponge
- ☐ Mist bottle or pump sprayer
- ☐ Chemical stripper
- ☐ Heat gun
- ☐ 4-6 mil protective sheeting
- ☐ Tape (duct, painters, or masking)
- ☐ Utility knife or scissors
- ☐ Heavy duty garbage bags
- ☐ Vacuum with HEPA filter

Specialized Tools

- ☐ HEPA exhaust attachments for power tools (sanders, grinders, planers, shavers)
- ☐ Power washing equipment
- ☐ Needle gun with HEPA exhaust

Personal Protection Equipment (PPE) Tool Kit

- ☐ Painter's hats
- ☐ Gloves
- ☐ Coveralls
- ☐ Disposable shoe covers
- ☐ N-100 disposable respirators or equivalent
- ☐ Pre-moistened disposable wipes
- ☐ Disposable hand towels (e.g., paper towels)

Additional Items to Consider

- ☐ First aid kit
- ☐ Safety glasses
- ☐ Ear protection (when using power tools)

Clean Up Tool Kit

- ☐ Misting bottle
- ☐ Vacuum with HEPA filter
- ☐ Heavy duty garbage bags
- ☐ Tape (duct)
- ☐ Detergent
- ☐ Two buckets or two-sided bucket
- ☐ Mop with disposable heads
- ☐ Disposable hand towels (e.g., paper towels)
- ☐ Pump sprayer
- ☐ Shovel and rake

Hours and Cost Calculation

	Set up	Work	Clean up	Total
Labor Hours (total)				
Labor Cost (total)	$	$	$	$
Supplies	$	$	$	$
Total	$	$	$	$

RESOURCES FOR ADDITIONAL INFORMATION

Where can I get copies of the *Protect Your Family From Lead in You Home* pamphlet?

Download electronic copies at: www.epa.gov/lead

- ✔ Use camera-ready copies from the National Lead Information Center to reproduce the pamphlet, providing that you reproduce the text and graphics in full: 1-(800) 424-LEAD (5323).

- ✔ Order bulk copies from the Government Printing Office (GPO) which cost $26.00 for a package of 50 pamphlets: (202) 512-1800; refer to the pamphlet by name or by GPO Stock Number 055-000-00507-9.

Where can I get copies of *The Lead-Based Paint Pre-Renovation Education Rule* handbook?

Download electronic copies of the interim edition (June 1999) in PDF format at http://www.epa.gov/lead/leadrenf.htm.

- ✔ Contact the National Lead Information Center at: 1-(800) 424-LEAD (5323)

Where can I find additional information and resources related to lead-based paint?

- ✔ Lead Information Center: 1-800-424-LEAD (5323)

- ✔ EPA's Office of Pollution Prevention and Toxics (OPPT): www.epa.gov/lead 202-260-3810

- ✔ HUD's Office of Lead Hazard Control: www.hud.gov/offices/lead 202-755-1785

EPA

Module 4
Clean-up and Check Your Work

9/30/2000 4-1

Video Segment: Clean Up and Check Your Work

- **Think about the following points as you view the video**
  - What are the most important clean up practices you see?
  - What would it take for you to begin doing these practices in your work?

9/30/2000 4-2

Module 4 Overview

- What is effective clean-up?
- Clean up toolkit
- Interior clean up techniques
- Exterior clean up techniques
- How to check your work
- Safe disposal methods
- Keep in mind

9/30/2000 4-3

What you will learn in this module

In this module, we will cover all the topics listed on the slide above.

- The goal of cleanup is to leave the work area as clean or cleaner than when you arrived so that, as a result of your work, lead dust is not left behind to poison the residents of the home.
  - At the end of this module, you will know how to check your work to ensure the work area is clean enough to pass a clearance examination, if it is required.
- By using the techniques described in the following pages of this module you will be able to clean a work area quickly and efficiently. Remember, approaching a clean-up is similar to approaching a job. Proper preparation and planning will help make your cleaning efforts more effective and faster.
- Always schedule time at the end of each day to clean thoroughly.

EPA

What is Effective Clean Up?

- Containing dust during clean up to the area that will be cleaned
- Using proper cleaning techniques
- Cleaning all surfaces, tools and clothing
- Checking your work
- Safe and secure disposal

9/30/2000 4-4

Containment

- Effective cleaning begins with proper preparation and containment. Clean-up will be much easier and efficient if proper containment has kept all dust and debris confined to the work area. Also, containing dust to the area that is being cleaned is important.

Proper cleaning techniques

- You should be careful not to spread dust and contaminate other areas while cleaning. Using the techniques outlined in this module and following the proper sequence will help ensure that you do not contaminate other areas while cleaning.

Cleaning all surfaces

- "All surfaces" includes vertical surfaces such as walls and windows and horizontal surfaces such as floors, door tops, window troughs, and window sills. Cleaning should proceed from high to low, i.e., from top of wall to window to floor.

Checking your work

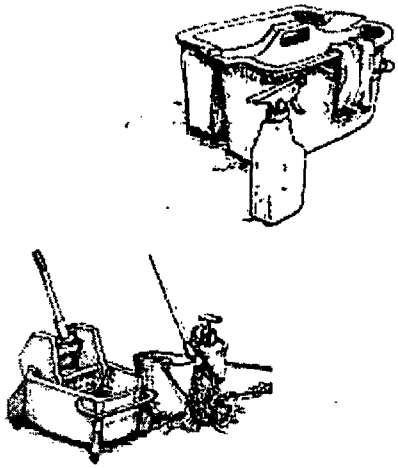
- Always conduct a visual inspection after any job. Look for any visible paint chips, dust or debris.

Safe and secure disposal

- Bag and "gooseneck seal" all waste in 4-6 mil poly-bags. Safely dispose of all waste in accordance with state and federal regulations.

EPA

Clean Up Toolkit



- Vacuum with HEPA filter
- Misting bottle and pump sprayer
- Mop with disposable heads
- Detergent
- Two buckets or two-sided bucket
- Disposable hand towels
- Heavy duty garbage bags
- Duct tape
- Shovel and rake

9/30/2000 4-5

Clean Up Toolkit

- The tools listed on the slide above are for cleaning interior and exterior jobs. Some tools, such as the pump sprayer, shovel, and rake are used primarily for exterior clean up. Other tools, such as the buckets and mops are used primarily for interior clean up.
- The following pages discuss clean up for both interior and exterior situations.

EPA

Interior Clean-Up Techniques

- **Pick up all paint chips with wet, disposable cloth**
- **Pick up protective sheeting**
  - Mist sheeting before folding
  - Fold dirty side inward
  - Tape shut to seal in dirty side
- **Dispose of protective sheeting at end of job**

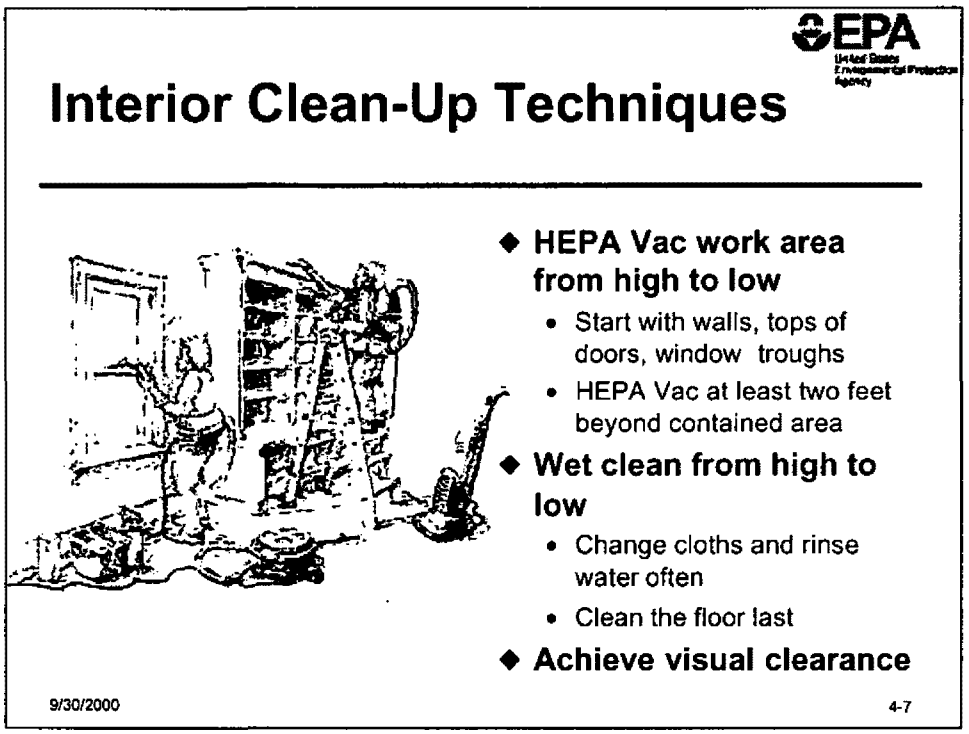
9/30/2000 4-6

Pick up

- Always begin a clean-up by picking up all paint chips and any visible debris with a wet disposable cloth.

Protective sheeting

- Protective sheeting may be used again within the same work area if it has not already been folded (see pp. 47, Lead Paint Safety Field Guide). When the job is complete, clean protective sheeting using a HEPA vacuum. Protective sheeting should then be folded and taped shut. Always fold dirty side inwards, seal and place in 4-6 mil poly-bag. "Gooseneck-seal" the poly-bag and dispose with the rest of your waste at the end of the job.



HEPA vacuum the contained work area from high to low

- Start with the walls, tops of doors, and window troughs (high) and work your way down to the floor (low).
- Clean walls with a HEPA vacuum or by lightly wiping with a damp disposable cloth.
- **Be thorough-don't rush.**

When cleaning wet, you can either mist the surface with cleaning solution or use a wet disposable cloth

- Work from high surfaces to low. If a surface is very dirty use a moist paper towel before beginning to scrub with a wet cloth.
- Replace cloths and change rinse water often.

Clean the floor last

- Mist floor and clean with a wet mop using cleaning solution and the two-sided bucket.
- Clean at least two feet beyond contained area.
- Then, repeat the process using a new mop head and clean water.
- Remember, always keep one side of the bucket for cleaning solution and the other side for rinsing and wringing out the cloth or mop-head. Change the rinsing water often.

It may be necessary to repeat the HEPA Vacuum and Wet Clean. Always clean to visual clearance.

EPA

Interior Checking Your Work

- **Always conduct a visual inspection after cleaning**
  - Focus on child access areas such as floors, window troughs, window sills
  - Look for paint chips, dust, debris, and deteriorated paint
  - Inspect beyond work area
  - Repeat clean-up steps if necessary
- **Dust sampling**
  - Encouraged to check work
  - Sometimes required

9/30/2000 4-8

Visual inspection

- A thorough visual inspection should be the first step of checking your clean-up. Any visible paint chips, dust or debris should be collected and disposed.
- Visual inspection will not verify that a work area has been cleaned adequately. In many instances lead dust is not visible to the naked eye and will be not be detected during a visual inspection. To ensure that a work area is properly cleaned, follow the practices outlined in this section and take a dust wipe sample for verification.

Dust sampling

- Dust sampling can be performed to check the effectiveness of the clean-up efforts.
- In some cases, dust sampling may be required as part of "clearance" (a defined process to ensure that a work area is not contaminated with lead dust after work is completed). In such cases, dust sampling must be performed by a certified or trained person. Supervisors should be aware of state laws regarding renovation and remodeling work.

Exterior Clean-Up Techniques

- **For high-dust jobs mist area to keep dust down**
- **Visually inspect work area**
  - Look for dust, debris, and paint chips
  - Focus on child access areas such as:
    - Window sills
    - Bare soil and ground
    - Play areas

9/30/2000 4-9

High-dust jobs

- After completing a high-dust job, such as power sanding a painted surface, mist the entire work area to keep dust from spreading.

Visual inspection

- A thorough visual inspection of the work area should be conducted after any exterior job. Any visible paint chips, wood chips or other debris from the work area should be collected and disposed with the rest of your waste.
- Focus your visual inspection on areas where children may play or be exposed to lead contaminated dust or debris. Such areas include exterior porches, outside play areas, bare soil and ground, and window sills.

Remember

- Lead contaminated soil can poison children.
- Avoid dry raking and spreading dust.

EPA

Exterior Clean-Up Techniques

- **Pick up protective sheeting**
  - Collect and dispose of any debris or chips on sheeting
  - HEPA vacuum sheeting
  - Clean sheeting to visual clearance
  - Fold and store securely for reuse
- **Visually inspect beyond work area**

9/30/2000 4-10

Protective sheeting

- Use of screen mesh, screen tarp, or landscape fabric is recommended to cover vegetation. This material should be fine enough to collect all chips and debris. Although recommended to be disposed of after use, if you intend to reuse the protective sheeting it **must** be cleaned thoroughly and pass visual clearance before being securely stored for reuse.
- If protective sheeting will be disposed at the end of the job, it should be cleaned and disposed with the rest of your waste.

Specific exterior jobs

- If work takes place on an exterior porch or stairwell, HEPA vacuuming, wet cleaning and mopping, in addition to a thorough visual inspection, should be used to clean the work area. For such jobs the clean-up can be similar to clean-up after interior jobs. Collect and dispose of any dust or debris with the rest of your waste.

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Exterior Checking your Work

- **Visual inspection**
  - Always conduct a visual inspection after any cleaning
  - Focus on child access areas such as
    - Bare soil or ground
    - Window sills
    - Exterior porches
    - Play areas
  - Inspect beyond work area
- **Collect and dispose all paint chips, dust, debris, and deteriorated paint**

9/30/2000 4-11

Checking your work

- A thorough visual inspection is the main part of checking your clean-up after an exterior job. You should collect and dispose of any visible paint chips, wood chips and debris found during the visual inspection. Child access areas include porches, play areas, bare soil or ground, and window sills.
- You may notice that the processes of clean-up and checking your work are similar for exterior jobs. A visual inspection is conducted once while cleaning and **again** after completing clean-up to check your work. Both visual inspections should be thorough and focus on collecting and disposing all visible paint chips, dust and debris.

Disposal

- **What should I do with my waste?**
- **At the work site**
  - Place waste in 4-6 mil poly-bag
  - "Gooseneck Seal" the bag with duct tape
  - Carefully dispose of waste in accordance with state and federal regulations
  - Store waste in a secure area

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At the work site

- Always collect, bag and seal your waste at the work site and in the work area. Do not carry your waste to another room or another area before bagging and sealing the waste. Store all waste in a secure container or dumpster until disposal. Limit on-site storage time. Avoid transporting waste in an open truck. Some examples of waste include:
  - Protective sheeting
  - HEPA filters
  - All paint chips, dust and dirty water
  - Used cloths, wipes and mop heads
  - Any debris
  - Protective clothing, respirators, gloves
  - Architectural components

Waste water

- Water used for clean-up should be filtered and dumped in a toilet. Never dump this water down a sink, storm drain, on the ground, or in a tub. **Always be aware of state and local regulations regarding waste water disposal.**

Remember

- If needed, "double-bag" your waste to help prevent the waste from escaping if the bag is cut or ripped.

Disposal - Local and Federal Information

- Segregate hazardous and non-hazardous waste
- Minimize generation of hazardous waste
- Always check state regulations!

9/30/2000 4-13

Waste disposal issues

- Because the U.S. EPA considers most renovation and remodeling as "routine residential maintenance" the waste generated during these activities is classified as solid, non-hazardous waste and should be taken to a licensed solid waste landfill.
- You should determine whether you generate more than 220 pounds of hazardous waste per job site per month. If you have less than 220 pounds per location per month then manage this waste as solid, non-hazardous waste. If you generate more than 220 pounds of hazardous waste you should contact your state and local regulators to find out how to dispose of this waste properly.
- Some **possible** examples of **hazardous waste** may include: paint chips; vacuum debris; sludge or chemical waste from strippers; and HEPA filters.
- Some **possible** examples of **non-hazardous waste** may include: disposable clothing; respirator filters; rugs and carpets; protective sheeting; and solid components with no peeling paint. Please list and suggest any other examples.
- All waste should be handled carefully and sealed in heavy duty (6 mil) poly-bags.
- Large architectural components should be wrapped and sealed in plastic sheeting and disposed along with your waste.

Remember

- Some states have enacted more stringent waste management and disposal regulations.
- Supervisors must be aware of state regulations concerning hazardous and solid waste management and disposal.

Keep In Mind

- Schedule time to clean thoroughly at the end of each day
- Assign responsibilities to specific personnel
- Create and maintain a checklist for cleaning procedures
- Always maintain sufficient cleaning and disposal supplies

9/30/2000 4-14

Example check list for cleaning procedures

The list below is an example checklist for cleaning procedures. You may wish to add to or modify it to fit your needs.

- Was the work completed?
- Have all visible paint chips, dust and debris been removed and disposed?
- Was the protective sheeting folded, sealed, and disposed?
- Was the interior work area HEPA vacuumed?
- Were all surfaces wet cleaned? Was the floor cleaned last?
- Was the interior work area HEPA vacuumed again?
- Was all waste placed safely in 4-6 mil poly-bags?
- Were all bags properly sealed?
- Was all waste disposed in accordance with state and federal regulations?
- Was a visual inspection completed?
- Were dust samples taken?
- Is the property owner satisfied?

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Module 5

Talking to Clients and Planning Work

9/30/2000 5-1

EPA

Video Segment: Talking to Clients and Planning Work

- **Think about the following points as you view the video**
  - What are the most important points you see for talking to clients and planning your work?
  - What would it take for you to begin doing this in your work?

9/30/2000 5-2

Module 5 Overview

◆ **At the end of this module, you will be able to answer the following questions:**

- Do I need to use lead safe work practices?
- How can I communicate information about the associated planning, cost, and time demands to the residents?

9/30/2000 5-3

Planning Ahead

- You should also talk to the residents about why you are performing lead safe work practices and describe what the residents can do to help prevent the spread of dust both before you start the project and while you are working.
- To safely work in homes with lead-based paint, it is essential that you plan a strategy to reduce the creation of dust and contain any dust created. The time invested in these activities will ensure your project is conducted safely with regards to lead dust hazards and expedite the cleanup process.

EPA

What are Your Responsibilities?

- **Under federal law, you MUST:**
  - Give residents copies of the pamphlet *Protect Your Family From Lead In Your Home*
  - Get confirmation that residents received the pamphlet
  - Keep confirmation records for three years
- **See *The Lead Pre-Renovation Education Rule* for confirmation forms and guidance** *(40 CFR Part 745)*

9/30/2000 5-4

Legal Obligations

- Federal law requires contractors to tell occupants about the risks of lead-based paint before non-emergency repair, maintenance, and home renovation work begins. This law applies to all work on surfaces greater than 2 square feet per component. Contractors MUST:
  - Give residents a copy of the pamphlet *Protect Your Family From Lead In Your Home* before starting any work.
  - Either have the resident sign an acknowledgement form after receiving the pamphlet or send the resident a copy of the pamphlet via certified mail.
  - Keep copies of the residents' confirmation of receipt of the lead pamphlet or certificate of mailing for three years as documentation of your compliance with the regulations.
- Forms for confirmation of receipt of the lead pamphlet are included in the *Lead Pre-Renovation Education Rule* handbook.
- Copies of both the *Protect Your Family From Lead In Your Home* and the *Lead Pre-Renovation Education Rule* handbook are included in Appendices 2 and 3, respectively. See the handout: *Resources for additional information* that accompanies the exercise later in this lesson for a list of where you can obtain these documents.
- Some states and local governments may have additional requirements for working on homes with lead-based paint. You can periodically check with the National Council of State Legislatures (NCSL) for updates to state laws affecting lead-based paint for all states. The 1999 compilation is located at: http://www.ncsl.org/programs/ESNR/pblaw99.htm.

Talking to Residents About Your Skills

EPA

- **Why are you using lead-safe work practices?**
  - Keep the house safe
  - Protect health of children and pregnant women
  - Good professionalism
- **Why are you qualified to conduct these activities?**
  - Completed this course
  - Use lead-safe tools and supplies
  - Experience with lead-safe work practices

9/30/2000 5-5

- In addition to any generic communication you have with residents during a renovation, remodeling, or painting job, you must inform them that your work has the potential to create lead dust. The EPA pamphlet *The Lead-Based Paint Pre-Renovation Rule* provides good pointers for talking to clients. You should discuss the following topics with the homeowner prior to beginning any renovation or remodeling job that has a potential to create lead dust:

Why are lead safe work practices a good idea?

- Incorporating lead safe work practices into your renovation, remodeling, and painting activities will:
  - Protect children's and workers' health
  - Keep the house safe from increased levels of lead dust
  - Is an example of good professionalism
- Module 1 presented more detailed information on these topics. Also, you can refer to the field guide or to EPA pamphlet *Protect Your Family From Lead in Your Home* for additional information.

Why are you qualified to conduct these activities?

- Currently, there are no federal regulations requiring you to be certified or trained in lead safe practices. However, you voluntarily took the time to complete this course because you care about the well-being of your clients and are concerned about protecting the environment and your workers. Through this course, you learned the dangers associated with lead dust, how to identify lead dust, how to plan, set-up, and conduct your work to minimize the distribution of lead dust, and how to clean up afterwards to ensure you did no harm. Your prior experience working with lead-safe work practices also enhances your qualifications.

Discussing the Work Plan

- **Discussing the work plan with residents**
  - What lead safe work practices are planned?
  - How will this work affect the residents' use of the house?
  - How will you protect the residents' possessions from lead dust contamination?
  - What activities will you expect the residents to perform before you begin your work?

9/30/2000 5-6

Discussing the work plan with residents

- In addition to discussing the hazards associated with lead-based paint and and lead dust, you should review your plan for lead-safe work practices with the residents. This includes:
  - Outlining the work schedule, highlighting lead safe work practices that will minimize lead dust exposure
  - Describing how you will protect residents' possessions from further lead dust contamination
  - Identifying the activities you expect the residents to perform before you begin your work
- It is much easier to prevent possible problems during set-up than to do extra cleaning afterward. You may want to ask resident(s) to move some items before you begin your work. These include moving any furniture and fixtures out of the work area and storing them away from any work that may create dust. Seal over remaining items with polyethylene protective sheeting where possible. Moving items such as drapes, area rugs, and plants will reduce the potential for contaminating them with lead dust. If the paint in the work area is already deteriorated, you may suggest that the residents clean these items prior to moving them to other areas of the house to minimize the amount of lead dust that is distributed to other areas of the house. If the residents move and clean these items before the renovation work begins, you will not have to worry about being responsible for damaged or lost items.

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Why Evaluate the Job for Lead?

- Reduce your potential liability from lead dust
- Incorporate lead activities into your work schedule
- Use lead-safe work practices
- Have the right materials and equipment
- Include the cost of lead-safe work practices
- Discuss occupant protection with residents
- OSHA regulations require employers to determine if employees will be exposed

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Why Evaluate Your Job

- There are a number of reasons why you should determine if your job will create lead dust prior to starting to work. These include:
  - Ensuring your activities will not create additional hazards or potential liabilities from lead dust.
  - Including lead dust control activities in your work schedule.
  - Using appropriate lead safe work practices.
  - Having materials and equipment on hand to safely manage lead dust, minimize the amount of dust created, and reduce the potential for spreading dust to other parts of the dwelling or surrounding area.
  - Accurately estimating the costs of the additional time, labor, and supplies needed to perform lead-safe work practices.
  - Making sure that this is a job you want to go into.
  - Developing a list of issues and preparing to discuss them with owners and occupants.
- It is a good idea to discuss lead-based paint, lead dust, and occupant protection with the residents before beginning the work. This allows you to sell this service to the residents and positively distinguish yourself from the competition.
- See the Field Guide pp. 11, 75, and 76.

EPA

Evaluating the Property

- **Was the residential building constructed before 1978?**
  - If yes, take proper action and use lead-safe work practices
  - If no, you do not have to worry about lead dust.
- **How can I get this information?**
  - Ask the resident for tax records or other documentation
- **Has the paint been tested for lead?**
  - If yes, collect documentation of what and where

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Was the property constructed prior to 1978?

- The majority of buildings constructed before 1978, especially those constructed prior to 1960, contain some lead-based paint. Unless otherwise documented, you should always assume that painted surfaces from pre-1978 houses include lead-based paint and that all dust generated from these surfaces may contain lead. Although the amount of lead-based paint found in homes varies, older dwellings typically contain higher concentrations of lead paint. For pre-1950 properties, you should assume that lead-based paint is present on most painted surfaces. Some localities may have restricted lead paint prior to 1978.

  - **What is the age of the property?** If the property was constructed after 1978, you do not need to worry about performing lead safe work practices. The resident should be your first source for this information. They can get information on the age of the property from tax records or property deeds.

  - **Has any prior renovation work been done?** If all of your work will be conducted in a dwelling constructed or renovated after 1978, you do not need to utilize lead-safe work practices, even if the rest of the property was built earlier. You should ask the resident for this information. If the resident does not know if or when renovation work was conducted, and the property was constructed prior to 1978, you should assume all paint surfaces contain lead-based paint.

  - **Has a lead evaluation been conducted?** Lead evaluations cover a range of activities that test for lead-based paint. If the resident has documentation that a certified inspector or risk assessor performed a lead evaluation and found that no lead-based paint is present in the work area, you do not have to utilize lead safe work practices, regardless of the age of the property.

Evaluating the Work

- **Will this job:**
  - Disturb painted surfaces?
  - Otherwise create or disturb lead dust?
- **If yes, take proper precautions:**
  - Set-up
  - Work practices
  - Clean up
- **Will this job create high levels of dust?**

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Will the work disturb painted surfaces, or create / disturb dust that may contain lead?

- All renovation, remodeling, and painting activities that disturb painted areas, including scraping paint, removing siding, replacing windows, will create some dust. Additionally, some areas, such as window troughs and loose areas near a building's foundation, typically accumulate dust and paint chips. You must consider these factors when approaching the job and develop an appropriate plan to deal with the potential lead dust. If your work will NOT disturb ANY painted surfaces or areas where lead dust can accumulate, you do not have to use lead-safe work practices.

What precautions are needed?

- The amount of dust created is directly related to the size of the work area, condition of the structure, and tools, materials, and dust control methods used. Previous modules presented descriptions of the necessary precautions you should take while setting up the work areas, performing renovation, remodeling, or painting activities, and cleaning up.

If the job will disturb paint surfaces, will it create high dust that will cause you to take extra precautions?

- As highlighted in previous modules, some projects create more dust than others. Major renovation work, such as demolition, or removing old paneling, siding, windows, or wall-to-wall carpeting, can create high dust levels. Additionally, surfaces with deteriorated or chipped paint are more likely to generate high levels of dust than intact surfaces. The level of dust a job will create directly affects other parts of your job, including the materials and equipment required, precautions taken during set up, and the control methods used.

Scheduling Work

- How will I schedule lead-safe work practices?
  - Minimize hassle to residents
  - Limit the size of the work area
  - Minimize labor costs
- Take high dust jobs into account

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How will I schedule the lead safe work practices?

- When scheduling lead safe work practices, you should keep three goals in mind:
  - Minimize the hassle to the residents
  - Limit the size of the work area
  - Minimize extra labor costs
- In most cases, it is preferable to complete lead hazard control activities before beginning other renovation, remodeling, or painting activities. This will minimize the possibility of distributing lead dust outside of the work area. This may also allow most of your work to be done using traditional methods - without the precautions necessary when working with lead-based paint - thereby simplifying the coordination of other project-related activities. It would also minimize the hassle to the residents by reducing the areas of the house they should not enter because lead dust activities are taking place.
- For large projects, it may make more sense to conduct lead safe practices at the beginning of each phase of the project. For example, if you are renovating all of the bathrooms in a house, you may work in one bathroom at a time. In this case, it makes sense to perform lead-safe work practices at the beginning of each individual renovation activity as opposed to at the beginning of the entire job.
- NIOSH and OSHA will have data for the level of dust generated by jobs. These will vary from job to job. You need to use your experience and common sense to determine which jobs are high dust jobs.

Evaluating the Effects on Your Job

- How much extra time will the lead-safe work practices take?
  - Talking with client
  - Set-up
  - Work
  - Clean up
- What elements of the job can increase costs?
  - Labor
  - Supplies (see checklist)

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How will the lead activities affect my job?

How much extra time will the lead-safe work practices take?

- This question only applies to the portion of the renovation, remodeling, or painting job dealing with lead-safe work practices. These activities will affect both worker and resident access to areas of the house where the work is taking place. The length of time the lead-safe practices requires could significantly affect the scheduling of other activities throughout the house. It is important to estimate the extra time associated with each phase of the lead-safe work practices when you are planning the project and developing cost estimates. Talking with the client and educating the client about lead-safe practices will also take up time.

What are the extra costs?

- The cost of lead-safe work practices and lead dust control techniques will vary depending on the project's size, scope, and scheduling. You should consider the following factors when developing a cost estimate:
  - Extra labor costs associated with performing the activities
  - Extra supplies needed
- To ensure you have the necessary materials on hand at the beginning of a project, it is helpful to review the checklist of supplies and materials listed on the back of the worksheet. This list includes supplies that will typically be used on all jobs as well as specialized materials and supplies that may be required only under unique circumstances. All of the materials and tools in this checklist have been discussed in previous modules.

MODULE 5 EXERCISE

Objectives: The objective of this exercise is fourfold:

- To evaluate a project's potential to create lead dust and plan your work to minimize the creation and dispersion of this dust.
- To familiarize yourself with the worksheets included in this module and use them to evaluate a potential scenario.
- To discuss ways to talk to clients about lead safe work practices and ensure they are informed about the dangers of lead dust.
- To ensure you understand your requirements related to disseminating information related to lead-based paint.

Length: Total Time: 35 minutes - 20 minutes working in groups and 15 minutes discussion

Directions: The following exercise presents a scenario that may be similar to situations routinely encountered by you or your company. In groups of three to five (depending on class size), take the next 20 minutes to read over the scenario and answer the questions on the next two pages. Before answering the questions, however, complete the attached worksheet. If you need to make assumptions in order to complete the questions or the worksheet, please be sure to write down your assumptions and include them in your worksheet and answers.

Background

New property owners have contracted with your company to perform major remodeling work throughout a house constructed in the 1950's. On the main floor, the work consists of remodeling the kitchen (existing dimensions are 12' x 15') and adding a new 15' x 15' sunroom off of the kitchen. This remodeling work includes tearing out existing cabinets, flooring, and a painted wall. Upstairs, the residents have asked you to renovate the half-bath by removing the existing linoleum flooring and sink (porcelain sink attached to the wall with plumbing beneath exposed) and then laying new floor tiles and installing a new sink and cabinet unit. To the best of the residents' knowledge, no major renovation work has been done on the house since it was constructed and the former residents never mentioned lead-based paint.

Although the house is currently vacant, the new owners are planning on moving into the house in the very near future. It is highly likely that they will move in before all of the renovation work has been completed. The new owners are a couple in their early thirties with two children under the age of six, and two pet cats that are kept indoors.

MODULE 5 EXERCISE

Complete the attached worksheet based on the information provided in the scenario. After completing the worksheet, answer the following questions. At the end of the exercise, you may be asked to share your answers with the class. Be prepared to defend your responses.

1. Was the property constructed prior to 1978 and do you have to utilize lead-safe work practices?

2. Is this a high dust job? If yes, what components could create high dust levels? What special precautions should you take to minimize the hazards associated with high levels of lead dust?

3. How would you schedule the work? When would you perform lead-safe work practices in relation to the other renovation and remodeling work? Why?

4. How did you develop your cost and labor estimates? Will any special tools or equipment be needed for this job?

MODULE 5 EXERCISE

The following questions pertain to talking to the residents.

5. What topics, related to lead dust and lead-safe work practices, should you highlight when discussing the renovation job with the residents? Where could you refer the residents if they ask for additional information?

6. After discussing the potential lead dust hazards and the associated lead-safe work practices with the residents, they insist that these actions are not necessary because the house does not contain any LBP. How do you respond?

EPA

Module 6
Supervisory and Business Issues

9/30/2000 6 - 1

EPA

Lesson Overview

- Key supervisor responsibilities
- Benefits of performing work in a lead-safe manner
- Discussion: Next Steps

9/30/2000 6 - 2

- In addition to understanding how to perform renovation, remodeling, or painting work in a lead safe manner, supervisors must also be aware of a number of other issues. This module will highlight those issues as well as the benefits of performing work in a lead safe manner.

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Key Supervisor Responsibilities

- Stay informed
- Ensure job performance
- Manage liability
- Manage workers
- Maintain records

9/30/2000 6 - 3

- Key supervisor responsibilities are discussed in detail on the following slides.

Stay Informed

- State and local regulations pertaining to LBP
- OSHA requirements for worker safety
- Waste management and disposal requirements

9/30/2000 6 - 4

State and Local Regulations

- As noted earlier, states and local jurisdictions (e.g., counties and cities) may have additional requirements for working on homes with lead-based paint. Supervisors must be familiar with these additional requirements to ensure that work is performed properly. The National Council of State Legislatures (NCSL) provides periodic updates to state laws affecting lead-based paint for all states. The 1999 compilation is located at: http://www.ncsl.org/programs/ESNR/pblaw99.htm

OSHA

- Although this training does not specifically address worker safety issues, supervisors are responsible for ensuring that their workers are properly trained and equipped to work on lead-based paint.

Waste Management and Disposal

- As indicated earlier in Module 4 (Cleanup and Disposal), state regulations for waste management and disposal vary and may be more stringent than federal requirements. Supervisors must be aware of state requirements. To find out about requirements, contact your state's department of environmental protection or equivalent. To access State hazardous waste websites go to http://www.epa.gov/epaoswer/osw/stateweb.htm. This website will point you to specific state sites.

Ensure Job Performance

- Skill building
- Tool kits
- Planning
- Client education

9/30/2000 6 - 5

Skill building

- Supervisors must ensure that their workers have the necessary skills to accomplish the tasks they are expected to perform. For working on homes with lead-based paint, workers need to know how to contain and cleanup lead dust created while working.

Tool kits

- Supervisors should ensure that their workers have access to the tools and supplies necessary to perform their jobs in a manner

Planning

- Supervisors must be able to plan work on homes with lead-based paint to be efficient in using workers with the background and skills to accomplish the job. This requires a different set of specs than other jobs. Know who is allowed in which spaces. Planning also, as we saw in Module 5 (Planning) requires practice and skill in estimating the cost of jobs and determining what tasks will need to be performed, how they will be performed, by whom, and how long it will take to accomplish.

Client education

- Using the pamphlet *Protect Your Family From Lead In Your Home* as an opportunity to explain to your clients how you will do your work and how that will benefit your client. This information will assist in educating the client about lead-based paint and help to inform their expectations of the work that you do.

Tool Kits

- Setup
- PPE
- Safe Work Practices
- Clean-Up

9/30/2000 6 - 6

Tool kit tips

- Keep kits in separate, labeled containers.
- The checklist of materials and supplies in the Module 5 exercise provides in one location a list of all tool kit items. Additional information on the tool kits can be found in this manual on pages 2-6, 3-8, 3-11, and 4-4.
- Tools can be purchased from wholesale tool suppliers, and vendors can be found by looking online and searching the Internet.
- Tool kit summary:
  - **Setup kit:** knives (e.g., utility knife), tape, protective sheeting, cones.
  - **PPE kit:** disposable coveralls, hat, gloves, respirators, first aid kit, shoe covers, safety glasses, ear protection for power tools.
  - **Safe work practices kit:** HEPA vacuum, other HEPA tools, box of brushes, wet/dry sandpaper.
  - **Clean-Up kit:** bottle mister, wet wipes, mop heads, mops, buckets, mop wringer.

Liability Management

- **Four methods to limit liability**
  - Contract modifications
  - Post clean-up testing
  - Quality control
  - Insurance
- **Failure to comply with applicable regulations could expose contractors to liability**
- **Voluntary work practices presented in this training may create a new legal standard**

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Liability Management

To avoid legal liability the supervisor should:

- Be familiar with industry standards and any applicable laws and regulations
- Train workers to handle LBP issues
- Provide explanation and records of work in written form, including any hazards to the client
- Give written job descriptions that specify tasks, methods, results, and time frame
- Be aware of new developments
- Provide close supervision of work site

Possible claimants include: clients, residents, health or regulatory agencies, workers and other contractors, and owners of neighboring properties.

Contract Modifications

Note that the work being performed is not abatement work. Contract modifications should be protective of contractor.

Contractors have a legal duty to

- Exercise reasonable care in performing work
- Warn clients of potential hazards
- Be informed about applicable standards and requirements

Supervisors have a duty to act as any reasonable, competent supervisor given the circumstances of the situation and in accordance with industry standards. Failure to do so can be used as evidence of negligence.

EPA

Scope of Work for Proposal

- Lead Paint Safety Field Guide
- Model Specifications
- HUD Guidelines
- Associations

9/30/2000 6 - 8

- Proposals for working in lead-safe manner will require a scope of work different from traditional jobs. The sources listed below can provide information about the activities for working in a home with lead-based paint that are different from working on traditional jobs in homes without lead-based paint.

Lead Paint Safety Field Guide

- The Field Guide can be found in Appendix 1 of this training. It will provide information that can help you identify the key activities to be performed when working on a home with lead-based paint.

Model specifications

- The National Center for Lead-Safe Housing has model job and contract specifications for contractors working on homes with lead-based paint. Information on how to obtain these model specifications is available on the internet at http://www.leadsafehousing.org/html/lead_specs.html

HUD Guidelines

- These guidelines, formally known as Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, are available on the internet at http://www.hud.gov/lea/learules.html#download or by searching on http://www.hud.gov/offices/lead.

Associations

- Home construction and similar trade or professional associations can provide assistance, especially if you are a member.
- For example, the National Association of Home Builders (NAHB) could provide assistance on developing a work scope that identifies critical aspects of working in homes with lead-based paint. NAHB is located on the internet at http://www.nahb.com

Insurance

- **General liability insurance**
  - Certain state and local laws may require it
  - Most policies contain a pollution exclusion clause
- **Pollution liability insurance**
- **Errors and omissions insurance**
  - Typically for consultants, risk assessors, inspectors

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- See Appendix 4 Liability Insurance Summary Factsheet for a discussion of types and uses of insurance.

Commercial General Liability (CGL) Insurance

- CGL Exclusion Section F
- CGL policies are readily available at reasonable cost, but typically specifically exclude coverage of pollution-related claims.
- Should include premises and operations liability, contractual liability, independent contractor liability, and products and completed operations liability.
- Try to get the policy endorsed to modify or eliminate the "pollution exclusion"
- The policy should be written on an "occurrence" basis. Occurrence policies require that there be bodily injury or property damage caused by an accident during the policy period, including continuous or repeated exposure to harmful conditions. There are no restrictions on when a resulting claim or suit must be made or brought against the insured, as there is in a "claims-made" policy.

Errors and Omissions (E&O) Insurance

- Covers professional services rendered, such as by a certified lead-based paint inspector, or a consultant.

Pollution Liability Insurance

- Usually attached to CGL or E&O insurance as a policy rider or written as a separate insurance policy altogether.

Work Crew Management

- **Personal protection equipment**
- **Match work crew skills to job requirements**
  - Lead and non-lead work environments
- **Daily oversight**
  - Daily quality control
  - Daily checking on cleaning

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Personal Protection Equipment

- Includes respirators (such as an N-100), work suits, hats, shoe covers, etc.
- Not only will proper use of this equipment protect workers, but it will also protect clients and worker families from exposure to lead.
- Improper use of PPE can endanger workers.
- Proper training in use of personal protection equipment is essential to ensuring that the equipment will function as designed.

Skill Matching

- This includes ensuring that workers with specific types of training or skills are assigned to tasks that make use of those skills. For example, you would not assign sole responsibility for laying poly on the floor, covering vents, windows, and doors to a worker with no previous experience in setting up a room for renovation.

Daily Oversight

- Supervisors are responsible to make sure that workers at the work sites for which they are responsible are performing work in a manner consistent with containing dust and cleaning it up. Usually this involves spending time at the work site during the day to verify that work is progressing as planned.

EPA

Records Maintenance

- **Pamphlet**
  - Record of providing *Protect Your Family From Lead In Your Home* pamphlet required under the 406(b) rule
- **Recommend review with client the punch list of work completed**

9/30/2000 6 - 11

Client review

- Keeping a record of client approval of work performed can assist in building client confidence in your work as a contractor and also in managing your liability. The act of obtaining client approval is an opportunity for a positive interaction with the client.
- May be useful for liability protection as proof that contractor completed job and client was satisfied.
- Sign-off not always practical: final check clearing bank is legal proof of completion.
- Cleanup to a standard of no visible dust may be included in the punch list, and punch list may be reviewed with client at end of job.

Pamphlet

- A copy of this pamphlet is in Appendix 2. Guidance on the 406(b) rule for contractors, property managers, and maintenance personnel is in Appendix 3. This consists of:
  - Part I (Revised June 25, 1999)
  - Correction and clarification of Part I regarding timing of pamphlet delivery (Jun 25, 1999)
  - Part II (October 15, 1999)
  - EPA Questions and Answers on the Pre-Renovation Lead Information Rule (TSCA 406(b)) (June 1998)

Benefits of Using LBP Safe Practices

- **Reduced liability exposure**
- **Increased employee morale**
  - Safer work sites
  - Better worker health
- **Marketing benefit**
  - Differentiation from other contractors
  - Generate positive word-of-mouth and publicity
  - Market as higher quality work
  - Provide clients with peace of mind

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Reduced Liability Exposure

- Using work practices that minimize generation of LBP, contain LBP that is generated, and clean up LBP after completing the work is a critical element in demonstrating that you have performed the work in a reasonable manner, therefore reducing potential liability.

Employee Morale

- Efforts to ensure safer work sites; by extension, better worker health can improve worker morale and productivity.

Marketing Benefit

- Relying on the work practices discussed in this training will lead to satisfied and knowledgeable customers who will be happy to tell their friends about the work you did. It also allows you to differentiate your business from other contractors. Word-of-mouth advertising and increased visibility are key elements in being able to attract new business.

- Remember: Your bid may be higher, so you should be prepared to discuss why it makes sense to hire a more knowledgeable and experienced worker to perform renovation, remodeling, or painting.

EPA United States Environmental Protection Agency

Discussion: Next Steps

- **What can you do to make each of these happen?**
  - Prepare toolkits
  - Set-up to contain lead dust
  - Use safe work practices
  - Clean up and check work
  - Inform and educate clients about lead paint hazards
  - Revise contract and work scope forms
- **Other next steps?**

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EPA
United States Environmental Protection Agency

Thank You!

Thank you for your time and for attending this training course!

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APPENDIX 1

Lead Paint Safety: A Field Guide for Painting, Home Maintenance, and Renovation Work

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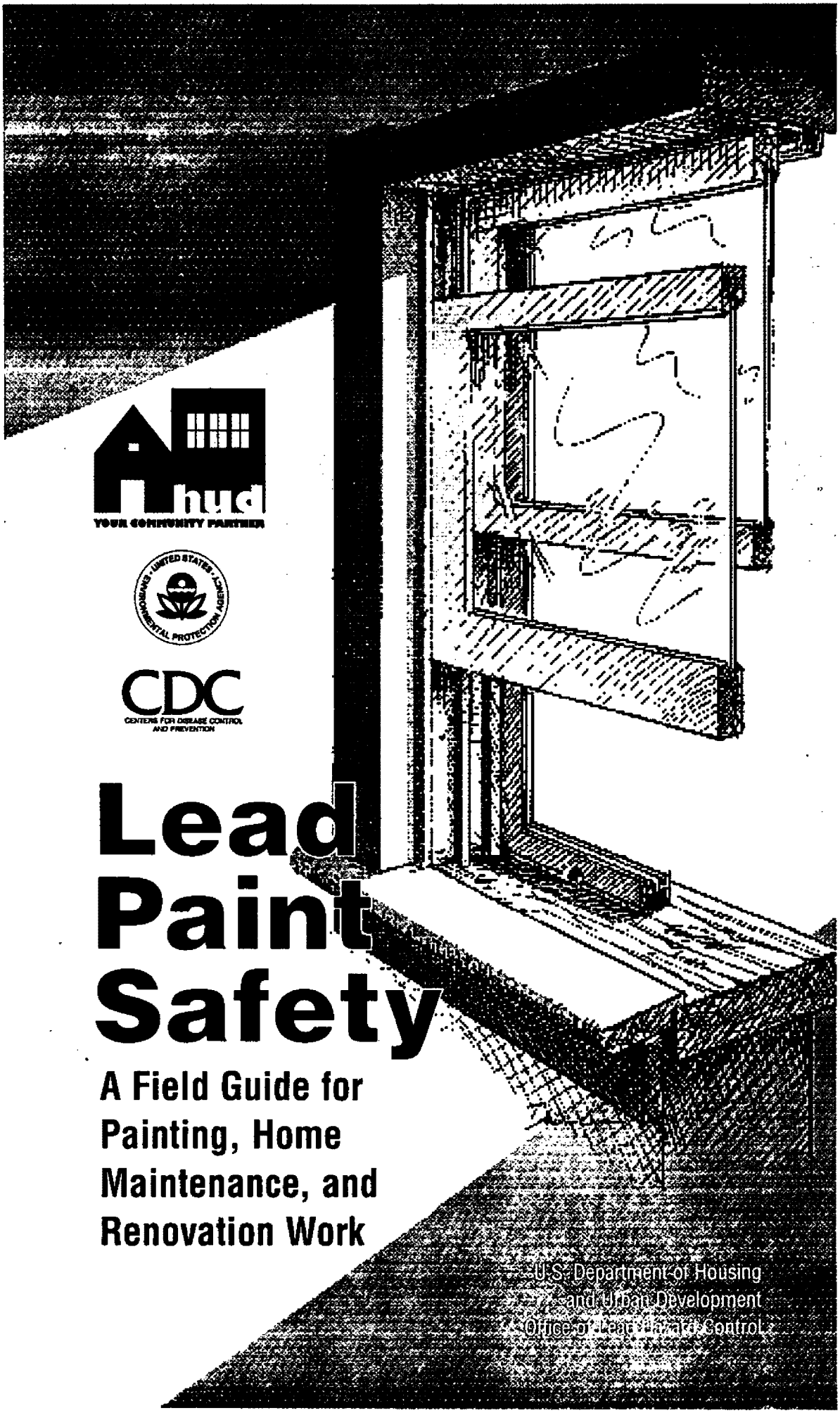


YOUR COMMUNITY PARTNER

CENTERS FOR DISEASE CONTROL AND PREVENTION

Lead Paint Safety

A Field Guide for Painting, Home Maintenance, and Renovation Work

U.S. Department of Housing and Urban Development
Office of Lead Hazard Control

Foreword

The Department of Housing and Urban Development has had great success in alerting the public to the problems of lead poisoning. With the support of industry, other federal agencies, and community-based organizations, we've helped to reduce the number of children poisoned by lead in America. But much more needs to be done if we want every child in America to live in a safe home.

As part of our outreach efforts, we are publishing this field guide on lead safety work practices. If you perform routine maintenance on homes or apartments built prior to 1978, this guide will help you plan and safely carry out the work, while minimizing the disturbance of lead-based paint. Step-by-step instructions detail what you need to do to work smart and work safe. Our new guide is easy to understand and small enough to carry to work sites so you can easily follow the instructions inside.

It's going to take action by all of us to reach our common goal of a lead-safe America. You can do your part by using this guide and applying lead safety practices on the job. The families in the homes you work on, the people you work with – and your own family – will be grateful for it.

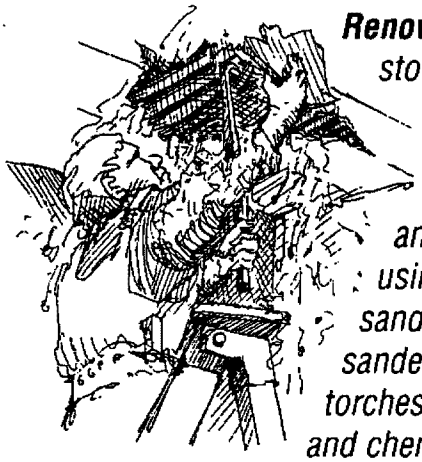
Andrew Cuomo, Secretary
U.S. Department of Housing and Urban Development

Acknowledgements

The U.S. Department of Housing and Urban Development (HUD) developed this guide with the assistance and input of the Centers for Disease Control and Prevention (CDC), the U.S. Environmental Protection Agency (EPA), and the Occupational Safety and Health Administration (OSHA). HUD would like to thank the staff of these agencies for their participation in developing this Field Guide. HUD would also like to thank all of the renovation, painting, maintenance, and lead professionals who provided useful feedback. Vicki Ainslie, Dana Bres, Robert Brown, Kevin Cleary, Alan Isaac, David Levitt, Linda Lewis, Dennis Livingston, Eric Oetjen, Roy Reveilles, Ron Rupp, Joe Shirmer, Aaron Sussell, Peter Tiernan, David Thompson, Richard Tobin, Ellen Tohn, Veda Watts, and Mike Wilson served on the Technical Panel for this project. A special thanks goes to these individuals for their contributions.

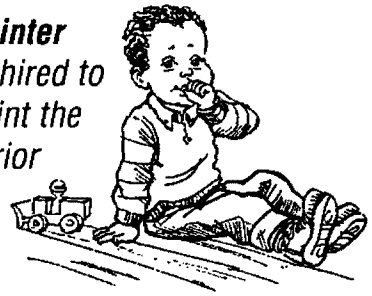
This Guide was developed by the U.S. Department of Housing and Urban Development's Office of Lead Hazard Control through a contract with ICF Incorporated. Dennis Livingston created the illustrations and provided technical content for this Field Guide.

WHY SHOULD I FOLLOW THIS GUIDE?



***Renovation** of a two-story, 19th century house included removing paint from floors and woodwork using power sanders, hand sanders, scrapers, torches, heat guns, and chemical paint strippers. Ceilings were also repaired, and wallpaper and paint were removed from several walls. The family that owned the home temporarily moved out of the house. They returned when the work was only partly completed. There was dust throughout the house.*

The family discovered that something was wrong when one of the family's dogs began to have seizures. A veterinarian found that the dog had been lead poisoned. The mother and children had their blood tested, and found that all of them had very high levels of lead in their blood. All three were admitted to the hospital for severe lead poisoning.



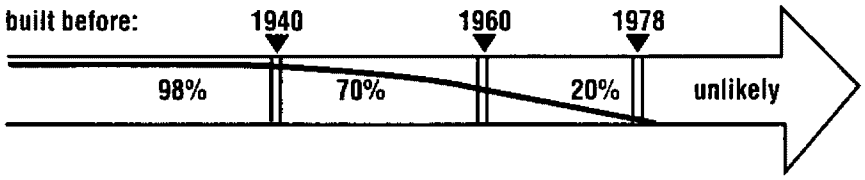
***A painter** was hired to repaint the exterior of an old Vermont home occupied by a couple expecting the birth of their first child. The painter used a power grinder to remove the old paint from the exterior siding. While the painter worked, the window to the baby's nursery was left open, and the entire room, including the crib, became covered with dust.*

Fortunately, the couple noticed the dust, and understood the potential risk. They called in another painter who was qualified to control lead hazards. He cleaned up the paint dust and the newborn baby moved into a clean, safe home.

Most Old Homes Contain Lead-Based Paint

- Most homes built before 1978 contain some lead-based paint. Lead-based paint is more common and was used more extensively in homes built before 1950.

Probability of a House Containing Lead



- Homes built before 1950 also used paint that had a higher concentration of lead.

Poor Maintenance Endangers Children

- In poorly maintained houses, lead-based paint, which may be several layers down, flakes and peels off. Paint failure is usually caused by moisture problems. Sometimes rubbing or impact causes paint failure. Doing work improperly can also cause a lot of dust.
- Lead-based paint chips and dust then mix with house dust and build up in window troughs and on floors.
- Children are endangered when lead in paint chips, dust, and soil gets on their hands and toys which they may put in their mouths.
- Lead can make children very sick and cause permanent brain and nerve damage. It can also result in learning difficulties and behavior problems. This damage is irreversible. It is a tragedy we can prevent.
- If paint is kept intact and surfaces are kept clean, children can live safely in a home painted with lead-based paint.
- Uncontrolled or uncontained dust and debris from repainting and/or renovation that disturbs lead-based paint in a well-maintained home can also expose children to unsafe levels of lead.

Changing Common Work Practices Can Protect Workers and Children

- Lead-based paint can also pose a threat to workers by causing damage to their brains, and nervous and reproductive systems.
- With small changes in work practices, workers can protect themselves and their customers from lead exposure.
- These changes include:
  - Keeping dust to a minimum.
  - Confining dust and paint chips to the work area.
  - Cleaning up during and after work. Special cleanup procedures must always be used.
  - Taking dust wipe samples to make sure cleaning removed lead-contaminated dust. (Dust wipe sampling is described in Section 5D, p. 71.)

Who Should Use This Guide?

- Building maintenance workers and their supervisors
- Painters
- Repair, renovation, and remodeling contractors
- Property managers and owners
- Homeowners
- Local housing agency staff and public health staff

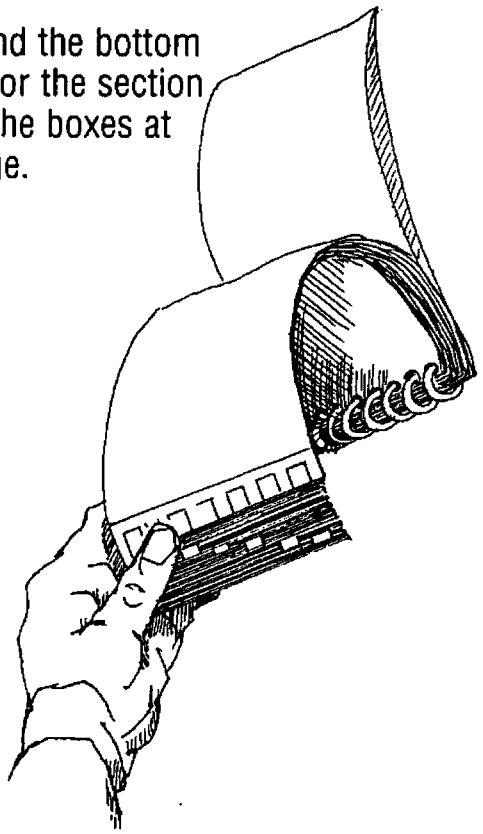
When Should I Follow This Guide?

- To fix a specific problem.
- During routine maintenance or apartment turnover.
- In homes where there may be a young child or a pregnant woman.
- During work supported by Federal funds that must be performed using safe work practices under Federal regulations.

HOW TO USE THIS GUIDE

This guide is divided into 5 sections.

To locate a section, bend the bottom of these pages. Look for the section you want by lining up the boxes at the bottom of each page.



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REMEMBER THESE PRINCIPLES

1. ASSUME: **Paint in Homes Built Before 1978 Contains Lead**
(Unless a lead-based paint inspection shows it doesn't.)
Exposing Anyone to Dust, Especially Children, is Bad

2. CHECK: **Federal, State, and Local Regulations**
- OSHA has rules for worker safety
- EPA and your local community have rules for waste disposal

3. AVOID: **Creating Dust**
- Use low dust work practices (for example, mist surfaces with water before sanding or scraping)

Spreading Dust
- Cover area under work with durable protective sheeting (plastic or poly)
- Keep dust contained to immediate work area

4. PROTECT: **Occupants, Particularly Children**
- Keep them away from work area
- Clean up work site before they return

Workers
- Wear proper respiratory protection for lead dust
- Keep clean
- Don't take dust home

5. CLEAN UP: **After All Work**
- Clean up is particularly important if painted surfaces were broken or wall cavities were opened
- Take dust wipe samples to make sure that it is safe for children to return

6. MAINTAIN: **A Dry Building**
- Moisture problems can cause paint failure, building deterioration, and encourage pests

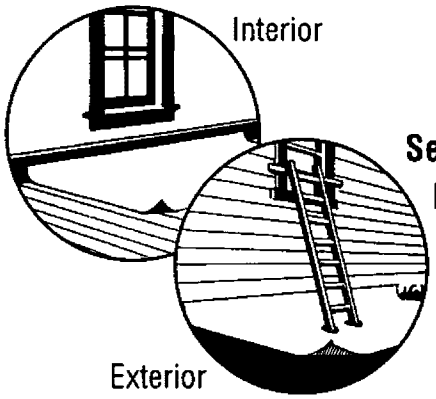
All Painted Surfaces
- Well-maintained paint generally does not pose a health risk

Clean and Cleanable Surfaces
- Keep floors and painted surfaces smooth
- Damp mop them often
- Clean rugs and carpet well

ROUTINE WORK PRACTICES

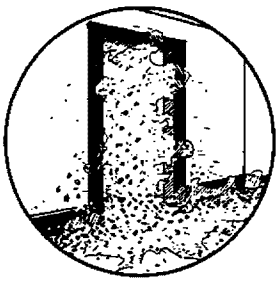
The following pictures appear throughout the Guide and refer to specific sections covering these practices.

Correct the Cause of the Problem. Before work starts, correct the conditions causing damage to the home. See Correcting the Cause of the Problem, p. 7.



Set Up Work Area. Set up the work area properly. See Section 2: Set Up the Work Area - Interior & Exterior, p. 13 and p. 15, respectively.

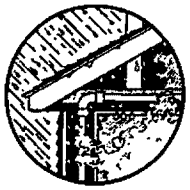
Clean Up and Clear. Thoroughly clean up the work area using the procedures described in this guide. Then, take dust wipe samples to see if it is safe for children to return. See Section 4: Cleaning Up, p. 47 and Check Your Work, p. 51.



High Dust Jobs. Some activities are likely to create high amounts of dust during the job. See Section 3: High Dust Jobs, p. 45 and follow the guidelines in this section to ensure that this work is performed safely.

Important!! This symbol points out important details where special attention is needed.

CORRECTING THE CAUSE OF THE PROBLEM

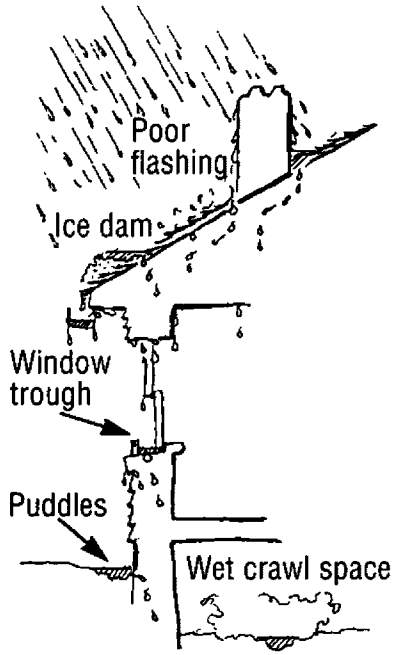


If a job involves repairs to a damaged paint surface, it is important to correct the cause of the damage, or the damage will occur again. Damaged surfaces that contain lead-based paint represent a health threat to the occupants.

The following conditions are examples of potential causes of damage to painted surfaces. Be sure that the planned work will correct these conditions if they are present.

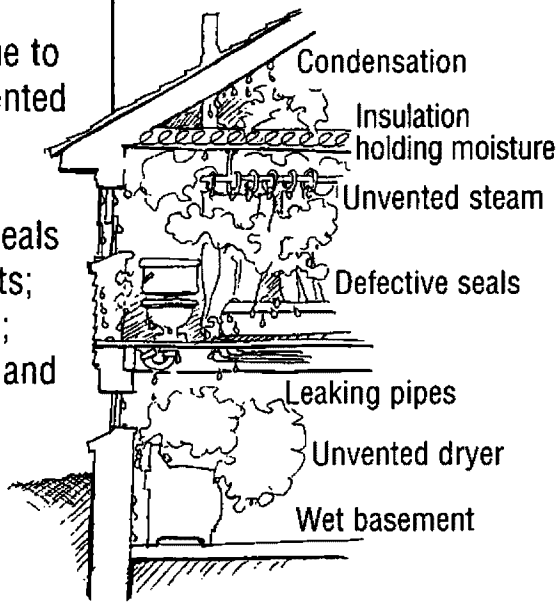
Moisture From Outside

Roof leaks; incorrectly installed flashing; defective downspouts and gutters; water collecting in window troughs; puddles of water at foundations; leaking basement walls; wet crawl spaces.



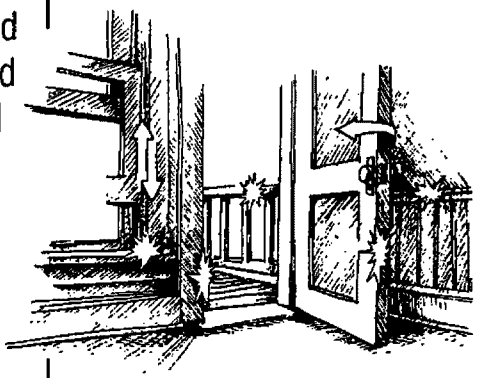
Moisture From Inside

Attic condensation due to poor ventilation; unvented steam from showers and cooking; leaking plumbing and failed seals around tubs and toilets; condensation in walls; unvented dryers; wet and poorly maintained basements.



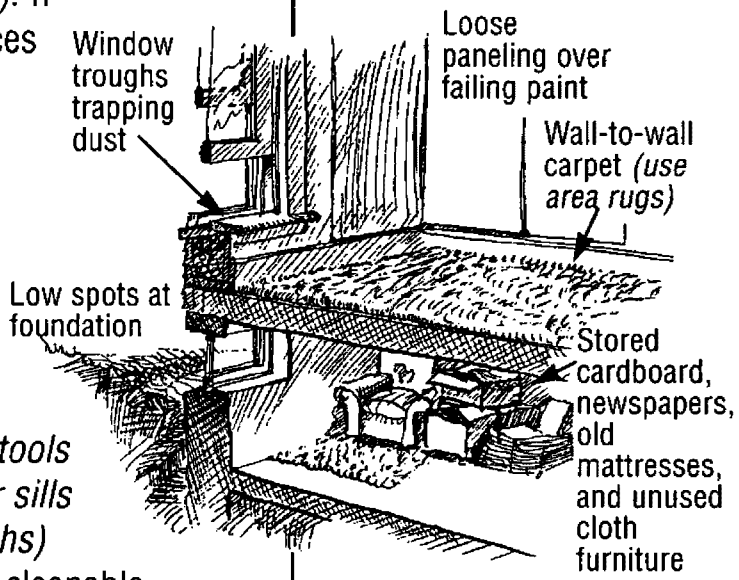
Rubbing and Impact of Painted Surfaces

Binding doors; unprotected painted walls and trim; and rubbing from opening and closing painted windows.



Places that Collect Dust and Paint Chips

Where feasible, repair or remove places where dust and paint chips may accumulate and can't be easily cleaned *(such as old wall-to-wall carpet and unused items stored in the basement)*. If these places are damp, they may also be home to mold. Keep flat surfaces *(such as window stools or interior sills and troughs)* clean and cleanable.

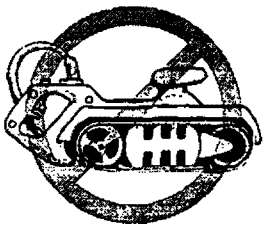


Structural Damage

Some surface damage may be caused by structural damage such as wood rot, termites, foundation settlement, and foundation shift. These problems must be addressed before surface repairs are made.

RESTRICTED PRACTICES

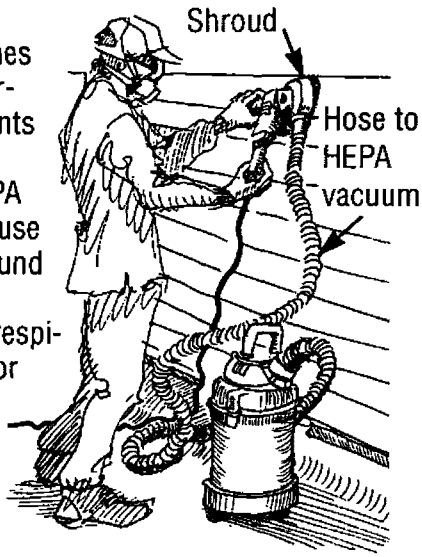
Goal: **Don't use unsafe work methods. Some work methods create such high levels of dust that they must not be used when working on surfaces that may contain lead-based paint.**



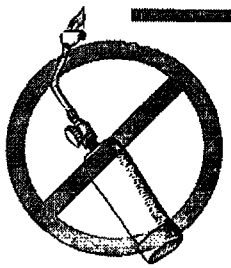
Don't Use Power Sanders or Grinders Without HEPA Vacuum Attachment.

These machines create a lot of dust that can contaminate a building and the ground around a building endangering workers, neighbors, and occupants.

Controlled Sanding or Grinding With HEPA Vacuum Attachment Is Acceptable.



If the sanding or grinding machines are "shrouded," which means surrounded with a barrier that prevents dust from flying out around the perimeter, AND attached to a HEPA vacuum, they can be used. Because some dust may still blow out around the perimeter, workers near the machine should wear half-mask respirators rated by NIOSH as N100 (or HEPA) at a minimum. Also, the work area must be completely isolated if the machine is used inside (see Section 3: High Dust Jobs, p.45). Because these tools can create high levels of dust and require additional precautions, their use is beyond the scope of this guide.



Don't Use Open Flame/High Heat Removal of Paint.

There is no acceptable use of an open flame torch or high temperature heat gun (above 1100 degrees F) to remove paint.

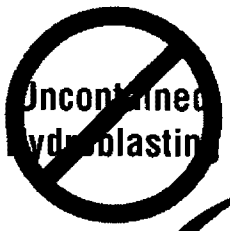
- It produces toxic gases that a HEPA dust canister on a respirator cannot filter out on its own (a second, organic filter is necessary).
- It creates high levels of very toxic dust that is extremely difficult to clean up.
- It can burn down a house.

Do Use a Heat Gun on Low Setting.

A heatgun set below 1100 degrees F may be used with caution. It is recommended for small areas only, such as the edge of a door, the top of a window stool, or the friction surface of a window jamb.

Don't Use Paint Strippers Containing Methylene Chloride.
Many paint strippers are potentially dangerous. Strippers containing methylene chloride should not be used because this chemical is extremely toxic and is known to cause cancer.

Other Chemical Strippers with Appropriate Precautions Are Acceptable.
Chemical strippers without methylene chloride are safer to use, as long as the precautions printed on the container are followed. Take extra precautions to mask areas near stripping.



Don't Use Uncontained Hydroblasting.
Removal of paint using this method can spread paint chips, dust, and debris beyond the work area. This result makes it difficult to clean up these hazards at the end of the job.

Contained Pressure Washing Is Acceptable.
Removal of paint using contained pressure washing within a protective enclosure to prevent the spread of paint chips, dust, and debris may be done. Because this method requires additional precautions that are beyond the scope of this guide, it should only be used by certified lead abatement workers.

Don't Use Uncontrolled Abrasive Blasting.
This work method can also spread paint chips, dust, and debris beyond the work area. This result makes it difficult to clean up these hazards at the end of the job.

Contained Blasting Is Acceptable.
Contained abrasive blasting within a protective, locally exhausted enclosure to prevent the spread of paint chips, dust, and debris may be used. Because this method requires additional precautions that are beyond the scope of this guide, it should only be used by certified lead abatement workers.

Avoid Extensive Dry Scraping or Sanding.
Extensive dry scraping or sanding create large amounts of paint chips, dust, and debris that are hard to contain.

Use Wet Methods or Limited Dry Scraping and Sanding.
Mist surfaces before scraping and sanding. Continue to mist while working. Dry scraping or sanding of very small areas (for example, around light switches or outlets) may be done if flat surfaces below these areas are covered with protective sheeting. These methods should be avoided on areas larger than 2 square feet per room, and workers must have adequate respiratory protection.

KEY STAGES OF A JOB

Quality work requires thinking through the job from start to finish. Here are the basic stages of the jobs described in this guide.

Before Starting	• Find the causes of damage • Prioritize work • Hand out lead hazard information pamphlet (see note below)
Work	• Set up work area — Separate work space from occupied space — Isolate high dust areas • Correct cause(s) of problem(s) • Complete the job using safe work practices, such as those shown in this guide
Finish the Job	• Clean up thoroughly • Dispose of waste safely • Check quality of work and correct problems
Maintain the Work	• Educate occupants about risks from lead-based paint • Maintain a safe and healthy home

Renovation Notice About Lead Safety

Note: Federal law requires that owners and occupants of a house or apartment built before 1978 receive the pamphlet *Protect Your Family From Lead In Your Home* prior to the start of renovation work. The requirement applies to any work that will disturb a painted surface larger than 2 square feet when the work is done by:

- Contractors who have been hired to do any kind of work. Among others, this can apply to painting, drywall, and electrical trades.
- Owners of rental properties who have work performed by maintenance staff.

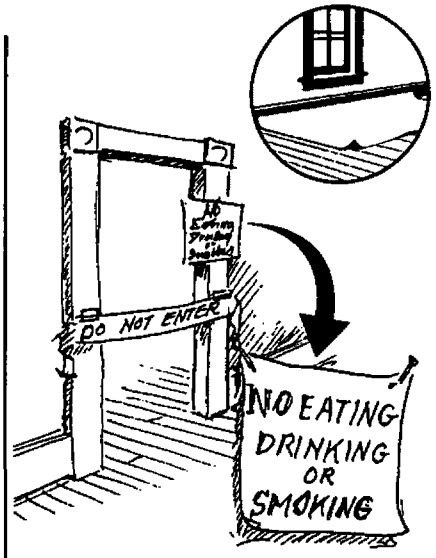
See p. 67 for more information about this requirement.

SET UP THE WORK AREA — INTERIOR

Restrict Access

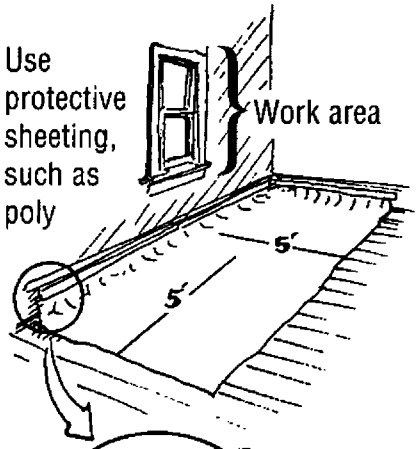
- Ask occupants to leave the room where work will be done.
- Have them stay out until final cleanup.
- Place "DO NOT ENTER" tape across doorway or post sign.

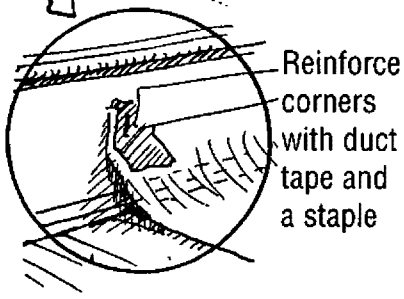
Caution: If the work will create a large amount of dust, follow the guidelines in Section 3: High Dust Jobs, p. 45.



Protect Floor

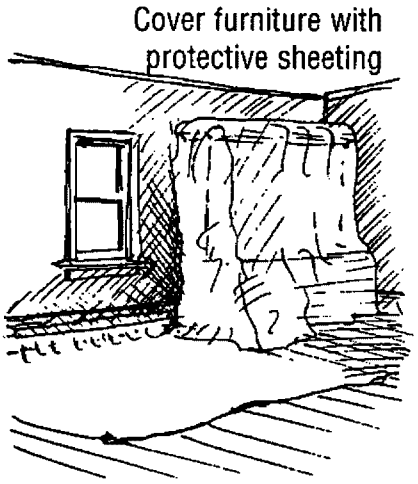
- Place protective sheeting on floor extending about 5 feet from the work area.
- Tape protective sheeting to the baseboard under work area using masking tape (or durable tape where masking tape doesn't work).





Protect Furnishings

- Remove drapes, curtains, furniture, and rugs within 5 feet of work area.
- Cover any furniture within 5 feet of work area that cannot be moved.



Stock the Work Area

- Put all necessary tools and supplies on protective sheeting before beginning work to avoid stepping off the protective sheeting.

Tracking

- To avoid tracking dust off the protective sheeting, wear non-skid shoe covers on protective sheeting and remove them each time you step off the protective sheeting.

OR

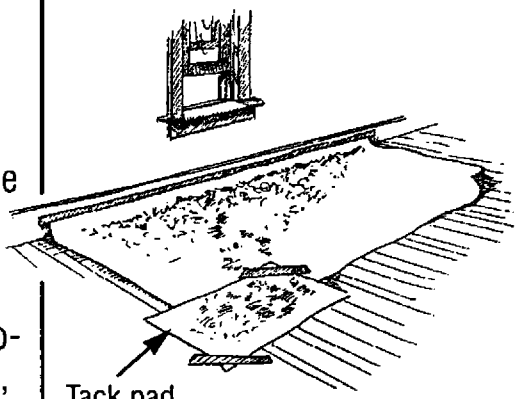
- Wipe both top and bottom of shoes with a damp paper towel each time you step off the protective sheeting.

OR

- Clean off shoes using a tack pad (a large sticky pad that helps remove dust).

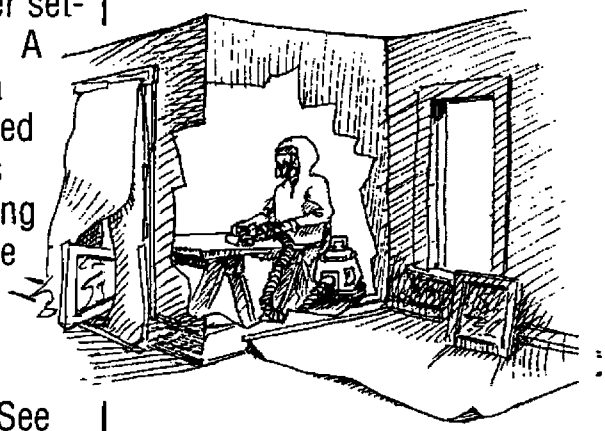
OR

- Remove shoes every time you step off the protective sheeting.



Set Up Dust Room (Optional)

- When working on components that can be moved, such as doors and window sashes, consider setting up a dust room. A dust room is an area isolated from occupied areas where workers can do dust generating work. The door of the room is covered with a flap and the floor is covered with protective sheeting. See Section 5D: Setting Up a Dust Room, p. 73.

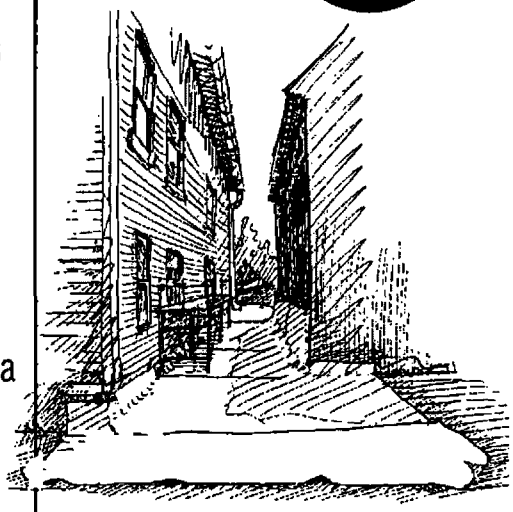


- Using a dust room contains dust and paint chips, and makes cleanup easier. It also helps protect occupants, as well as other workers.

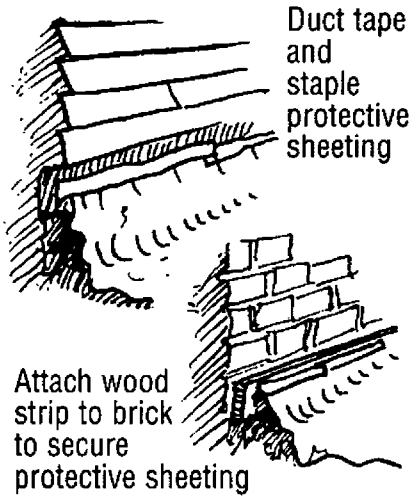
SET UP THE WORK AREA — EXTERIOR

Protect Ground

- When working on the ground floor, lay protective sheeting 10 feet from work surface or as space permits. When working on the 2nd story or above, extend the sheeting farther out.
- Vertical shrouding on scaffolding should be used if work is close to a sidewalk, street, or another property, or the building is more than three stories high.



Important: Covering the ground protects the soil from contamination by lead-based paint chips and dust.



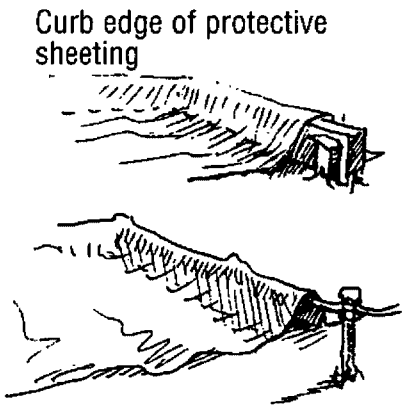
Attach Protective Sheeting to Wall

- Protective sheeting can be taped and/or stapled to wood siding or ribbon board. A wood strip may need to be attached to a masonry wall.

Build Curb

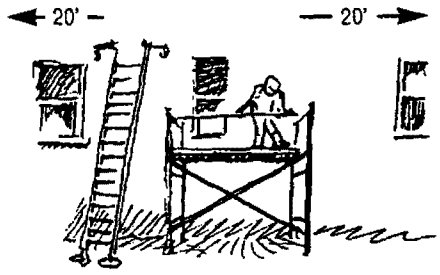
- Build a curb around work perimeter when a sidewalk or another property is near, or when wind may blow debris off protective sheeting.

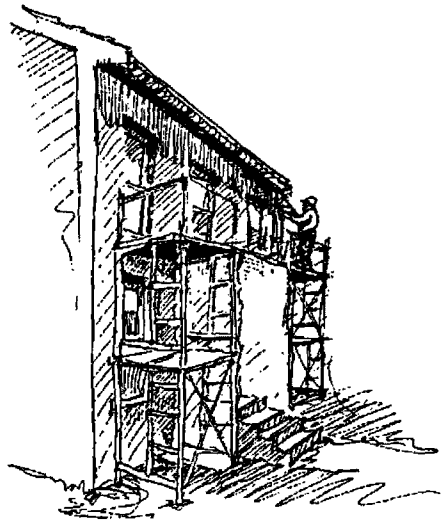
Caution: This may pose a tripping hazard.



Cover Windows and Doors

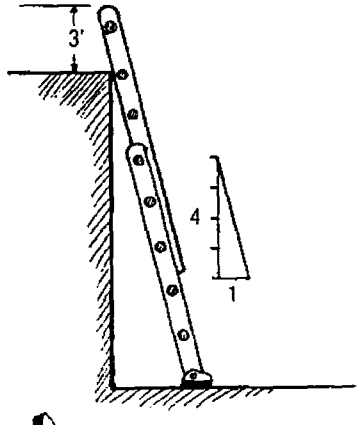
- All windows and doors within 20 feet of the work area must be closed. If they cannot be closed, seal with protective sheeting during work.
- If an entrance must be used that is closer than 20 feet, place a shroud above and on the sides of the entrance.

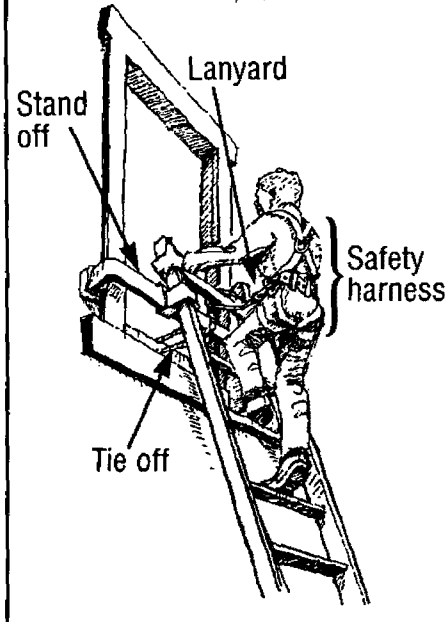




Use Ladder Safely

- Don't use a metal ladder near power lines.
- Check feet and rungs of ladder to make sure they are sound.
- Place the base of the ladder at a distance from the wall using a height to base ratio of 4:1.
- Ladder should extend 3 feet past the top of the surface area where work will be done.
- If using protective sheeting to cover the ground, cut slots in the sheeting and place the ladder feet directly on the ground—not on top of the protective sheeting.
- Tie off the top of the ladder, where possible.
- If the work is taking place at heights above 10 feet, tie off the ladder and secure yourself with a lanyard and harness.





WORKER PROTECTION

Protect Your Eyes

- Always wear safety goggles or safety glasses when scraping, hammering, etc.

Keep Clothes Clean

OR

Use Disposable Covers

- At end of work period, remove dusty clothes and/or vacuum off dust. Wash them separately. Do not use compressed air to blow dust off clothing.
- Wear disposable protective clothing covers. Disposable protective clothing covers can be stored in a plastic bag and reused if fairly clean and there are no rips. Small tears can be repaired with duct tape.
- Wear painter's hat to protect head from dust and debris.

Disposable suit & shoe covers

Wear Respiratory Protection

- When work creates dust or paint chips, workers should wear at least a NIOSH-approved respirator for lead work. See Section 5D: Respiratory Protection, p. 69.

Post Warning

- Post sign and avoid eating, drinking, or smoking on site.

Sign at work site entrance

Wash Up

- Wash hands and face each time you stop working.

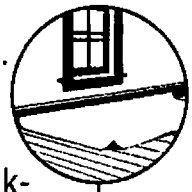
INTERIOR SURFACE PREP

A wall or ceiling is sound, but has holes, uneven surfaces, or flaking and peeling paint.

SOLUTION Prepare wall or ceiling to create a sound, intact surface for painting. Use methods that create a minimum amount of dust.

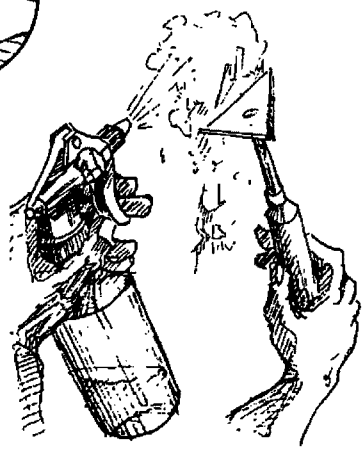
Set Up

- See Section 2, p. 13.



Remove Deteriorated Paint

- Wet scrape any loose, peeling, or flaking paint.



Fill and Patch Holes

- If removal of damaged edges is necessary, mist surface before removal.
- Skim and fill holes and cracks less than 1/16 inch wide with a non-shrinking spackle compound.
- If sanding is necessary to feather edge, use wet abrasive sponge or wet-dry sandpaper with water.

Prep Surface

- Clean wall, particularly in kitchen area.
- De-gloss surfaces as necessary (use liquid sandpaper or wet-dry sandpaper with water).

Important: Allow surface to thoroughly dry before priming.

- Prime surface using high-grade primer.
- Apply top coat. Use one or two coats as necessary.

Clean Up and Clear

- See Section 4, p. 47.

INTERIOR SURFACE PREP CONT'D

A wall or ceiling has cracking, peeling, or alligatoring paint, but most of the surface is sound.

SOLUTION

Use a coating designed for longer durability than paint. Some of these coating systems include mesh.

Set Up

- See Section 2, p. 13.

Liquid Coating

Test Surface

- Where a long-lasting system (sometimes called encapsulant) is to be brushed, sprayed, or rolled, surface preparation is very important.
- If an encapsulant is used, use one that is approved by a state government. If your state does not have a list of approved encapsulants, it is recommended that you check with a state that does. Contact the National Lead Information Center at 1-800-424-LEAD for the telephone numbers of states with lists.
- A sample area should be tested before application. Follow manufacturer's instructions exactly.

Apply System Base Coat

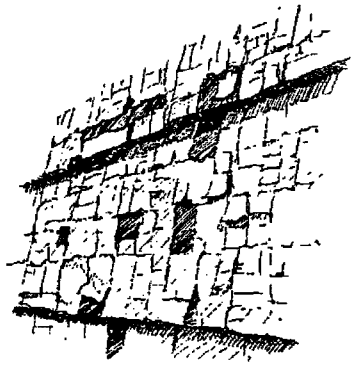
- Apply system base coat with a high nap (approximately 3/4 inch) roller. Follow the product instructions.

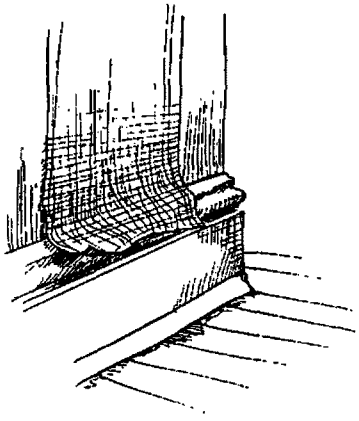
Mesh System

Apply Mesh

- Where there is extensive cracking or alligatoring, consider using a system that includes mesh because it can add strength and durability.
- Cut the mesh leaving a 2 inch overlap at ceiling and baseboard.
- Install so that mesh is plumb.

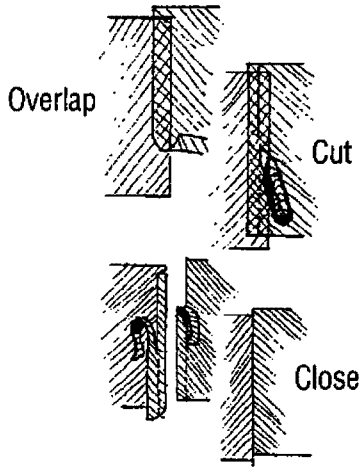
Important: For mesh systems, follow manufacturer's instructions exactly.

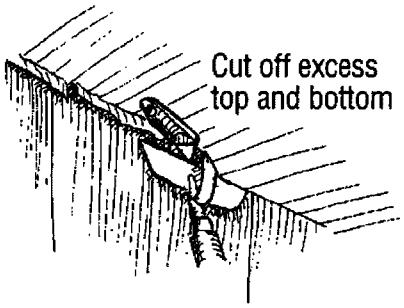


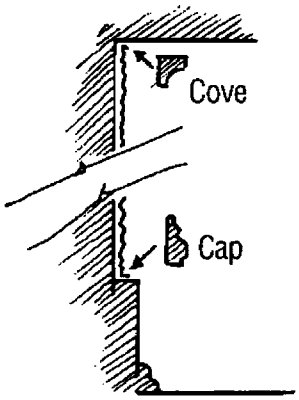


Apply Mesh Cont'd

- Press mesh into the base coat with a wallpaper brush, spackle knife, or roller.
- Overlap seams by 1 inch. Cut down the center of the seam and remove the 2 waste strips. Let seams butt against each other.
- Using a spackle knife, press the mesh at the bottom and top. Then cut off the excess.
- Roll on the top coat. Make sure that there is complete and even coverage.
- If there is a risk of further peeling, the top edge of mesh can be reinforced with cove or crown molding, and the bottom reinforced with base cap.







Clean Up and Clear

- See Section 4, p. 47.

EXTERIOR SURFACE PREP

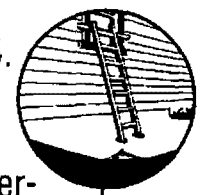
Exterior wood surface is chipping and peeling and may be painted with lead-based paint.

SOLUTION

Prepare a sound, intact surface for painting. Use methods that create minimal dust.

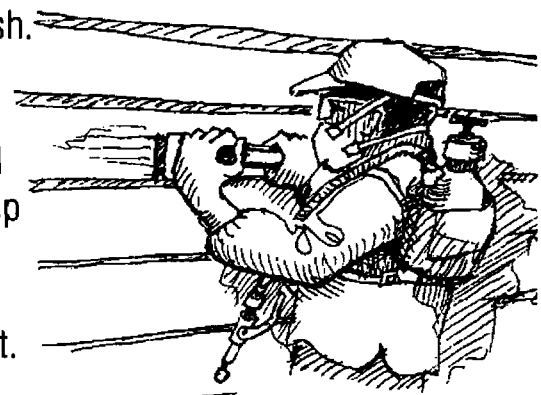
Set Up

- See Section 2, p. 15.



Clean Surface

- Clean wood with detergent (or lead-specific cleaner) and scrub brush.



Wet Scrape

- Wet scrape woodwork and siding. Mist small areas frequently to keep down dust. Using a pump sprayer in a knapsack is convenient.

Mist and Sand

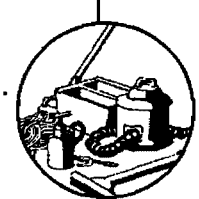
- Wet sand using wet-dry sandpaper or wet sanding sponges. A power sander may be used if attached to a HEPA vacuum, and the worker is wearing respiratory protection.

Paint

- Prime and paint.

Clean Up and Clear

- See Section 4, p. 47.



Dispose of Water

- If you dislodge paint using pressure washing, water must be collected and may need to be tested (see local regulations for water disposal procedures in your area).

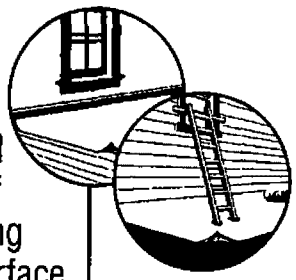
PAINT REMOVAL

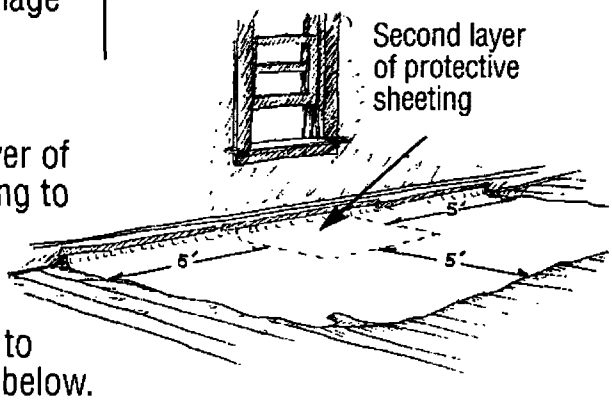
Areas of paint are peeling or flaking or there is evidence that a child has been chewing on a painted surface. An example of a surface accessible to children is the inside nose of a window stool (inside sill).

SOLUTION Remove all paint using methods that do minimum harm to the surface, create minimal dust, and are safe for workers.

Set Up

- See Section 2, p. 13 or p. 15.
- When using chemical strippers, the edge of the protective covering below the painted surface must be tightly fastened to the wall so that the stripper doesn't damage other surfaces.





- Recommendations:
  - — Use a second layer of protective sheeting to collect stripping waste. The first layer remains in place to protect surfaces below.
  - — For removable components, consider having paint stripped off-site or installing an entirely new component.

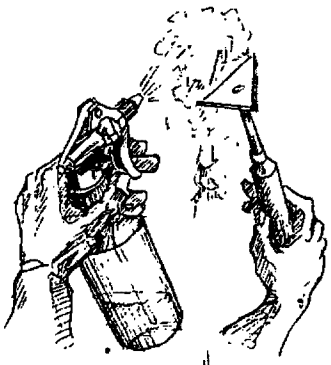
Chemical Removal

- If a large area of paint is to be stripped, consider hiring a professional.
- Follow the manufacturer's instructions carefully when using chemical paint strippers.

Caution: If using a caustic stripper, neutralize the surface according to the manufacturer's directions before applying new paint.

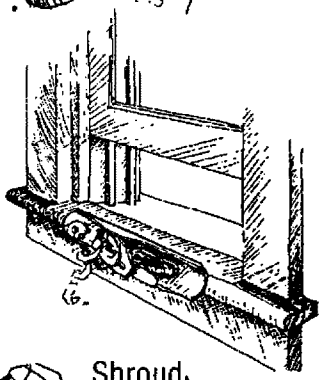
Chemical Removal Cont'd

- After stripping paint from wood, a paint residue will remain in the wood. Use caution when sanding the bare wood because it may contain lead residue.



Hand Stripping

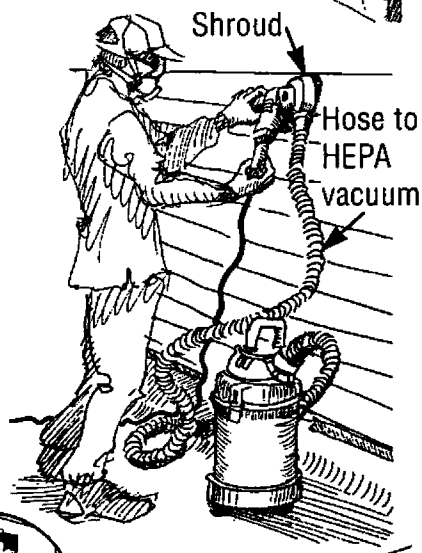
- Paint can also be removed with a paint scraper. Be sure to mist areas where paint is to be removed. Using a hand plane removes all paint and all residue. It also creates very little dust.

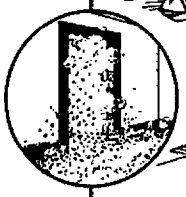


Mechanical Stripping

- When using power tools, such as sanders or grinders to remove or feather paint, make sure the tool is shrouded and attached to a HEPA vacuum. Respiratory protection is still necessary.

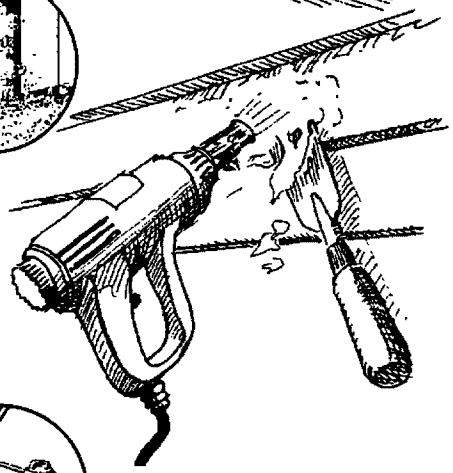
Caution: High dust potential.





Heat Stripping

- When using a heat gun to remove paint, be sure the temperature setting is kept below 1100 degrees F.

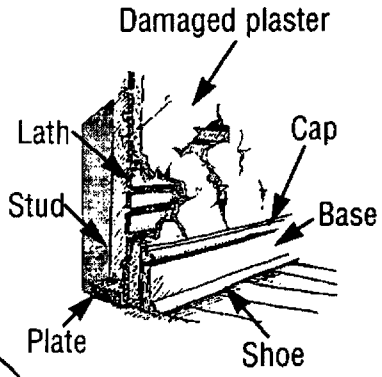


Clean Up and Clear

- See Section 4, p. 47.

DAMAGED INTERIOR WALL OR CEILING

Wall or ceiling area is too badly damaged to repair, and demolition would create a large amount of dust.

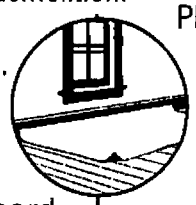


SOLUTION

Install a new durable surface over the damaged area using methods that create little dust and do not require demolition.

Set Up

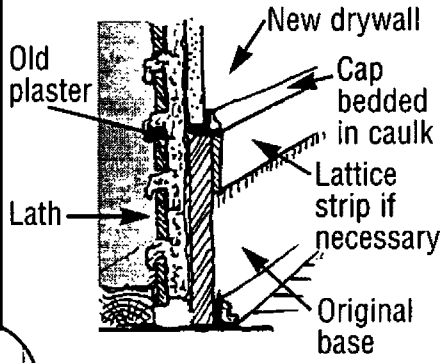
- See Section 2, p. 13.



Cover With Drywall

- Mechanically fasten drywall or veneer board through damaged plaster to studs.
- Seal the perimeter, particularly the bottom edge.

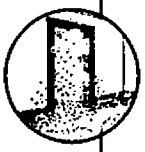
Drywall laminate sits on old base



—On Base

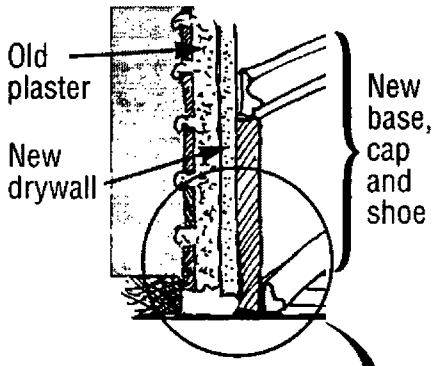
- Avoid removing existing base.

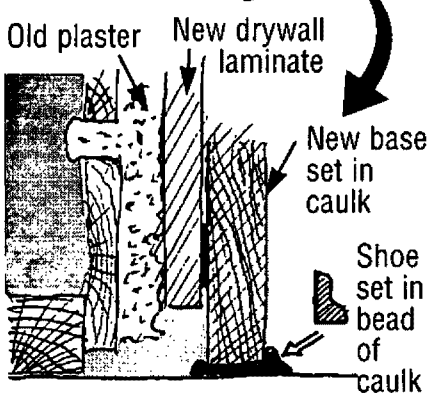
Caution: High dust potential.



- Where drywall laminate will end above existing base, install shoe or cove molding into bead of caulk to seal.
- If laminate comes close to flush with base face, a strip of lattice bedded in caulk can be used to seal joint.

New base over drywall laminate



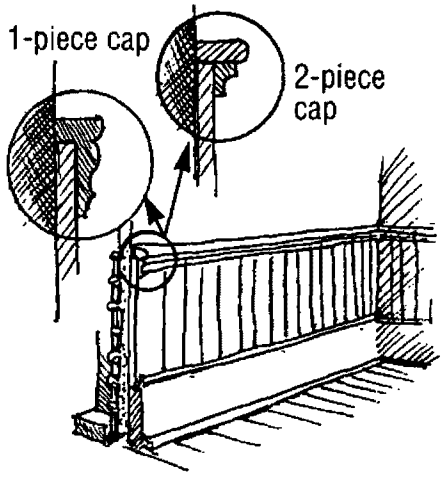


—Behind Base

- Where base will be replaced, bed the new base in bead of caulk on the back and bottom. Then, bed shoe molding in a bead of caulk to seal.

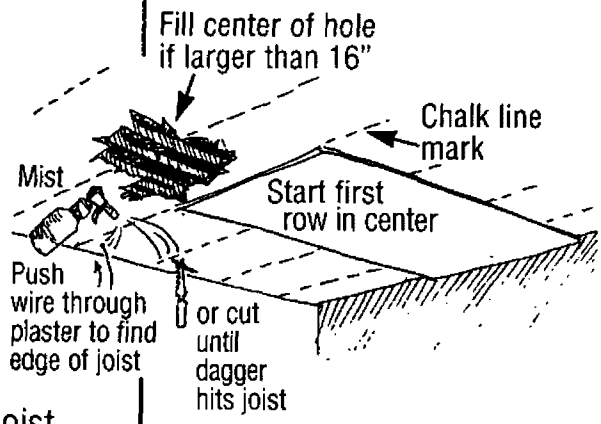
Install Wainscoting

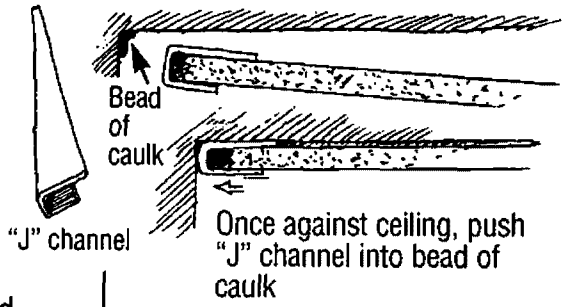
- Where bottom 3 or 4 feet of wall is damaged beyond repair, the wall can be enclosed with wainscoting. The wainscoting can be installed above the existing baseboard.
- Bed the lower edge in a bead of caulk with a trim piece also bedded in caulk.
- Finish top with cap molding.



Repair Holes in Ceilings

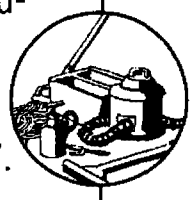
- When laminating drywall to ceilings, it is critical to screw into joists, not lath.
- Old joists may be irregularly spaced, so each joist center must be located.
- A drywall dagger can be used to find the joist edge, as can a heavy gauge wire pushed through the plaster.
- The drywall edges should be taped and spackled.
- If walls will not be spackled, perimeter edges can be finished with "J" channel bedded in a bead of caulk.





Clean Up and Clear

- See Section 4, p. 47.



DETERIORATED EXTERIOR SURFACES

An exterior painted surface is badly damaged.

SOLUTION

Whenever possible, repair the surface, prep, prime, and paint exterior trim and siding, and then maintain the surface. This method is the preferred approach.

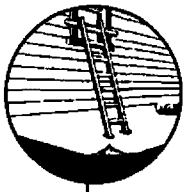
When a surface is too badly damaged to repair, install vinyl or aluminum siding, or aluminum wrap to create a safe, durable covering that protects the surface and does not cause further deterioration.

Note: Siding must be installed correctly or it may lead to wood rot and/or interior paint failure. Siding may also become home to insects and mold. Correct installation is critical in both hot and cold climates.

Cover Deteriorated Surface With Siding

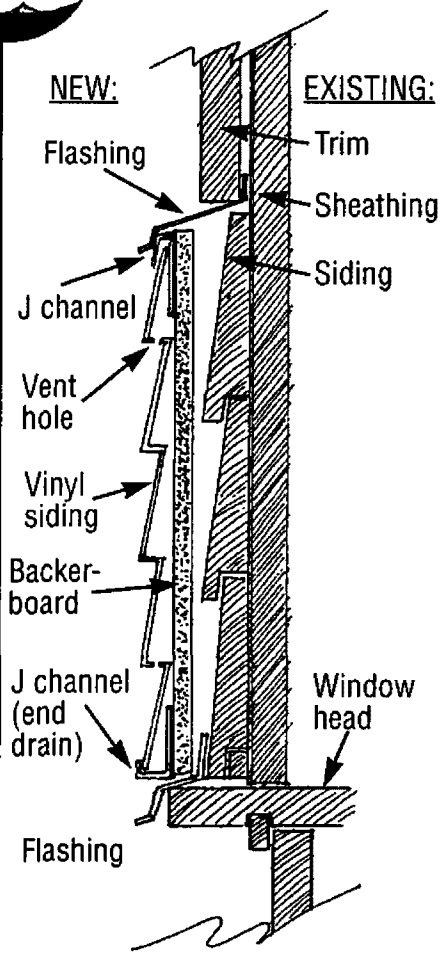
Set Up

- See Section 2, p. 15.



Install Siding

- Carefully follow the manufacturer's instructions for installing siding over an existing surface.
- Use a styrene backboard with an R-value of at least R2.
- Take care to properly install flashing, especially at horizontal trim and window and door heads.
- The siding system must be well vented but sealed at the bottom to prevent flaking and peeling paint from falling from behind the siding to the ground.
- Be sure that water can drain out.



Important: The entire home should be well ventilated to prevent moisture build-up that can cause structural damage and/or paint failure.

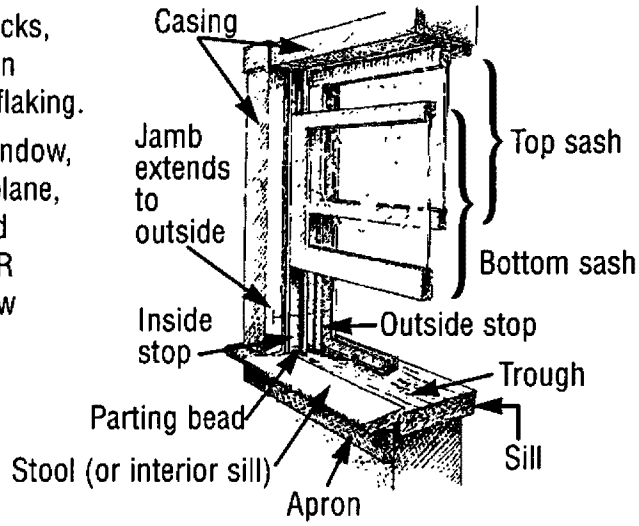
Clean Up and Clear

- See Section 4, p. 47.

STICKING WINDOW

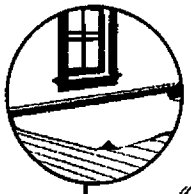
Window sticks, and paint on window is flaking.

SOLUTION Remove window, scrape or plane, repaint, and reinstall, OR install a new window.



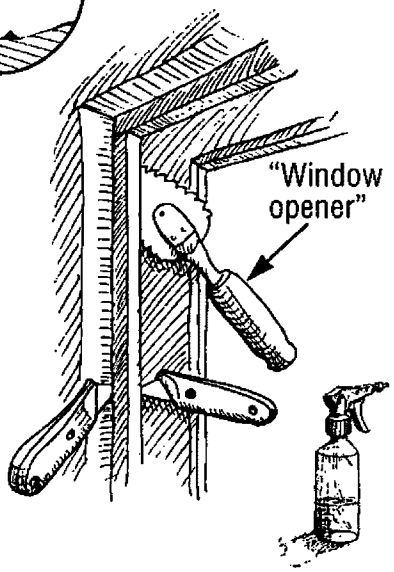
Set Up

- See Section 2, p. 13.



Loosen Painted Sashes

- If window is painted shut, mist and cut window joint with utility knife. Then open joint between sash and stop with a "window opener." Mist while working.

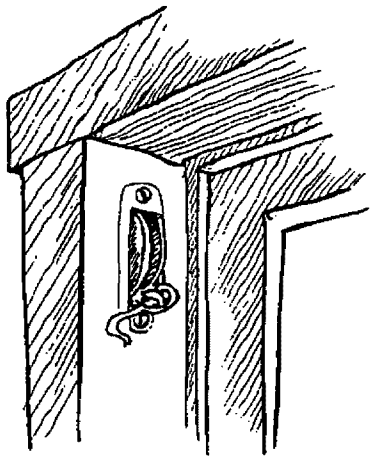


Remove Inside Stop Molding

- Mist and remove stop molding from sides and head. Dispose of properly unless it has historic value.

Remove Bottom Sash

- If counterweight cord or chain is attached to the sash, knot it or tie it to a stick when removing from sash so it does not get pulled into the weight compartment.

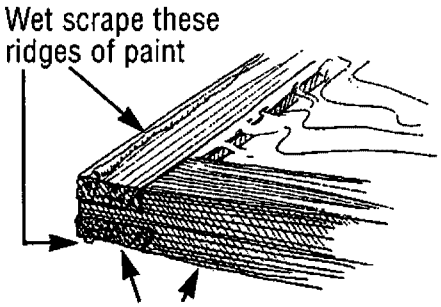


Remove Top Sash

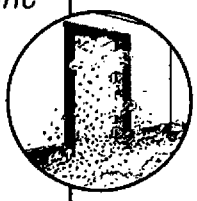
- Mist and remove parting bead. Then remove the top sash.

Wet Scrape or Plane

- Set sash on a work bench, clamp, and wet scrape all surfaces. Or use a power planer attached to a HEPA vacuum.



Caution: High dust potential. This work can be done in a dust room. See Section 5D: Setting Up a Dust Room, p. 73.



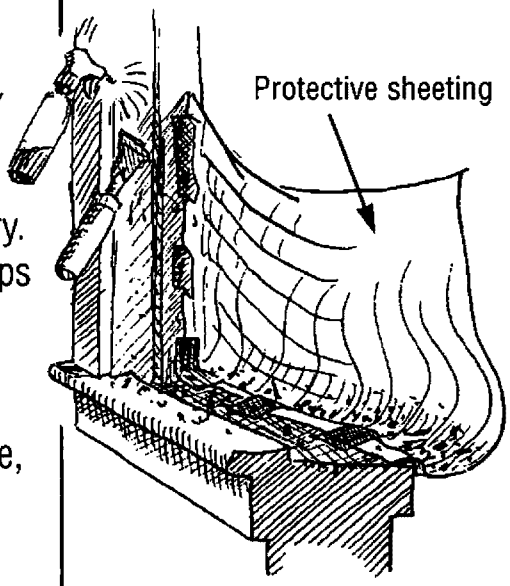
Repair, Reglaze, Seal, and Paint

- Reglaze and repair as necessary. Wet sand, prime, and paint sash and jamb. Seal, but do not paint sash edges.

Important: Seal bottom edge of sash, particularly end grain.

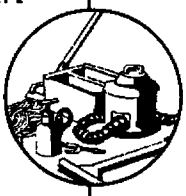
Repair and Paint Jamb

- Repair jamb if necessary.
- To prevent dust and chips from falling outside the window, install a scoop of protective sheeting.
- Then wet scrape, prime, and paint.



Reinstall Sash

- Reinstall sash with new or wet scraped and repainted stop and parting bead.



Clean Up and Clear

- See Section 4, p. 47.

L O O S E W I N D O W

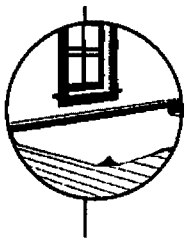
Loose sashes (lower and upper) do not operate smoothly, and they allow heat loss. Also, sashes rubbing against a painted jamb create paint dust.

SOLUTION

Install sashes in window compression jamb liner to seal window and allow sashes to move easily without rubbing against jamb. If sashes or window components are badly deteriorated, replace window.

Set Up

- See Section 2, p. 13.



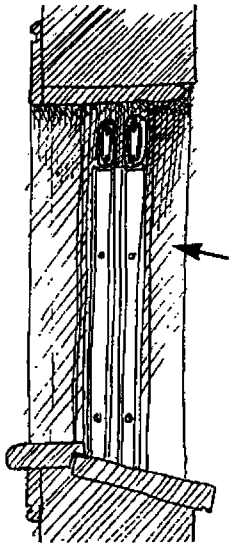
Install Window Jamb Liners

Remove Sashes and Paint

- Follow directions on pages 29 and 30.

Cut Jamb Liners

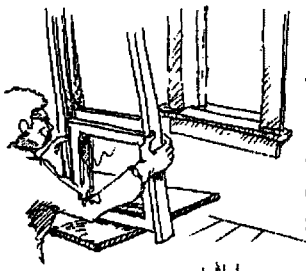
- Cut liners to fit in jamb (1/4 inch short of dimension). If pulley system is being saved, cut off directly below pulley.



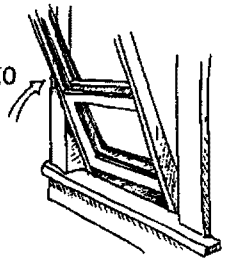
Window jamb liner installed below pulleys to keep counterweight system working

Install Jamb Liners

- Press jamb liners onto sash.
- Attach jamb liners with brass screws on top and bottom of each side.



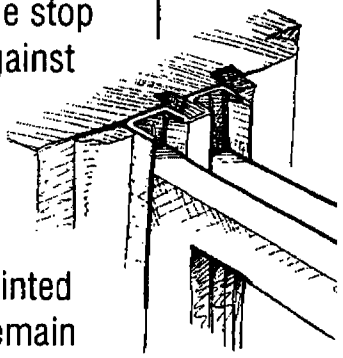
Press jamb liners onto edge of each sash

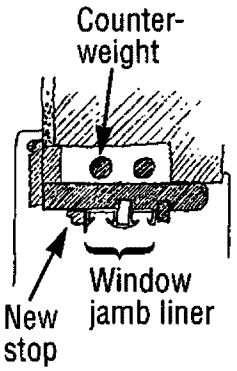


Slide sashes and liners into jamb and put two brass screws into each side

Install Stop Molding

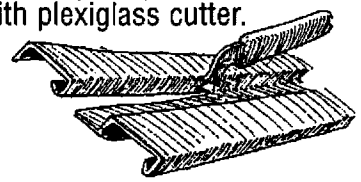
- Install new inside stop molding tight against jamb liner.





- If top sash is painted shut and is to remain fixed, adjust the above steps as follows:
  - — Cut away flange between channels of jamb liner.
  - — Leave parting bead intact and install bottom sash as above.

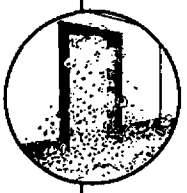
Cut flange of jamb liner with plexiglass cutter.



Replace Sash/Window

Choose an Option

- If the sashes or other components are too badly deteriorated to save, consider one of the following options:
  - — Install new sashes in tilt-in jamb liners.
  - — Replace sashes, stops, and parting bead with a vinyl or aluminum window unit.
  - — Replace entire window including jamb casing, stool, and apron.

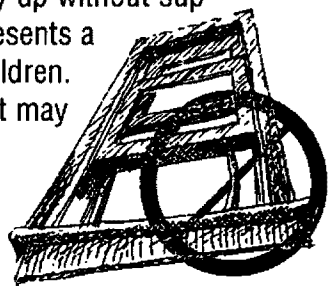


Clean Up and Clear

- See Section 4, p. 47.

WINDOW WON'T STAY OPEN

Window sash is loose and won't stay up without support. Propping the window open presents a danger to occupants, particularly children. When a window jamb liner is used, it may not be sufficient to keep the window open. (See page 31.)

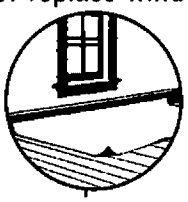


SOLUTION

Repair counterweight system or install hardware so the window will stay open securely, or replace window.

Set Up

- See Section 2, p. 13.



Option #1: Reinstall Counterweight System

Open Counter-weight Panel

- Find top of panel. Mist and scrape paint from top edge to find screw or nail holding in panel. Remove screw and pry off panel.

Vacuum

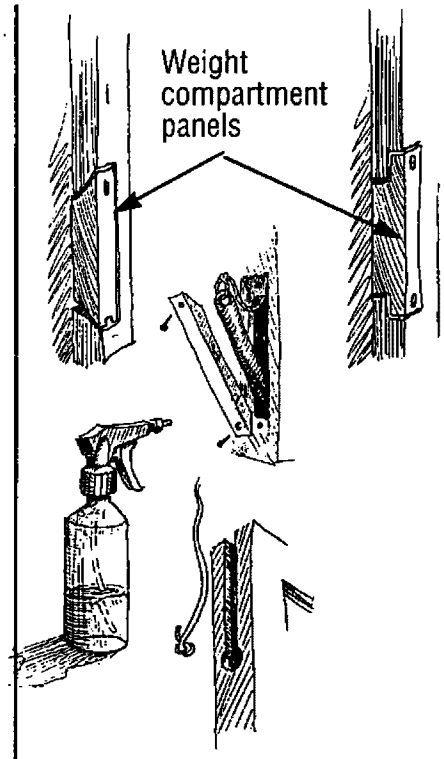
- Vacuum weight compartment with HEPA vacuum.

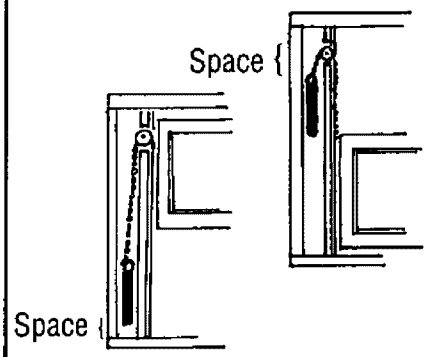
Remove Counter-weight System

- Remove old rope or chain from counterweight and edge of sash.

Reinstall Counter-weight System

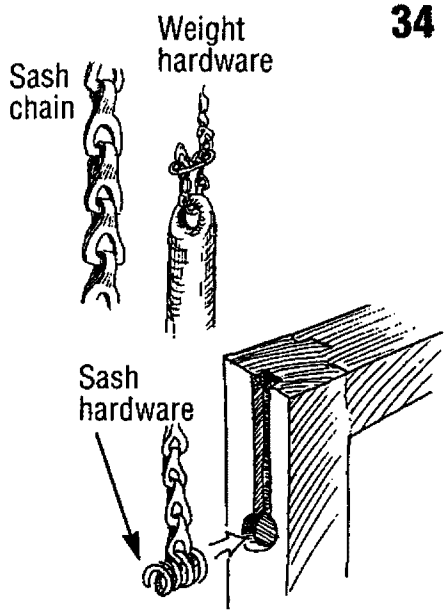
- Cut chain so weight is above bottom of weight compartment when open and weight is below pulley when closed.





Reinstall Counter Weight System Cont'd

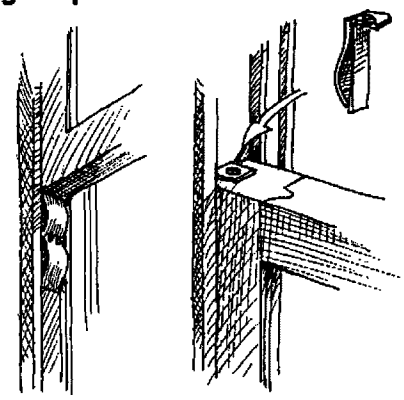
- Drop chain over pulley into weight compartment, pull out through panel opening, and attach to weight.
- Attach other end to edge of window sash using spring fixture. You may want to secure chain with fence staple.



Option #2: Install Spring Clips

Install Spring Clips

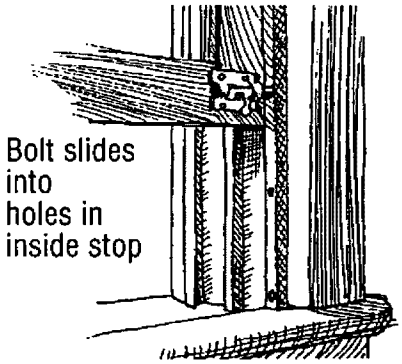
- Screw spring clips on to window as directions indicate. (2 styles shown.)



Option #3: Install "Hold Open" Hardware

Install Slide Bolt

- Screw slide bolt to bottom of window sash. Tap bolt to mark where you want to drill holes for bolt. Drill holes in inside stop at 3 or 4 points.



OR

Attach Hardware

- Attach hardware that uses spring to press against stop. To move sash, press lever. Release lever when window is at desired height.

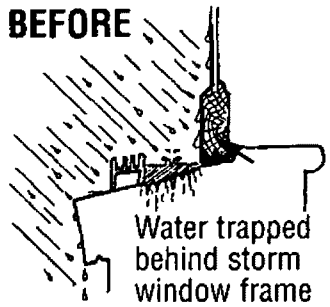
Clean Up and Clear

- See Section 4, p. 47.

DETERIORATED WINDOW TROUGH

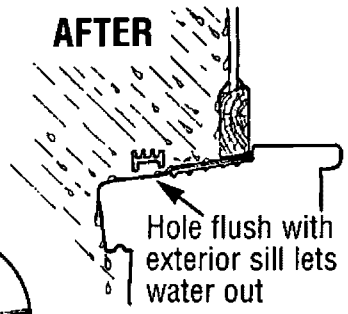
Storm window traps water behind the frame causing paint deterioration and damage to the sill.

SOLUTION Drill a drain hole through bottom of the storm window frame.



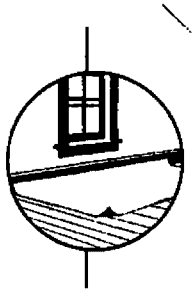
Window trough surface is damaged and difficult to clean.

SOLUTION Install smooth and cleanable surface in window trough.



Set Up

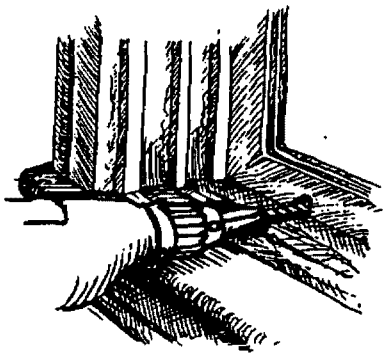
- See Section 2, p. 13.



Drill Drain Hole

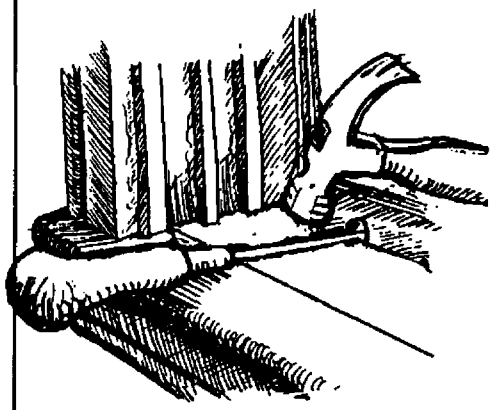
Drill

- To allow drainage, drill 2 holes through frame of storm window flush with sill. Drill holes approximately one quarter of the way from both sides. First, drill a 1/8 inch pilot hole, then the 3/8 inch hole.



Dent

- If flashing is installed in window trough and covers any part of the drain hole, run awl through drain hole. Tap with hammer to form dent in flashing to drain out water.



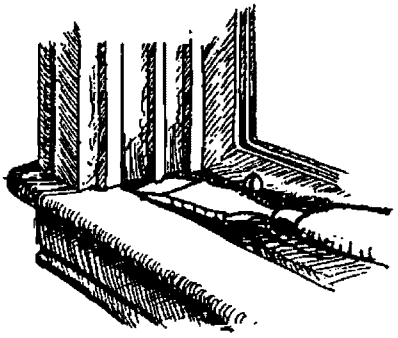
Cover Trough with Flashing

Wet Scrape

- To make surface flat, wet scrape high points and remove any fasteners from trough.

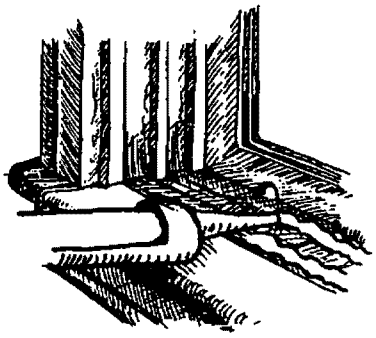
Cut

- Cut flashing 1/4 inch shorter than the width and length of trough.



Chisel or Notch

- To allow flashing to fit tight to jamb, drive chisel under parting bead and outside stop — or notch each side of the flashing at these two points.

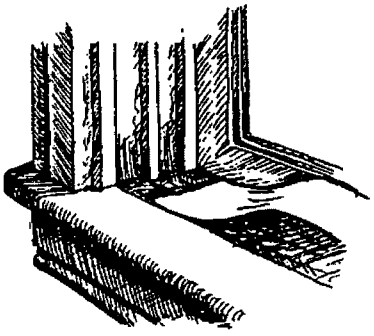


Check Fit

- Then slide flashing in to check fit. Remove and trim if needed.

Fasten

- To fasten flashing, run bead of adhesive caulk around perimeter of trough.

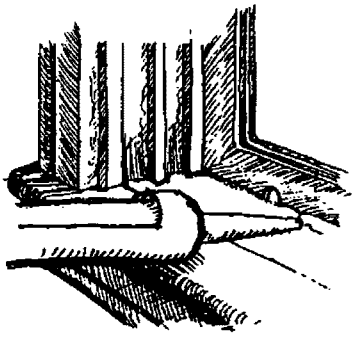


Install Flashing

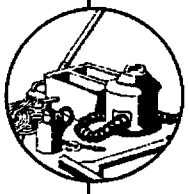
- Bed flashing in adhesive caulk bead and press down.

Seal

- Run a bead of caulk around perimeter of flashing. If necessary wipe off excess caulk with damp cloth. Try not to smear caulk on face of flashing.



Important: Do not cover drain hole with caulk.

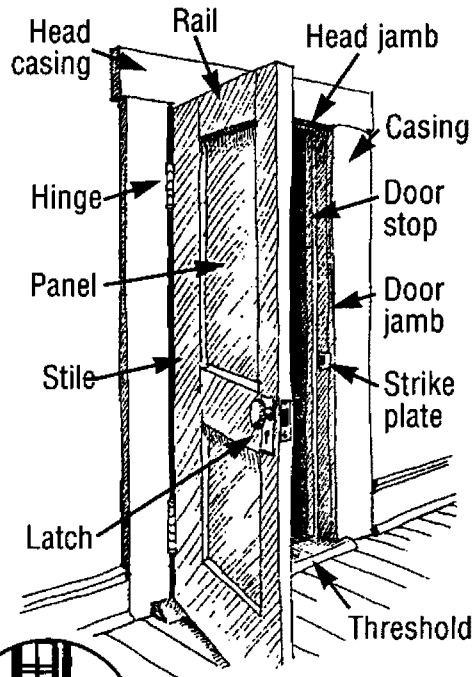


Clean Up and Clear

- See Section 4, p. 47.

DOOR NEEDS ADJUSTMENT

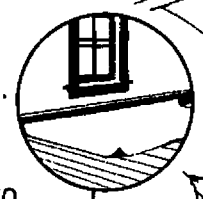
Edge of door is crushing against jamb on hinge side; or door is rubbing on latch side because hinges are loose. When paint on a door rubs or is crushed, dust and paint chips can result.



SOLUTION Adjust the door so that it opens and closes without damaging painted surfaces.

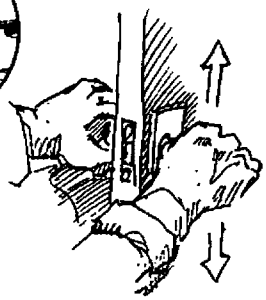
Set Up

- See Section 2, p. 13.



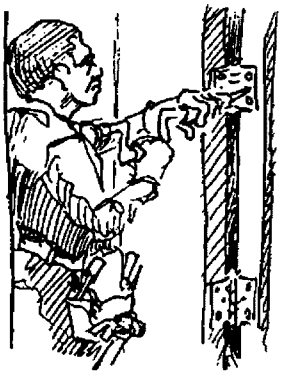
Check Door

- Grasp knob and try to move door up and down. If hinges are loose, door will move.



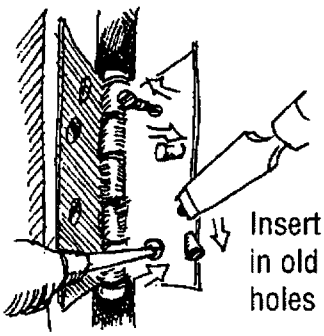
Remove Screws

- Remove screws that are most loose, but not all screws, so door remains hung.
  - — Clear paint from screw notch with hammer and small screwdriver.
  - — Unscrew. If screw head is stripped, use screwdriver bit in a brace.



Fill Hole

- Drive 3/16 inch or 1/4 inch dowel into screw holes as necessary to fill each hole. Cut dowels flush.

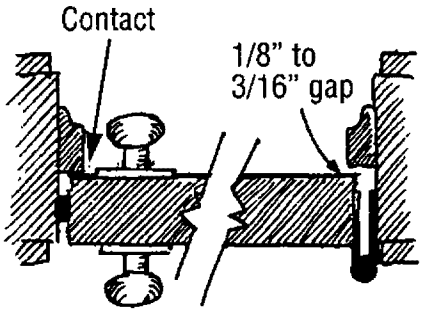


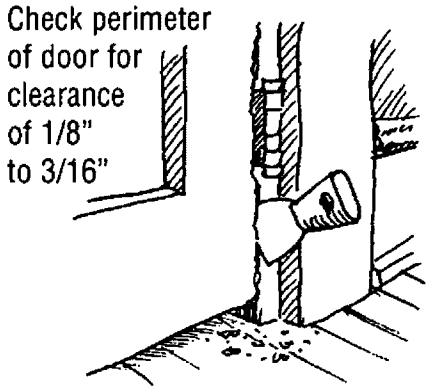
Install New Screws

- Replace screws. Use longer screws if necessary. Using a screwdriver bit on a brace makes this easier. Then remove and replace remaining screws as necessary.

Adjust Stop

- Face of door should only contact the stop on the latch side of door frame. It should not crush or rub head or hinge side stop.
- Where stop is nailed, remove and replace with new matching stop. Leave 1/8 inch space between hinge, head stop, and the face of the door.



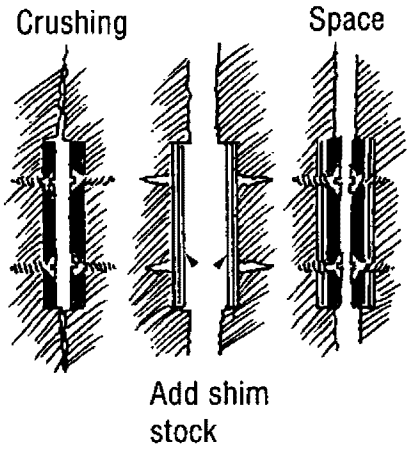


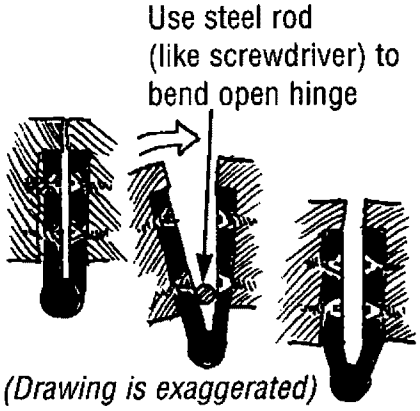
Check Clearance

- If putty knife can't fit in gap between door and jamb at <u>all</u> points, crushing of painted surfaces may be occurring.

Adjust Depth of Hinge Leaf

- If door is crushing hinge side and there is more clearance than necessary on the latch side, install metal shims behind hinge leaves. Keep at least 1/8 inch clearance on leaf side and 1/8 inch clearance on latch side. If not enough clearance, see p. 39.
- If only a small increase is needed between leaves of hinge to create a gap between door edge and jamb, place a steel rod between hinge leaves near pin and close door to slightly bend apart leaves.

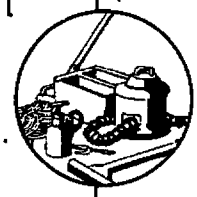




(Drawing is exaggerated)

Clean Up and Clear

- See Section 4, p. 47.

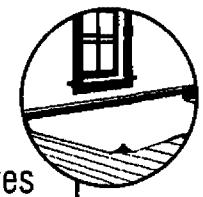


DOOR RUBS OR STICKS

Door is scraping on latch side; or door is crushing jamb on latch side and there is not enough clearance on latch side to add shims to hinges. When paint on a door rubs or is crushed, paint chips can result.

SOLUTION

Plane edges of door so that it operates smoothly and does not rub.

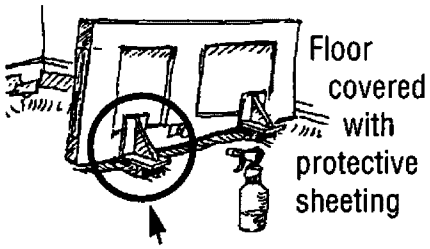


Set Up

- See Section 2, p. 13.

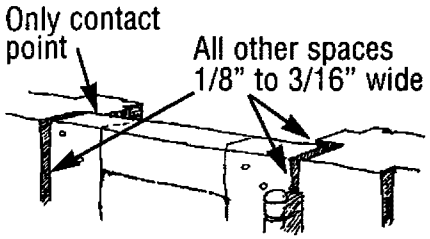
Remove Hinge Leaves

- Remove pins from hinges and hinge leaves from door.
- Set door on edge in a door hold. (See Section 5: Building a Door Hold, p. 74.)



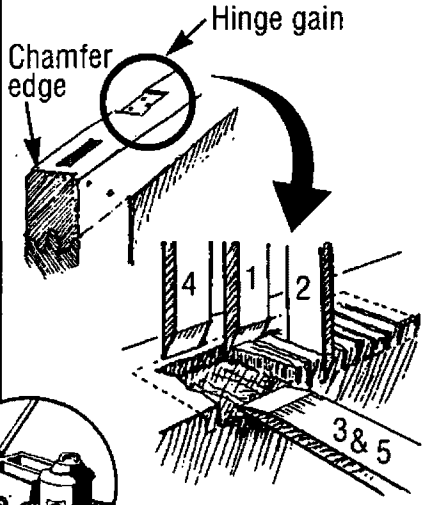
Hand Plane Edge

- Mist surface and hand plane a chamfer edge.
- Use a smooth bench or jointer plane (not a block plane) to remove the rest of the paint from the edge. Continue to mist while working. If a power planer is used to remove paint, it must be attached to a HEPA vacuum. Some power planers need an adaptor to accept HEPA attachments.
- Once paint is removed, use either a hand or power planer.



Recut Gains

- Then, recut gains as necessary so hinge leaf is set about halfway into gain.



Seal Edges

- Seal edges of door, particularly the bottom, and rehang.

Clean Up and Clear

- See Section 4, p. 47.

CHIPPING PAINT ON STAIRS OR FLOOR

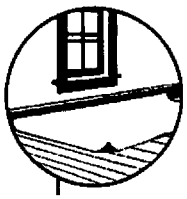
Painted staircase treads, risers or floors are worn, or the paint is chipping. Paint and other coatings used on staircases and floors in older homes often contain lead. Everyday friction and wear can produce paint chips and dust.

SOLUTION

Cover portions of stairs or floor that are worn with durable material.

Set Up

- See Section 2, p. 13.



Stairs – Option #1: Install Tread Covers and Riser Enclosures

Wet Scrape

- Mist and wet scrape any loose paint on treads and risers, particularly on edges.

Prime and Paint

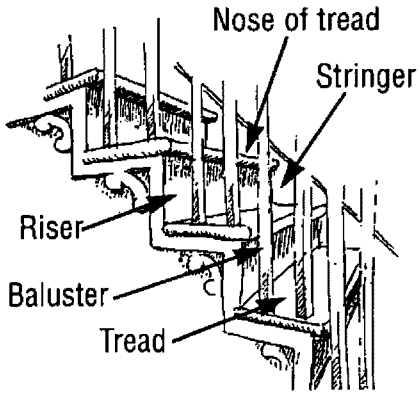
- Prime treads and risers. Paint edges that will not be covered by enclosures.

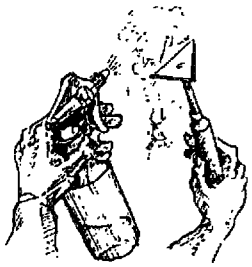
Install Riser Enclosure

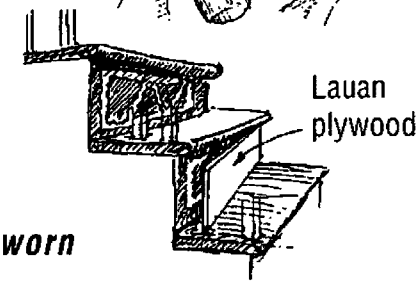
- Cut 1/4 inch lauan plywood to fit each riser. Sand exposed edges of lauan.

Fasten

- Back caulk perimeter of riser with adhesive caulk. Press tight or nail with finish nails.



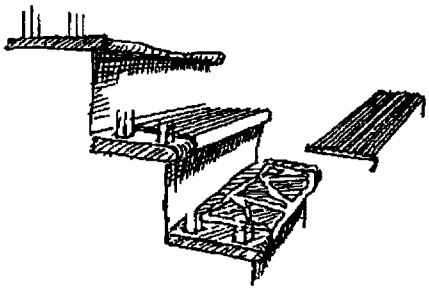




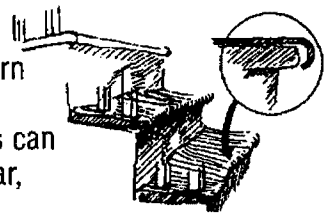
If nose tread is not worn

Cut and Install Tread Cover

- Cut cover to fit over the tread and nose.
- Install cover with adhesive caulk or screws.



If nose tread is worn



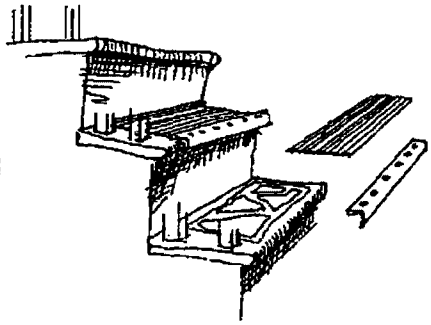
Installing a rubber tread over a worn tread nose creates a hollow space under the rubber tread cover. This can cause the rubber tread cover to tear, posing a tripping hazard.

Cut and Install Tread Cover

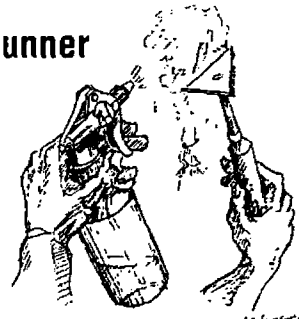
- Cut tread cover to fit from the riser to rear edge of nose. Install with adhesive caulk or screws.

Install Metal Nose Cover

- Screw metal cover over edge of tread nose. It will span the worn area of the nose.



Stairs – Option #2: Install Staircase Runner



Wet Scrape

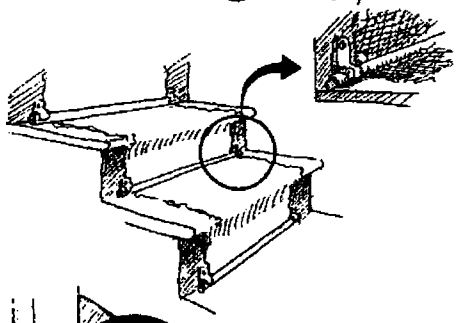
- Mist and wet scrape any loose paint on tread and riser, particularly on edges.

Prime and Paint

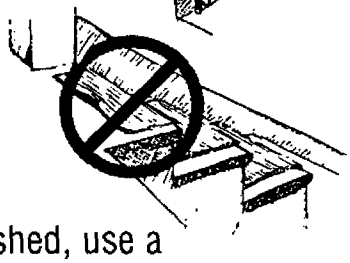
- Prime and paint treads and risers.

Install Runner

- Staple runner to top of top riser. Then fasten with staircase bars so runner may be easily removed for cleaning.



Important: Do not install runner or tread cover on landing of upper floor where its rear edge may become a tripping hazard.

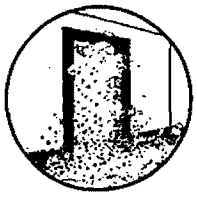


Floors

Prep Surface

- If a floor needs to be refinished, use a floor sander attached to a HEPA vacuum.

Caution: High dust potential.



Cover

- Apply a coating to the floor to keep it smooth and cleanable.
- To maintain a smooth and cleanable surface, it is recommended that the use of wall-to-wall carpeting be avoided. Area rugs can be used instead.

Clean Up and Clear

- See Section 4, p. 47.

CHIPPED OR DAMAGED IMPACT SURFACES

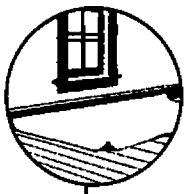
Outside corners of walls, edges at passages, as well as trim, base cap, and shoe molding are being chipped due to impact from doors, furniture, and other objects. If these surfaces are covered with lead-based paint, the paint chips and the dust created may pose a health threat.

SOLUTION

Protecting these surfaces with a durable material can prevent the creation of paint chips and dust.

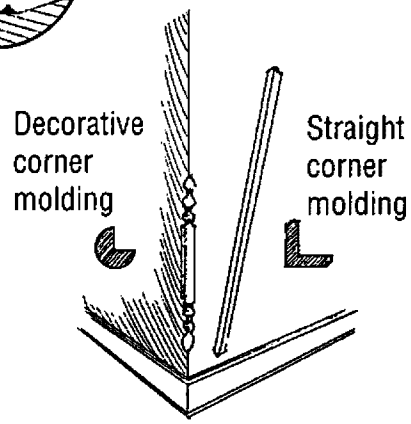
Set Up

- See Section 2, p. 13.



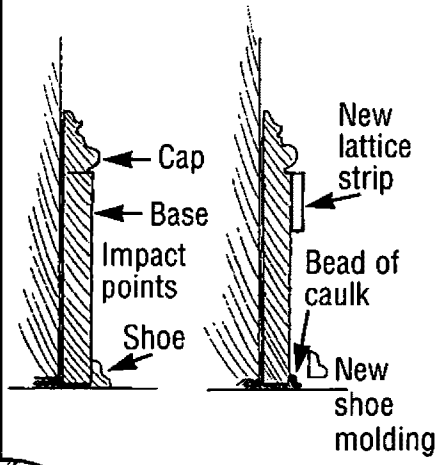
Enclose Outside Corner

- Cover outside corners of walls with corner molding. Attach with nails and/or with a bead of adhesive.



Protect Base

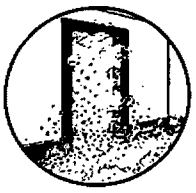
- In places where a baseboard shows signs of impact, replace shoe and protect cap with lattice strip.
- When replacing shoe, bed new shoe in bead of caulk to seal out moisture and prevent infiltration of dust.



Clean Up and Clear

- See Section 4, p. 47.

HIGH DUST JOBS



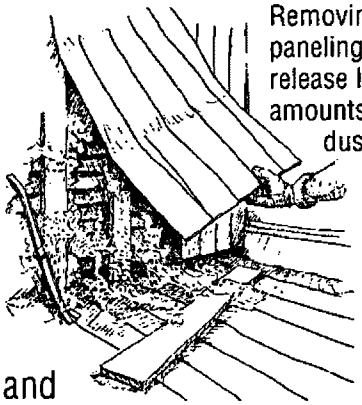
Some jobs create large amounts of dust. To be safe, workers doing this type of work should:

1. Wear half-mask respirators rated by NIOSH as N100 (or HEPA) at a minimum and be trained to wear and maintain them, or conduct air monitoring to show that they are not needed. (See Section 5D: Respiratory Protection, p. 69.)
2. Completely isolate the work space from occupied spaces and use containment to protect other workers. (See next page.)
3. Receive lead worker or supervisor training from an accredited trainer. In most states, accredited courses are available. To locate a course in your state, contact the Leadlisting at 1-888-Leadlist (1-888-532-3547) or www.leadlisting.org.

Remember: All house dust is unhealthy to breathe. It may contain lead, mold, asbestos, gypsum, roach waste, dust mites, coal dust, fiberglass, etc.

Examples of High Dust Jobs

The following types of work are likely to create high levels of dust:



Removing old paneling can release large amounts of dust.

Demolition. Demolition includes tearing off siding and/or demolishing old plaster walls or ceilings.

Opening Up Wall Cavities. These jobs include:

- Removing old paneling and baseboards
- Removing door casings and frames or window casings or jambs

"It's not just what's on the wall, it's the dust behind it."

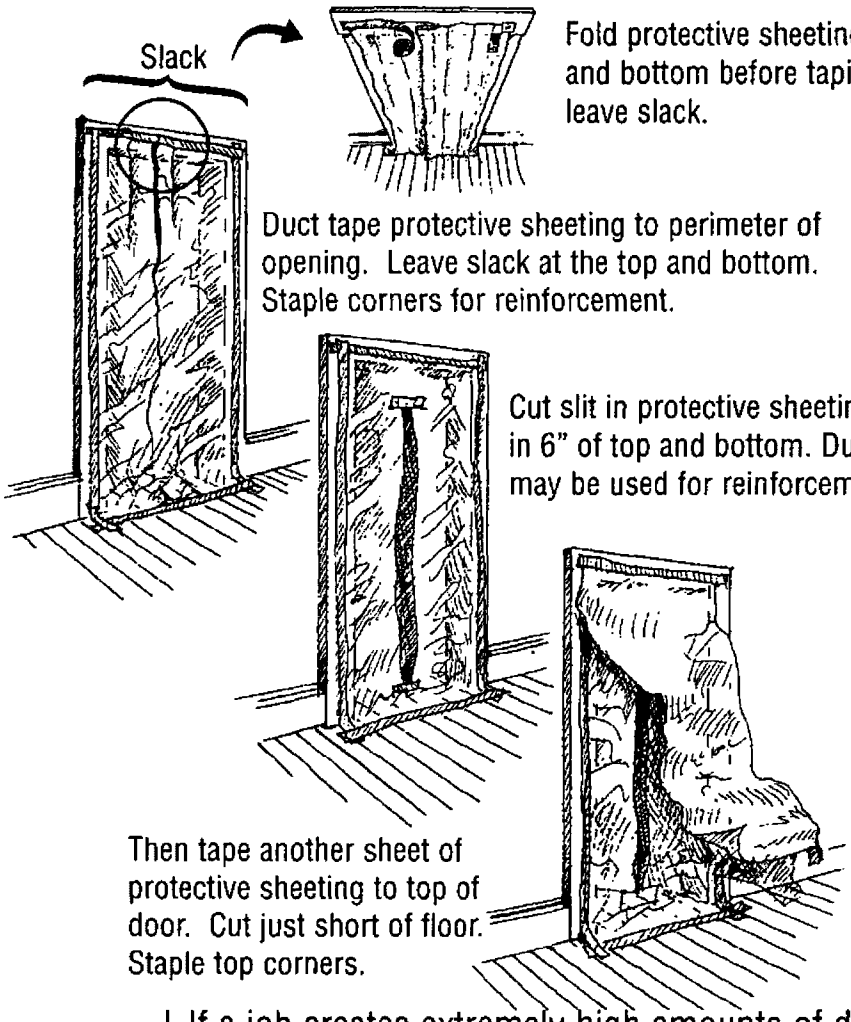
Removing Old Drop Ceilings. Lots of dust can accumulate above ceiling panels.

Improperly Removing Wall-To-Wall Carpet. A carpet that's been on the floor for many years has gathered large amounts of household dust, which may include lead dust. Improperly removing it can release a large amount of dust.

Paint Scraping. Scraping large painted areas, such as the side of a house or an entire room, even when done correctly, can create a large amount of dust.

Containing Dust

Use this system to keep dust from spreading to another room.

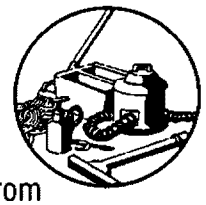


If a job creates extremely high amounts of dust (for example, demolition) or large amounts of dust in the air for more than short periods, the protective flap system shown above may not be sufficient to prevent dust from spreading beyond the work area.

For these types of jobs, a more protective system called "isolation" is needed so that dust does not spread beyond the work area. Isolation means that the work area is sealed with no direct access to occupied areas of the home. Workers need to use an entrance that is separate from occupants until cleanup is completed.

C L E A N I N G U P

It is very important to use proper cleanup procedures at the end of the job. Dust and paint chips left behind at the end of the job may contain lead and may endanger children. Have dust wipe samples collected at the end of the job to be sure that it is safe for children to return.



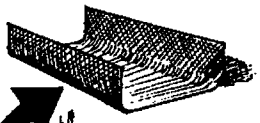
Pick Up Work Area

- Pick up large chips with damp paper towel.

AND/OR

- Mist then push dust into dust pan.

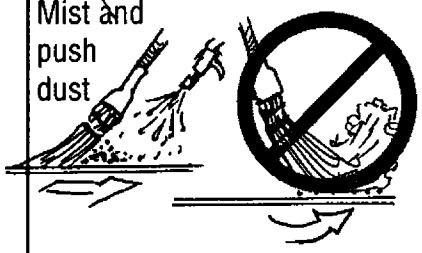
Make dust pan from flashing and clean with a whisk broom.



Pick Up Protective Sheeting

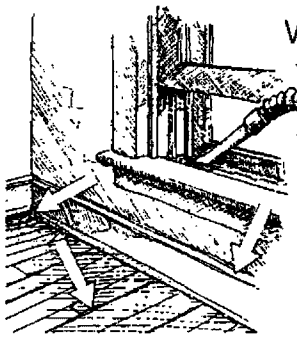
- Clean off protective sheeting. Fold dirty side inward (dirty side to dirty side). Dispose of protective sheeting at the end of each job. Protective sheeting may be used again within the same work area if it has not already been folded.

Mist and push dust



Vacuum

- HEPA vacuum all horizontal surfaces—slowly.
- Vacuum all ledges, sills, stools, molding tops, dusty surfaces, etc.
- Vacuum floor under work area. Use corner tool in corners, cracks of trim, and between floor boards.
- Vacuum floor with floor brush and carpet with a carpet tool.

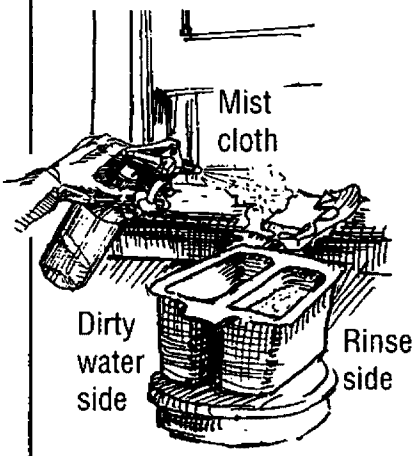


Vacuuming the cracks is very important.

Important: Vacuum carpet very slowly.

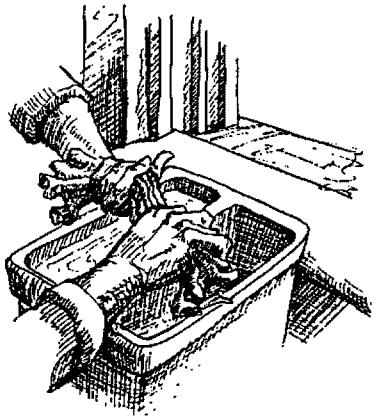
Mist and Scrub

- Wet rag with detergent then wring out.
- Mist surface or rag as you clean.
- Lead needs scrubbing, not just wiping.



Rinse Rag

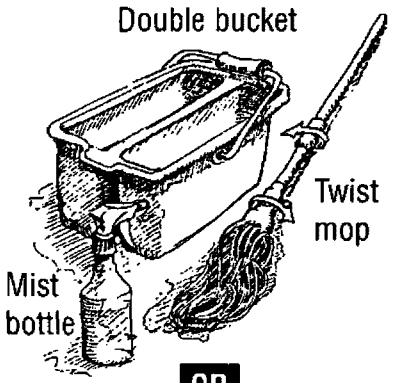
- Squeeze rag into empty side of split bucket. Rinse out rag. Squeeze into empty side. Repeat as needed.
- Change rinse water often.
  - — Use paper towels first if surfaces are very dirty.
  - — Replace rag when it looks dirty.
- Clean until dust and debris are removed.



Cleaning Floors

Mist and Scrub

- At start of cleaning, soak mop in detergent water then mist small area with detergent before mopping.
- Scrub with mop.



OR

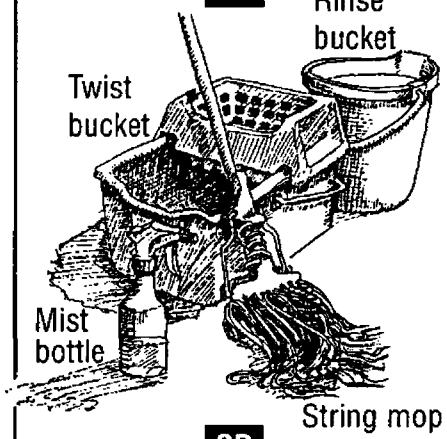
Squeeze Out and Wash

- Squeeze mop into empty bucket then rinse in rinse water. Rinse often. Squeeze out and rinse again. Mop small areas at a time.

Rinse

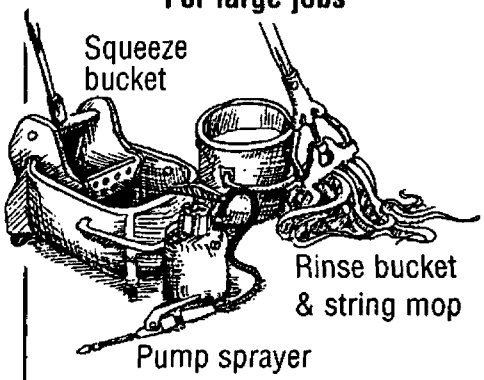
- Repeat above process using clean water rather than detergent. When cleaning up a work site, use a new mop head for rinse stage.

Recommendation: Make a final pass with a HEPA vacuum.



OR

For large jobs



Dispose of Waste

- See following section.

Take Dust Wipe Sample

- See Section 5D: Testing Dust for Lead, p. 71.

DISPOSAL OF WASTE

After cleanup of the work area, take care to safely handle and remove dust and debris from the job. Supervisors should check with the EPA and their state's agency responsible for waste to find out about specific Federal, state, and local regulations regarding disposal of waste that may contain lead-based paint.

Key Principle:
Confine dust and waste to the work area that will be cleaned.

Disposal Practices

Specific guidelines are:

- Avoid carrying construction waste through an occupied space. If you must carry it through an occupied space, first place it in a heavy duty plastic bag or wrap it in protective sheeting and seal with tape.
- When a dumpster is used, keep the dumpster covered. If a chute is used, cover the chute (or use a barrel chute) and cover the dumpster.
- Store all waste in a secure container or dumpster until disposal. Do not transport waste in an open truck, unless it is bagged and sealed.

Water

Water used for clean up should be dumped into a toilet. Never dump this water in a sink, tub, on the ground, or down a storm drain.

Water used to remove paint through pressure washing must be collected in drums and may need to be tested to determine if it is hazardous. Check with your state agency responsible for waste.

CHECK YOUR WORK!

Check Quality of Work & Cleanup

Check work quality **during the job** and at the **end of the job.**

- **Was the cause of the problem corrected?**
- **Were proper work practices used?**
- **Was cleanup done thoroughly?**

How to Check:

Checking your work involves two important steps.

1. Visual Checks

Use the checklist inside the back cover of this guide when performing visual checks.

- **During the Job.** Be sure that:
  - — the cause of the problem is being corrected;
  - — the work area is safely set up;
  - — the practices in this guide are being used; and
  - — dust and debris are not spreading beyond the work area.
- **End of the Job.** Be sure that the repairs were done properly and that no dust or paint chips remain.

2. Take a Dust Wipe Sample

When interior work disturbs painted surfaces or produces dust, have dust wipe samples taken at the end of the job to check for harmful levels of lead-contaminated dust.

To be accurate, these tests must be done according to specific procedures. See Section 5D, p. 71, for more information about these tests, and who should perform them.

How to Check Cont'd

Dust wipe testing is recommended at the end of any job that disturbs paint or produces dust. It is **strongly recommended** when:

- Work that disturbs paint is done in homes built before 1978.
- A young child or pregnant woman lives in the home.
- Performing unit turnover or regular maintenance in rental properties.

Why Is It Important to Check Work?

Checking that work was done properly is important because:

- Failing to correct conditions causing damage or deterioration results in repairs that do not last.
- Work that fails to follow the recommendations in this guide may spread dust and paint chips beyond the work area and may endanger children in the home.
- Dust and paint chips left behind due to poor cleaning may contain lead and may also endanger children in the home.
- For contractors, checking your work improves the quality of a job and is likely to reduce the risk of a lawsuit in the event a child in the home is later found to have high levels of lead in his/her blood.
- Leaving a clean job site is greatly appreciated by customers.

ONGOING MONITORING & MAINTENANCE

Regularly Check Repairs for Deterioration, Paint Chips, and Dust

Property owners should regularly monitor painted surfaces where maintenance or improvements were performed.

Check to see if:

- New evidence of deterioration or paint failure is present.
- The cause of the problem was corrected.
- Lead dust hazards are present. *Important: This can only be done by dust wipe sampling.*

Maintain Surfaces and Thoroughly Clean

Then:

- Perform repairs, as needed, to maintain surfaces in a smooth and cleanable condition using the methods recommended in this guide; and
- Clean the area thoroughly using the practices described earlier in this section.

Methods of Monitoring

Follow the same methods used to check your work:

- **Visual Check.** Look for deterioration, paint failure, dust and paint chips. Use the checklist inside the back cover of this guide.
- **Test for Lead Dust.** Have dust wipe samples taken to check for dust that may be contaminated with lead. A test is needed to determine when dust contains harmful amounts of lead.

To be accurate, these tests must be done according to specific procedures. See Section 5D, p. 71, for more information about these tests, and who should perform them.

When to Monitor?

- **Annually.** Perform a visual check of past repairs and improvements involving painted surfaces.
- **During Unit Turnover or Routine Maintenance.** Perform a visual check of past repairs and improvements involving painted surfaces.
- **Every Two Years.** Get a dust wipe test done at least every two years. This type of test is **strongly recommended** when a young child or pregnant woman lives in the home.

Why Is It Important to Monitor & Maintain Work?

Monitoring and maintenance helps:

- Plan and implement maintenance tasks
- Protect occupants and neighbors, particularly children, from lead exposure
- Give owners, contractors, and residents a record of the condition of the unit

A. GLOSSARY

Aluminum flashing - thin aluminum sheeting, also known as coil stock.

Aviation snips - metal cutters.

Chamfer - a small bevel on an edge.

Enclosure - a rigid, durable construction material that is mechanically fastened to the structure to cover painted surfaces.

Fit testing - a method to check if a respirator fits properly over the face.

Gain - notch chiseled in a door for a hinge leaf.

HEPA filter - High-Efficiency Particulate Air filter. A filter that can remove particles of 0.3 micrometers or larger from the air at 99.97 percent or greater efficiency.

HEPA vacuum - a vacuum with a HEPA filter.

HUD Guidelines - HUD's *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing.*

Interim controls - a set of measures to reduce exposure to lead hazards. Interim control measures include special cleaning, repairs, paint stabilization, enclosure, and containment. For a full discussion, see HUD's *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing.*

Lauan plywood - 1/4 inch plywood made of lauan with a smooth face.

N100 - a NIOSH filter class that describes a respirator's ability to filter airborne particles. A respirator filter rated as N100 removes particles of 0.3 microns or larger from the air at 99.97 percent or greater efficiency.

NIOSH - National Institute for Occupational Safety and Health, an agency within the Centers for Disease Control and Prevention that tests and certifies safety equipment including respirators.

OSHA - Occupational Safety and Health Administration, an agency of the U.S. Department of Labor that oversees worker safety.

Paint stabilization - a process of wet scraping, priming, and finish coating of a deteriorated painted surface to prevent further deterioration.

Permissible Exposure Limit (PEL) - a dust exposure threshold set by OSHA. Work that creates lead dust levels in the air greater than the PEL must meet OSHA lead safety requirements for workers. OSHA has set the PEL for airborne lead dust at 50 micrograms per cubic meter *($\mu g/m^3$)* as a time weighted average. See Section 5D, p. 69, for technical information about OSHA requirements and Section 5B, p. 61, for information about OSHA regulations.

Pilot hole - a small hole drilled to guide the drilling of a larger hole.

Protective sheeting - made of plastic, poly or other material. Protective sheeting must be puncture and tear resistant, impermeable to liquids, durable, flexible, and lightweight.

R-value - a measure of heat containment; used for rating insulation effectiveness.

Shim - small piece of wood or metal used to fill space between two fastened components.

Shroud - a protective covering that contains dust and chips.

Substrate - a solid surface such as plaster, drywall, wood, etc.

Tack pad - a sticky pad that helps remove dust from shoes.

Window trough - the area of the sill between a window stool or interior sill and the frame of the storm window where the bottom sash rests when closed (also called a window well or exterior sill).

B. FOR MORE INFORMATION

This section lists useful documents, web sites, and other lead-based paint information resources. Additional sources also exist. Use the reference letter on the right to locate the contact for each information resource. Contacts are listed by letter on pages 62-64. Publications marked with an * are for sale; others are available for free.

Where can I get more information on...

Work practices and lead-safety?

Publications	Reference Letter
• *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (July 1995).** Technical guidance on methods for identifying and controlling lead-based paint and lead-based paint hazards. The *Guidelines* can also be downloaded for free from the HUD Office of Lead Hazard Control web site. (About 750 pages)	B, C
• *Residential Lead Desktop Reference (2nd Edition, June 1998).** A CD-ROM containing a large variety of lead-based paint information resources.	C
• *Maintaining a Lead Safe Home (1997).** A do-it-yourself manual for homeowners and property managers. (89 pages)	B
• *Lead-Based Paint: Operations and Maintenance Work Practices Manual for Homes and Buildings (May 1995).** Technical guidance on safe work practices. (200 pages)	G
• *Guide Specifications for Reducing Lead-Based Paint Hazards (May 1995).** Technical guidance on purchasing lead-hazard control reduction services and developing lead-hazard reduction work specifications. (About 500 pages)	G
• *Lead Safety for Nonprofit Property Owners, Developers, and Managers (July 1998).* Practical guide to developing policies and activities that incorporate lead safety in property management. (About 30 pages)	F

	Reference Letter
Publications	
• *Guide to Working Safely with Residential Lead Paint (1999).* Pamphlet with key lead safety precautions to follow during repainting and home improvement.	F
• *Reducing Lead Hazards When Remodeling Your Home (September 1997).* Pamphlet providing basic information about lead-based paint risks and precautions when remodeling pre-1978 homes.	B, I, K
Web Sites	
• HUD, Office of Lead Hazard Control. Provides information on HUD regulations, technical and educational documents, and links to other lead resources.	B
• EPA, Office of Pollution Prevention and Toxics. Provides information on EPA regulations, technical and educational documents, and links to other lead resources.	K
Worker protection methods?	
Publications	
• *Protecting Workers and Their Communities from Lead Hazards: A Guide for Protective Work Practices and Effective Worker Training (1993).** Guidance on worker protection methods, training workers, and complying with OSHA regulations. (About 500 pages)	L
• *Lead Exposure in the Construction Industry (1993).* Fact sheets that describe worker protection measures needed to meet OSHA requirements for lead including respiratory protection and protective clothing. (Series of 6 fact sheets)	J
Web Site	
• OSHA, Occupational Safety and Health Administration. Provides information on OSHA regulations, technical and educational documents, and links to other lead resources.	J

Preventing children's exposure to lead hazards?

	Reference Letter
Publications	
• *Protect Your Family From Lead In Your Home (May 1995).* Pamphlet that provides basic information about addressing and preventing lead-based paint hazards in the home.	B, I, K
• *Lead Poisoning Prevention: Directory of State Contacts (1997-98).** Booklet that contains profiles of state programs to reduce lead hazards. (150 pages)	E
• *Directory of State and Local Lead Poisoning Prevention Advocacy Organizations (1998).** List of state and local non-profit organizations that are working to prevent lead poisoning. (About 300 pages)	A
Web Site	
• Alliance to End Childhood Lead Poisoning. Information on lead poisoning prevention, lead issues, and program design. Site has publications that can be copied from the web.	A

Public education and outreach materials?

Web Site and Hotline	
• National Lead Information Center. Information about lead hazards and poisoning prevention.	I

Locating certified abatement contractors and clearance inspectors?

Web Site and Hotline	
• Leadlisting. List of qualified lead professionals including inspectors, risk assessors, abatement contractors, and analysis laboratories.	D

Disclosure requirements?

Publications	Reference Letter
• *Protect Your Family From Lead in Your Home (May 1995).* Pamphlet that provides basic information about addressing and preventing lead-based paint hazards in the home.	B, I, K
• *Disclosure of Lead-Based Paint Hazards in Housing (March 1996).* Fact sheet that provides information on how to meet Federal disclosure requirements.	K
• *Questions and Answers on the HUD/EPA Disclosure Rule.* Answers to commonly asked questions about Federal disclosure requirements. (5 pages)	K
• *Interpretive Guidance for the Real Estate Community on the Requirements for Disclosure of Information Concerning Lead-Based Paint in Housing, Parts I and II (1996).* In-depth guidance on the disclosure requirements for real-estate professionals. (27 pages)	K
• *Resource Handbook on Lead Hazard Disclosure for Homes and Apartments (1996).** Comprehensive reference book on disclosure procedures including advice for renters and owners, a glossary of key terms, and copies of disclosure documents. (Approximately 300 pages)	A

Respirators?

Web Sites	
• National Institute of Occupational Safety and Health. Provides information on the proper use of respiratory protection and various types of NIOSH-approved respirators that are available.	H
• Occupational Safety and Health Administration. Provides information on OSHA regulations regarding the use of respiratory protection.	J

Where can I find...

	Reference Letter
HUD's lead regulations?	
• 24 Code of Federal Regulations (CFR) 35 (Lead Rule). Contains lead hazard evaluation and reduction requirements for properties that receive HUD funding.	B
OSHA's lead regulations?	
• 29 CFR 1926.62 (Lead in Construction) and 29 CFR 1910.1025 (Lead in General Industry). These regulations cover Federal worker protection requirements for workers in industry, construction, remodeling, and renovation.	J
EPA's lead regulations?	
• 40 CFR 745 (Lead-Based Paint Poisoning Prevention in Certain Residential Structures). Contains the Federal regulations for the disposal of lead waste and contractor notification requirements.	K
• 40 CFR 745.80 (Residential Property Renovation). Federal rule requiring contractors to provide notification before the start of any work that disturbs a painted surface in pre-1978 homes.	K
Disclosure regulations?	
• 24 CFR 35 (HUD) and 40 CFR 745 (EPA). Regulations for disclosure of known lead-based paint and lead-based paint hazards by home sellers and landlords. This rule was published jointly by HUD and EPA.	B, K

State lead laws? Publication	Reference Letter
• *Summary of Lead Poisoning Prevention Statutes (February 1999).* A state-by-state listing of local lead-related regulations, such as waste disposal requirements. Available by fax. (24 pages)	E

Contacts

Reference Letter	Organization	Types of Resources
A	Alliance to End Childhood Lead Poisoning 227 Massachusetts Avenue, NE, Suite 200 Washington, DC 20002 202-543-1147 http://www.aeclp.org	Publications
B	Office of Lead Hazard Control (OLHC) U.S. Department of Housing and Urban Development (HUD) 451 Seventh Street, SW, Room P-3206 Washington, DC 20410 202-755-1785 http://www.hud.gov/lea/leahome.html	Publications Program development
C	HUD USER P.O. Box 6091 Rockville, MD 20849 1-800-245-2691 http://www.huduser.org	Publications
D	Leadlisting 1-888-Leadlist (1-888-532-3547) http://www.leadlisting.org	Technical consultation
E	National Conference of State Legislatures 1560 Broadway, Suite 700 Denver, CO 80202 303-830-2200 http://www.ncsl.org	Publications

Reference Letter	Organization	Types of Resources
F	National Center for Lead Safe Housing 10227 Wincopin Circle, Suite 205 Columbia, MD 21044 410-992-0712 http://www.leadsafehousing.org	Publications Technical consultation
G	National Institute of Building Sciences (NIBS) Publications Department 1201 L Street, NW, Suite 400 Washington, DC 20005-4014 202-289-7800 http://www.nibs.org	Publications Training
H	National Institute of Occupational Safety and Health (NIOSH) Hubert H. Humphrey Building, Room 7154 200 Independence Avenue, SW Washington, DC 20201 800-35-NIOSH (800-356-4674) http://www.cdc.gov/niosh/home-page.html	Publications
I	National Lead Information Center (NLIC) 8601 Georgia Avenue, Suite 503 Silver Spring, MD 20910 Information Clearinghouse: 1-800-424-Lead (1-800-424-5323) http://www.epa.gov/lead/nlic.htm	Publications Training

Reference Letter	Organization	Types of Resources
J	Occupational Safety and Health Administration (OSHA) U.S. Department of Labor, OSHA Publications Office 200 Constitution Avenue, NW, Room N3101 Washington, DC 20210 *OSHA Lead web page:* http://www.osha-slc.gov/SLTC/lead/index.html *OSHA Respirator web page:* http://www.osha-slc.gov/SLTC/respiratory_advisor/mainpage.html	Technical consultation Enforcement
K	Office of Pollution Prevention and Toxics (OPPT) U.S. Environmental Protection Agency (EPA) 401 M Street, SW (7401) Washington, DC 20460 202-260-3810 http://www.epa.gov/lead	Publications Program development
L	Society for Occupational & Environmental Health 6728 Old McLean Village Drive McLean, VA 22101 703-556-9222 http://www.soeh.org	Publications

C. GETTING THE WORD OUT

How Owners and Occupants Can Work Together to Improve Lead Safety In Homes

Gaining tenant cooperation can help rental property owners and managers respond promptly to conditions that could pose a health threat to occupants.

Owner Responsibilities

1. Check the building to be sure that:
   - ❑ The building shell is sound.
   - ❑ Water isn't coming in from the outside and causing damage.
   - ❑ Sources of moisture inside are not causing damage.
   - ❑ Painted surfaces are intact.
   - ❑ Doors and windows work properly.
   - ❑ All surfaces are clean and cleanable.

2. Maintain the building.
   - ❑ Train maintenance staff to minimize dust, clean up effectively, and protect themselves.
   - ❑ Conduct regular building checks for potential problems, such as:
     - Flaking or peeling paint
     - Water damage to paint, plaster, or wood
     - Plumbing or roof leaks
     - Painted doors and windows that do <u>not</u> operate smoothly

3. Educate occupants and gain their cooperation.
   - ❑ Fulfill Federal notice and disclosure requirements.
   - ❑ Have occupants inform you of damaged paint and other maintenance problems.

When Maintenance or Renovation Work is Done

Give occupants the Lead Safety pamphlet required by Federal regulations (see page 66).

Tell occupants:

- ✔ Why repairs are necessary.
- ✔ The work schedule.
- ✔ How they and their possessions will be protected.
- ✔ Why they may need to leave during the work.

- ❑ Explain to occupants why steps, such as regular cleaning, prevent lead-based paint hazards. (See below.)
- ❑ Consider providing cleaning supplies and tools (see page 75) to occupants to encourage cleaning.
- ❑ Remind tenants that it is a good practice to provide notice of problems in writing.
- ❑ Make sure occupants understand the property's maintenance reporting procedures and indicate that these problems require priority attention.

Federal Notice and Disclosure Requirements
(24 CFR Part 35 or 40 CFR Part 745)

- ✔ Landlords and home sellers must notify future occupants about lead-based paint hazards by giving them the pamphlet *Protect Your Family From Lead in Your Home.*
- ✔ Landlords and home sellers must disclose information about known lead-based paint and/or lead-based paint hazards before dwelling leases or home sales contracts take effect. Leases and sales contracts must also include a form about lead-based paint that meets Federal requirements. Contact HUD or EPA for more information about these requirements (see Section 5B, p. 57).

Precautions Tenants Can Take to Protect Their Family

Occupants should pay special attention to page 7 of the pamphlet *Protect Your Family From Lead In Your Home.* It describes steps that occupants can take to reduce the chance that they will be exposed to lead hazards. Suggestions from this pamphlet include:

- ❑ Clean floors, window frames, interior window sills, and other flat surfaces each week using warm water and an all-purpose cleaner.
- ❑ Clean up any paint chips immediately.
- ❑ Keep child play areas clean.
- ❑ Wash children's hands often.
- ❑ Keep children from chewing interior window sills and other painted surfaces.

Notice Prior to Renovation

Federal law requires contractors and owners of rental properties to inform occupants about the risks of lead-based paint before non-emergency repair, maintenance, and home renovation work begins. This law applies for all work on surfaces greater than 2 square feet per component. Contractors and property owners must distribute copies of the pamphlet *Protect Your Family From Lead In Your Home* before any work starts. See EPA's regulation at 40 CFR 745.80. Also see Section 5B, p. 57, for sources that can provide copies of this pamphlet.

Contractors and owners must make sure that occupants have received the pamphlet.

- For owner-occupied homes, the contractor must have the homeowner sign an acknowledgement form after receiving the pamphlet. Or, the contractor can send the pamphlet by certified mail.
- For tenants, the contractor or property owner must have an adult occupant sign an acknowledgement form after receiving the pamphlet. Or, the contractor or owner can send the pamphlet by certified mail. If the contractor cannot get a signed acknowledgement, the contractor must sign a statement documenting this.
- For work in common areas, such as the lobby, of an apartment building, the contractor must give the pamphlet to the owner and to the occupants of all affected areas and inform them of the nature, location, timing, and length of the job.

Why Lead Safety Makes Sense for Property Owners and Contractors

Property owners and contractors that use safe work practices benefit in several ways.

Advantages for Owners of Residential Rental Properties

Owners who maintain their rental properties using work practices that increase lead safety can use this information to attract tenants who are concerned for their child's health. Some local agencies may even maintain a listing of housing units that meet certain lead-safety standards. When giving prospective tenants the lead-based paint pamphlet and the required disclosure information, they can tell the tenant that the property has a program to minimize the risk of hazards from lead-based paint. A safety program would include:

- Educating and training maintenance workers.
- Examining property at turnover and then every year for deteriorating paint.
- Correcting conditions that may cause paint to flake and peel (excessive moisture, binding doors, etc.).
- Doing work safely and cleaning up well.
- Making sure surfaces are cleanable and doing a professional cleaning at turnover.
- Performing dust wipe tests before occupancy, and after every maintenance job that disturbs old paint. It is also recommended to perform a dust wipe sample test at least every two years. Keep the results on file.
- Encouraging tenants to inform property owners if there is a problem.

Advantages for Contractors

Doing work safely can enhance a contractor's reputation, maintain the safety of workers, and protect the health of customers and their children.

A program for lead safety can also help contractors when bidding new jobs. For example, contractors performing repairs and improvements in homes built before 1978 must give potential customers a pamphlet about the risk of lead-based paint during renovation. Contractors that follow practices for lead safety can demonstrate to customers that they understand the risks and show that their workers take specific precautions to protect against lead-based paint hazards. Lead-safety can help "*give you a leg up*" on the competition.

Safe work practices also offer benefits that are important to customers:

- Dust and debris are confined to the work area.
- A "clean" work area at the end of the job.
- Some work offers additional benefits. *(For example, repairs to windows can improve their operation, prevent damage from moisture, and lower energy and maintenance costs.)*
- Lead safety also helps protect you as a contractor. For example, having an independent, certified professional take dust wipe samples of the work area promptly after cleanup provides strong documentation that no lead hazards were present in the work area at the end of the job.

D. MORE ABOUT TECHNICAL TOPICS

Respiratory Protection

Respiratory protection helps prevent workers from breathing harmful amounts of lead and other substances, touching their mouths with dusty hands, or swallowing paint chips.

When work creates high levels of dust in the air, properly trained and certified lead-based paint professionals should do these high dust jobs. If you work for someone, and plan on doing this type of work, your employer must meet the requirements of the OSHA Lead in Construction Standard (29 CFR 1926.62). These requirements include respiratory protection when work creates lead dust in air that exceeds the "permissible exposure limit" (PEL) — see Air Monitoring and Results sections below. See Section 5B, p. 57, for sources of information about OSHA requirements.

Respirators may be required for activities that generate high levels of dust such as:

- Demolishing painted surfaces
- Opening up wall and ceiling cavities
- Using power tools on painted surfaces
- Dry scraping large painted areas

For this type of work, OSHA requirements include the following:

- Training workers on how to properly use and maintain respirators.
- Making sure proper respirators are always available and that workers have been fit tested. Where respirator use is required, workers must be part of a written respiratory protection program that meets OSHA standards (29 CFR 1910.134).

  Many types of respirators can be used:
  — Disposable respirators can be used if they are rated by NIOSH as N100 (or HEPA) — this information can be found on the respirator's package or the respirator itself.

Worker wearing NIOSH-approved disposable respirator

— Non-disposable respirators, also rated by NIOSH as N100, often have replaceable cartridges and require regular maintenance.

Worker wearing a non-disposable respirator

- Having a trained person do air monitoring that measures the amount of dust in the air to determine if respirators are required by OSHA, and the appropriate level of protection. Workers must wear proper respirators while air monitoring is being done.

Air Monitoring

Air monitoring is done to ensure that workers are not being exposed to dangerous levels of lead dust in the air, and to comply with OSHA requirements. It must be done by a person with special training. A worker being monitored wears a small plastic canister clipped to his/her clothing near the face. A pump in a device clipped to the belt draws air and dust into the canister. The canister is then sent to a lab to measure how much lead dust was in the air.

What Do the Results Mean?

The results are measured in micrograms per cubic meter ($\mu g/m^3$). If the amount of lead dust in the air exceeds the permissible exposure limit (PEL) of 50 $\mu g/m^3$, workers must wear at least a half-face respirator with an N100 (or HEPA) rating and certain OSHA requirements must be followed.

Results may show that respirators are not necessary or that a greater level of protection is needed. If the results show lead dust levels in the air above 500 $\mu g/m^3$, a more protective respirator is required.

Other Protection

In addition to respiratory protection for activities that generate high levels of dust, compliance with OSHA's Lead in Construction Standard may involve blood tests for workers, medical monitoring, hand washing facilities, other personal protective equipment, shower and changing areas, and additional training.

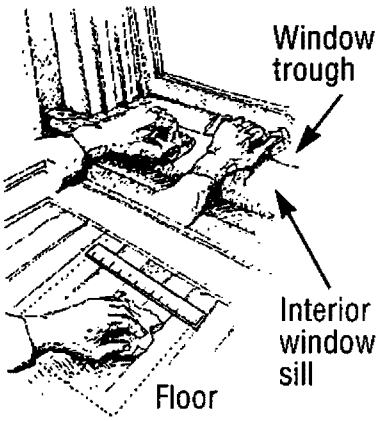
Testing Dust for Lead

By having dust wipe samples taken, job supervisors and property owners can locate dust lead hazards and test the effectiveness of cleaning at the end of a job.

Where Are Dust Samples Taken?

Samples are taken in the area of the dwelling where work has been completed. The following surfaces within the work area should be sampled:

- Floor
- Interior window sills *(also referred to as window stools)*
- Window troughs



When Should Dust Samples Be Taken?

- At the end of a job
- If there is a child or pregnant woman living in the home
- Before a family moves into a home

What Do the Results Mean?

The results of the laboratory analysis will show the amount of lead found in the dust from the area sampled. The results are measured in micrograms per square foot *(µg/ft²)*.

To determine if a lead-based paint hazard exists, based on HUD's requirements as of winter 1999, compare the results to the following standards.

- 100 µg/ft² on the floor
- 500 µg/ft² on the interior window sill (stool)
- 800 µg/ft² in the window trough

HUD-assisted, and some federally-owned housing: After 9/14/2000, use 40 for floors, 250 for sills, and use trough value only for clearance.

If the results for a sample are higher than these standards, a dust lead hazard is present.

Who Can Take Dust Wipe Samples?

Following painting, home maintenance, and renovation work:

- In homes receiving Federal assistance, dust wipe samples, if required by regulations, must be taken by a trained and certified person.
- For all other homes, it is recommended that dust wipe samples be taken by a trained person, and it is preferable that they be certified. Some states require that dust wipe samples be taken by certified persons.

What Actions Do I Take Based On the Results?

If the results show dust lead levels higher than the standards listed above, the area where the work was performed should be cleaned to remove the dust lead hazard.

If the dust wipe samples were taken as part of ongoing monitoring by maintenance staff or the property owner, the surfaces where work was performed should be examined to see if the work has failed or new conditions that generate dust have developed. In either case, these conditions should be corrected using lead-safety principles and work practices.

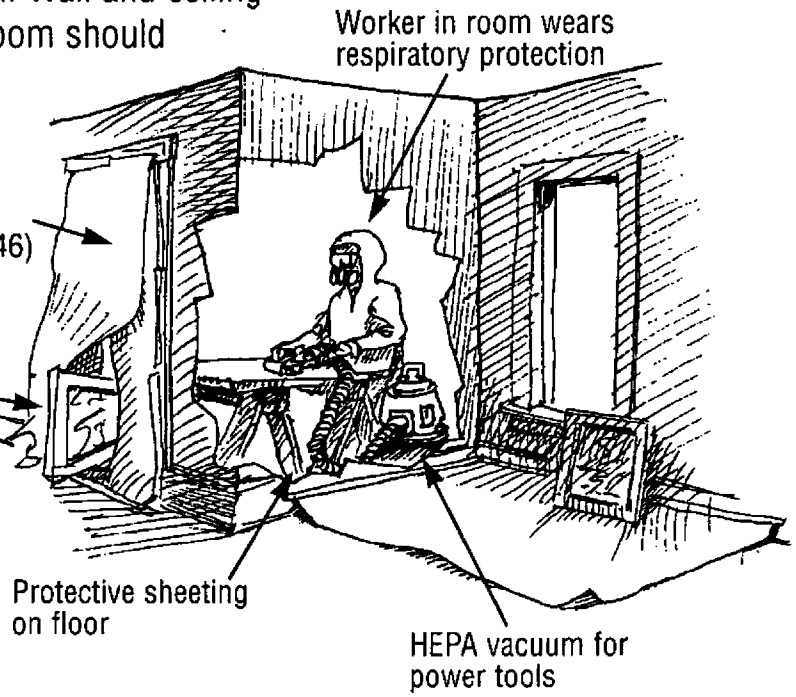
If the work required to correct the likely source of the dust lead hazard is beyond the scope of this guide, the property owner should seek the help of a lead-based paint professional trained to safely correct lead-based paint hazards.

Setting Up a Dust Room

A dust room can be useful for dusty work on building components that can be moved. For example, scraping or planing doors or window sashes can be done in a dust room. A dust room is particularly useful when working in occupied spaces.

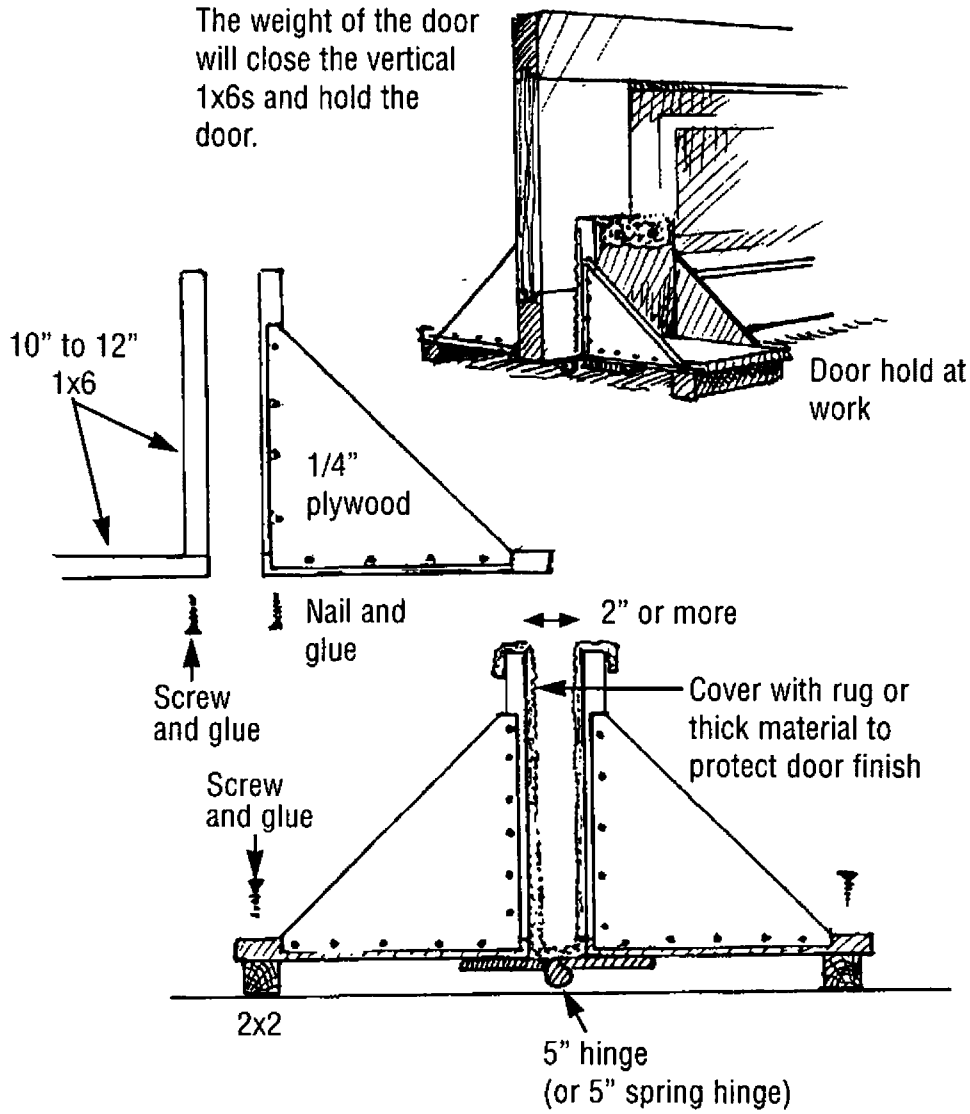
The dust room can be any room that can be closed off. The door can be covered with a flap system (see page 46) and the floor can be covered with protective sheeting taped to the baseboard.

Workers in this room should wear disposable clothing and wear respiratory protection. Wall and ceiling vents inside the room should be sealed off.



Building a Door Hold

A door hold makes working on doors easier and safer.



E. TOOL AND SUPPLY LIST

Additional Tools Needed for Lead-Safety Work

(Not every tool is needed for every job.)

Paint scrapers - A variety of scrapers are useful; carbon blades last longest. A mill file works well to keep scraper blades sharp.

Sanding sponges and wet/dry sandpaper - Where areas need to be smoothed or feathered, these abrasive tools, when used wet, keep dust to a minimum.

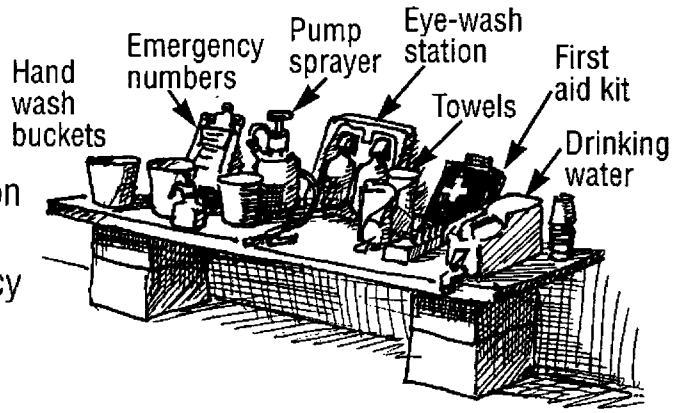
Mist bottles - Misting a surface being scraped or cut keeps down dust. Squeeze bottles work best in small areas. For larger jobs, a pump pressure sprayer in a knapsack works best.

Plane - A jack, smooth, or jointer (not block) plane. Hand planes are good for removing paint from edges such as the edge of a window, stool, or door. They create very little dust.

Cleanup station - A kitchen counter with a working sink is a good place for a cleanup station. If not available, set up a board with 3 buckets and a pump sprayer.

The station should have:

- Paper towels and soap
- Pads for cleaning respirators
- A 2-bottle eye-wash station
- A first aid kit
- Clipboard with emergency numbers
- Drinking water and cups



Personal Protective Clothing and Equipment

- A disposable respirator rated by NIOSH as N100 (or HEPA)
- A half-face, air cartridge respirator rated by NIOSH as N100 (or HEPA)
- Protective, lightweight, disposable suits with elastic sleeves and ankles
- Shoe covers (slip resistant is recommended)
- Safety glasses (vented goggles if working in high dust conditions or when using liquids or strippers)
- Ear protection if using power tools

Cleaning Equipment

- Bottle mister and pump sprayer for detergent
- Mops and buckets
- Tack cloths for wiping furnishings that may be damaged by water
- Heavy-duty paper towels and/or rags

Vacuums - At the end of a job, use a HEPA vacuum because it will capture even the finest dust. For regular household cleaning, use a HEPA vacuum if available. If one is not available, use a fine filter in your vacuum known as micron or allergen bags.

Painting Supplies

- Use commercial grade cleaners; there are also lead-specific cleaners. (Note: Trisodium phosphate [TSP] is banned in some states.)
- Degreasers may be necessary on some walls.
- Use deglosser or wet sanding supplies.
- Where wood is exposed, use a sealer and then apply a best grade primer or primer-sealer.

Other Tools

- Coil stock for covering window troughs. Coil stock is available with white and brown sides to match window trim color (see page 36).
- Window opening tool for windows that are painted shut (see page 29).
- Brace with screwdriver tips for removing and replacing hinge screws.
- Power planer with exhaust port that can be attached to HEPA vacuum. A power planer can be used for stripping window sashes and doors in a contained work area with respiratory protection.

F. NOTES AND SPECIAL INSTRUCTIONS

G. WORK CHECKLIST

Before Work Begins

- ❑ Are the possible risks to occupants identified?
- ❑ Are the occupants informed of the possible risks and their responsibilities?
- ❑ Are the causes of the problems located?
- ❑ Is the work area set up?
- ❑ Is the work area closed off from occupants?

During Work

- ❑ Are dust and debris being contained in the work area?
- ❑ Are workers wearing necessary protective clothing and equipment?
- ❑ Are workers cleaning up each time they leave the work site?

At the End of the Job

- ❑ Did workers fix the cause of the problem?
- ❑ Did workers remove visible dust and debris?
- ❑ Did workers properly dispose of dust and debris?
- ❑ Did workers wet wash the surfaces?
- ❑ Were dust samples taken to make sure that cleanup worked?

For Long-Term Maintenance

Is there a plan to:

- ❑ Maintain painted surfaces?
- ❑ Keep surfaces clean and cleanable?
- ❑ Prevent water and moisture damage?

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Disclaimer: The guidance offered in this document is based upon the latest lead hazard control knowledge and technology available at the time it was written. Users bear all risks associated with reliance on these work practices and have sole responsibility for evaluating the information it contains. Users bear sole responsibility to form their own independent judgments on the document's use, modification, and adaptation as appropriate. Neither the United States Government nor any of its employees makes any warranty, expressed or implied, or assumes any legal liability for any use of, or the results of, any information, product, or process discussed in this document.

Why Follow this Guide?

The Simple Work Practice Changes in this Guide Can Protect Children and Workers

- This Guide contains practical steps for lead safety.
- With small changes in work practices, workers can protect themselves, their families, and their customers, especially children, from lead exposure.

Painting, Home Improvement, and Maintenance Work in Older Homes Can Endanger Children

- Most homes built before 1978 contain lead-based paint.
- Doing work improperly can create a lot of paint chips and dust that may contain lead.
- Lead in paint chips, dust, and soil gets on children's hands and toys which they may put in their mouths.
- Lead can make children very sick and cause permanent brain and other damage, resulting in illness and behavior problems.

Poor Maintenance Also Endangers Children

- Paint flaking and peeling is often caused by moisture.
- Rubbing or friction on doors, windows, and floors can cause paint failure.

Who Should Use This Guide?

- Building maintenance workers and supervisors
- Painters
- Repair, renovation, and remodeling contractors
- Property managers and owners
- Homeowners

Ordering Additional Copies

Single copies of *Lead Paint Safety: A Field Guide for Painting, Home Maintenance, and Renovation Work* on paper or on CD-ROM can be ordered from the National Lead Information Center at 1-800-424-5323 or downloaded from the HUD Office of Lead Hazard Control web site at www.hud.gov/lea/leahome.html.

For information about obtaining multiple copies, contact the National Lead Information Center.

June 1999
HUD-1779-LHC

APPENDIX 2

Protect Your Family from Lead in Your Home Pamphlet

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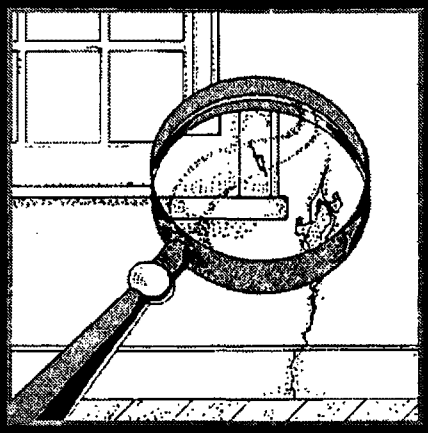
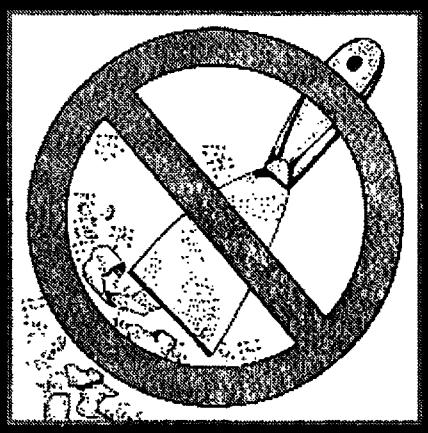
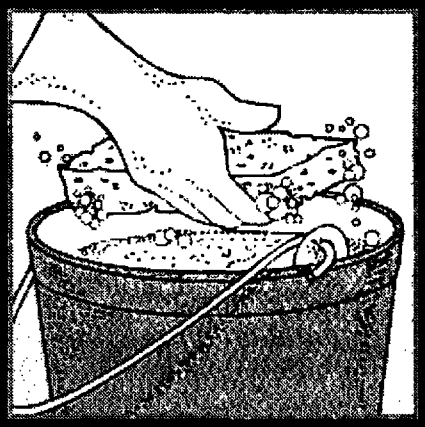


Protect Your Family From Lead In Your Home





United States
Environmental
Protection Agency

United States
Consumer Product
Safety Commission

United States
Department of Housing
and Urban Development

U.S. EPA Washington DC 20460
U.S. CPSC Washington DC 20207
U.S. HUD Washington DC 20410

EPA747-K-99-001
April 1999

Are You Planning To Buy, Rent, or Renovate a Home Built Before 1978?

Many houses and apartments built before 1978 have paint that contains lead (called lead-based paint). Lead from paint, chips, and dust can pose serious health hazards if not taken care of properly.

Federal law requires that individuals receive certain information before renting, buying, or renovating pre-1978 housing:

LANDLORDS have to disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a disclosure form about lead-based paint.

SELLERS have to disclose known information on lead-based paint and lead-based paint hazards before selling a house. Sales contracts must include a disclosure form about lead-based paint. Buyers have up to 10 days to check for lead hazards.

RENOVATORS have to give you this pamphlet before starting work. (After June 1, 1999.)

IF YOU WANT MORE INFORMATION on these requirements, call the National Lead Information Clearinghouse at **1-800-424-LEAD**.

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IMPORTANT!

Lead From Paint, Dust, and Soil Can Be Dangerous If Not Managed Properly

FACT: Lead exposure can harm young children and babies even before they are born.

FACT: Even children who seem healthy can have high levels of lead in their bodies.

FACT: People can get lead in their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.

FACT: People have many options for reducing lead hazards. In most cases, lead-based paint that is in good condition is not a hazard.

FACT: Removing lead-based paint improperly can increase the danger to your family.

If you think your home might have lead hazards, read this pamphlet to learn some simple steps to protect your family.

Lead Gets in the Body in Many Ways

In the United States, about 900,000 children ages 1 to 5 have a blood-lead level above the level of concern.

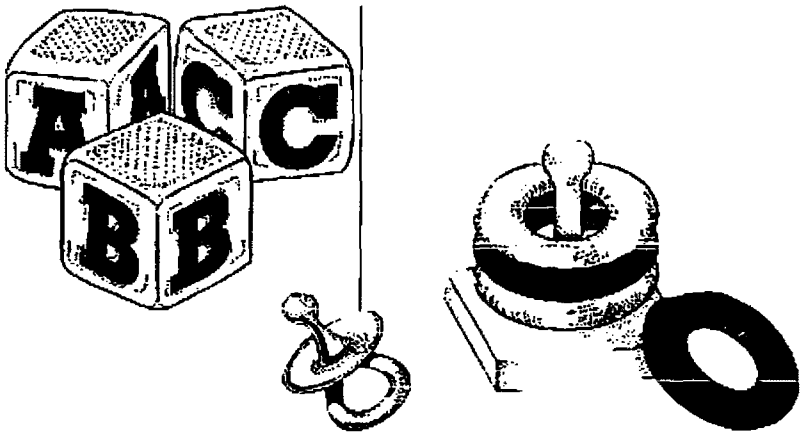
Even children who appear healthy can have dangerous levels of lead in their bodies.

People can get lead in their body if they:

- Put their hands or other objects covered with lead dust in their mouths.
- Eat paint chips or soil that contains lead.
- Breathe in lead dust (especially during renovations that disturb painted surfaces).

Lead is even more dangerous to children than adults because:

- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.
- Children's growing bodies absorb more lead.
- Children's brains and nervous systems are more sensitive to the damaging effects of lead.



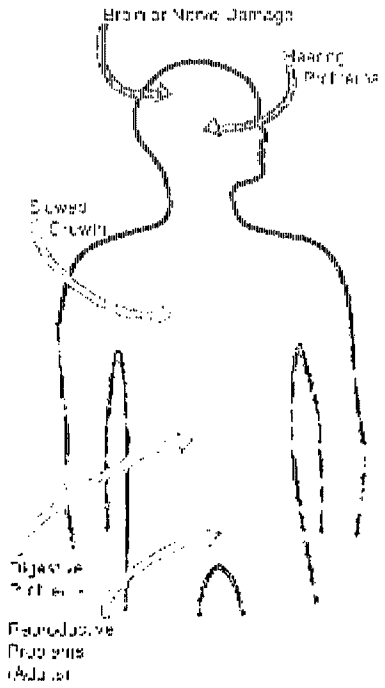
Lead's Effects

If not detected early, children with high levels of lead in their bodies can suffer from:

- Damage to the brain and nervous system
- Behavior and learning problems (such as hyperactivity)
- Slowed growth
- Hearing problems
- Headaches

Lead is also harmful to adults. Adults can suffer from:

- Difficulties during pregnancy
- Other reproductive problems (in both men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain



Lead affects the body in many ways.

Where Lead-Based Paint Is Found

In general, the older your home, the more likely it has lead-based paint.

Many homes built before 1978 have lead-based paint. The federal government banned lead-based paint from housing in 1978. Some states stopped its use even earlier. Lead can be found:

- In homes in the city, country, or suburbs.
- In apartments, single-family homes, and both private and public housing.
- Inside *and* outside of the house.
- In soil around a home. (Soil can pick up lead from exterior paint or other sources such as past use of leaded gas in cars.)

Checking Your Family for Lead

Get your children and home tested if you think your home has high levels of lead.

To reduce your child's exposure to lead, get your child checked, have your home tested (especially if your home has paint in poor condition and was built before 1978), and fix any hazards you may have. Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect high levels of lead. Blood tests are usually recommended for:

- Children at ages 1 and 2.
- Children or other family members who have been exposed to high levels of lead.
- Children who should be tested under your state or local health screening plan.

Your doctor can explain what the test results mean and if more testing will be needed.

Where Lead Is Likely To Be a Hazard

Lead-based paint that is in good condition is usually not a hazard.

Peeling, chipping, chalking, or cracking lead-based paint is a hazard and needs immediate attention.

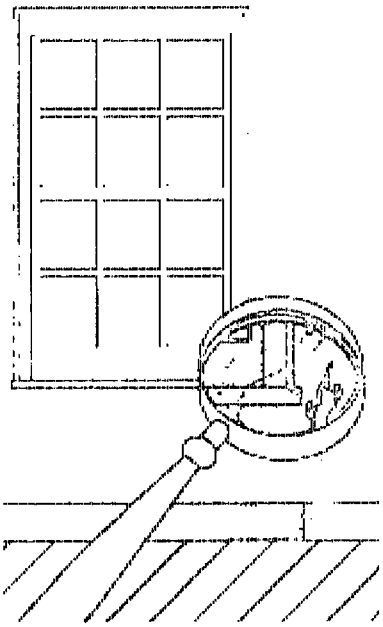
Lead-based paint may also be a hazard when found on surfaces that children can chew or that get a lot of wear-and-tear. These areas include:

- Windows and window sills.
- Doors and door frames.
- Stairs, railings, and banisters.
- Porches and fences.

Lead dust can form when lead-based paint is dry scraped, dry sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead chips and dust can get on surfaces and objects that people touch. Settled lead dust can re-enter the air when people vacuum, sweep, or walk through it.

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. Call your state agency (see page 11) to find out about testing soil for lead.

Lead from paint chips, which you can see, and lead dust, which you can't always see, can both be serious hazards.



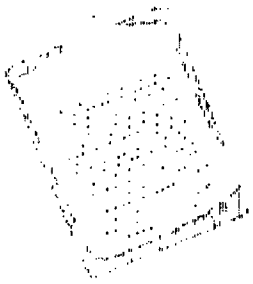
Checking Your Home for Lead Hazards

Just knowing that a home has lead-based paint may not tell you if there is a hazard.

You can get your home checked for lead hazards in one of two ways, or both:

- A paint **inspection** tells you the lead content of every different type of painted surface in your home. It won't tell you whether the paint is a hazard or how you should deal with it.
- A **risk assessment** tells you if there are any sources of serious lead exposure (such as peeling paint and lead dust). It also tells you what actions to take to address these hazards.

Have qualified professionals do the work. *There are standards in place for certifying lead-based paint professionals to ensure the work is done safely, reliably, and effectively.* Contact your state lead poisoning prevention program for more information. Call 1-800-424-LEAD for a list of contacts in your area.



Trained professionals use a range of methods when checking your home, including:

- Visual inspection of paint condition and location.
- A portable x-ray fluorescence (XRF) machine.
- Lab tests of paint samples.
- Surface dust tests.

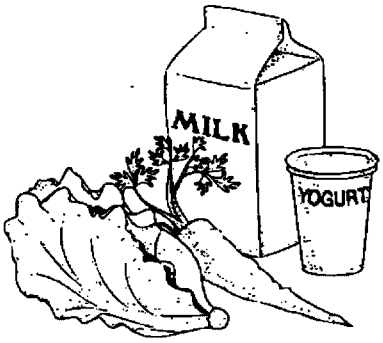
Home test kits for lead are available, but studies suggest that they are not always accurate. Consumers should not rely on these tests before doing renovations or to assure safety.

What You Can Do Now To Protect Your Family

If you suspect that your house has lead hazards, you can take some immediate steps to reduce your family's risk:

- **If you rent, notify your landlord of peeling or chipping paint.**
- **Clean up paint chips immediately.**
- **Clean floors, window frames, window sills, and other surfaces weekly**. Use a mop or sponge with warm water and a general all-purpose cleaner or a cleaner made specifically for lead. REMEMBER: NEVER MIX AMMONIA AND BLEACH PRODUCTS TOGETHER SINCE THEY CAN FORM A DANGEROUS GAS.

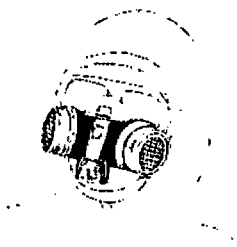
- **Thoroughly rinse sponges and mop heads after cleaning dirty or dusty areas.**
- **Wash children's hands often, especially before they eat and before nap time and bed time.**
- **Keep play areas clean.** Wash bottles, pacifiers, toys, and stuffed animals regularly.
- **Keep children from chewing window sills or other painted surfaces.**
- **Clean or remove shoes before entering your home to avoid tracking in lead from soil.**
- **Make sure children eat nutritious, low-fat meals high in iron and calcium,** such as spinach and dairy products. Children with good diets absorb less lead.



How To Significantly Reduce Lead Hazards

Removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

Always use a professional who is trained to remove lead hazards safely.



In addition to day-to-day cleaning and good nutrition:

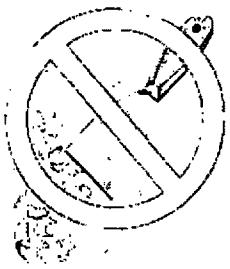
- You can **temporarily** reduce lead hazards by taking actions such as repairing damaged painted surfaces and planting grass to cover soil with high lead levels. These actions (called "interim controls") are not permanent solutions and will need ongoing attention.
- To **permanently** remove lead hazards, you must hire a certified lead "abatement" contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not enough.

Always hire a person with special training for correcting lead problems—someone who knows how to do this work safely and has the proper equipment to clean up thoroughly. Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Call your state agency (see page 11) for help with locating certified contractors in your area and to see if financial assistance is available.

Remodeling or Renovating a Home With Lead-Based Paint

Take precautions before your contractor or you begin remodeling or renovations that disturb painted surfaces (such as scraping off paint or tearing out walls):

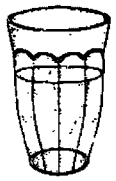


- **Have the area tested for lead-based paint.**
- **Do not use a belt-sander, propane torch, heat gun, dry scraper, or dry sandpaper** to remove lead-based paint. These actions create large amounts of lead dust and fumes. Lead dust can remain in your home long after the work is done.
- **Temporarily move your family** (especially children and pregnant women) out of the apartment or house until the work is done and the area is properly cleaned. If you can't move your family, at least completely seal off the work area.
- **Follow other safety measures to reduce lead hazards.** You can find out about other safety measures by calling 1-800-424-LEAD. Ask for the brochure "Reducing Lead Hazards When Remodeling Your Home." This brochure explains what to do before, during, and after renovations.

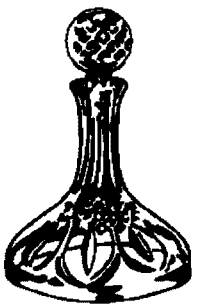
If not conducted properly, certain types of renovations can release lead from paint and dust into the air.

If you have already completed renovations or remodeling that could have released lead-based paint or dust, get your young children tested and follow the steps outlined on page 7 of this brochure.

Other Sources of Lead



While paint, dust, and soil are the most common lead hazards, other lead sources also exist.



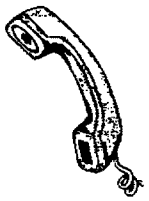
- **Drinking water.** Your home might have plumbing with lead or lead solder. Call your local health department or water supplier to find out about testing your water. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might have lead in it:
  - Use only cold water for drinking and cooking.
  - Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.
- **The job.** If you work with lead, you could bring it home on your hands or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- Old painted **toys** and **furniture.**
- Food and liquids stored in **lead crystal** or **lead-glazed pottery or porcelain.**
- **Lead smelters** or other industries that release lead into the air.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture.
- **Folk remedies** that contain lead, such as "greta" and "azarcon" used to treat an upset stomach.

For More Information

The National Lead Information Center

Call **1-800-424-LEAD** to learn how to protect children from lead poisoning and for other information on lead hazards. (Internet: **www.epa.gov/lead** and **www.hud.gov/lea**).

For the hearing impaired, call the Federal Information Relay Service at **1-800-877-8339** and ask for the National Lead Information Center at **1-800-424-LEAD.**

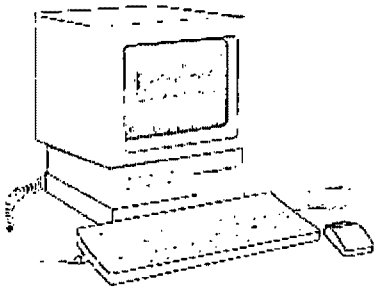


EPA's Safe Drinking Water Hotline

Call **1-800-426-4791** for information about lead in drinking water.

Consumer Product Safety Commission Hotline

To request information on lead in consumer products, or to report an unsafe consumer product or a product-related injury call **1-800-638-2772.** (Internet: www@cpsc.gov). For the hearing impaired, call **TDD 1-800-638-8270.**



State Health and Environmental Agencies

Some cities and states have their own rules for lead-based paint activities. Check with your state agency to see if state or local laws apply to you. Most state agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for state and local contacts on the Internet at **www.epa.gov/lead** or contact the National Lead Information Center at **1-800-424-LEAD.**

EPA Regional Offices

Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

EPA Regional Offices

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
Suite 1100 (CPT)
One Congress Street
Boston, MA 02114-2023
1 (888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 209, Mail Stop 225
Edison, NJ 08837-3679
(732) 321-6671

Region 3 (Delaware, Washington DC, Maryland, Pennsylvania, Virginia, West Virginia)

Regional Lead Contact
U.S. EPA Region 3 (3WC33)
1650 Arch Street
Philadelphia, PA 19103
(215) 814-5000

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (DT-8J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 886-6003

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas)

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-7577

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact
U.S. EPA Region 7
(ARTD-RALI)
901 N. 5th Street
Kansas City, KS 66101
(913) 551-7020

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact
U.S. EPA Region 8
999 18th Street, Suite 500
Denver, CO 80202-2466
(303) 312-6021

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. Region 9
75 Hawthorne Street
San Francisco, CA 94105
(415) 744-1124

Region 10 (Idaho, Oregon, Washington, Alaska)

Regional Lead Contact
U.S. EPA Region 10
Toxics Section WCM-128
1200 Sixth Avenue
Seattle, WA 98101-1128
(206) 553-1985

CPSC Regional Offices

Your Regional CPSC Office can provide further information regarding regulations and consumer product safety.

Eastern Regional Center
6 World Trade Center
Vesey Street, Room 350
New York, NY 10048
(212) 466-1612

Central Regional Center
230 South Dearborn Street
Room 2944
Chicago, IL 60604-1601
(312) 353-8260

Western Regional Center
600 Harrison Street, Room 245
San Francisco, CA 94107
(415) 744-2966

HUD Lead Office

Please contact HUD's Office of Lead Hazard Control for information on lead regulations, outreach efforts, and lead hazard control and research grant programs.

U.S. Department of Housing and Urban Development
Office of Lead Hazard Control
451 Seventh Street, SW, P-3206
Washington, DC 20410
(202) 755-1785

Simple Steps To Protect Your Family From Lead Hazards

If you think your home has high levels of lead:

- Get your young children tested for lead, even if they seem healthy.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods.
- Get your home checked for lead hazards.
- Regularly clean floors, window sills, and other surfaces.
- Wipe soil off shoes before entering house.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Take precautions to avoid exposure to lead dust when remodeling or renovating (call 1-800-424-LEAD for guidelines).
- Don't use a belt-sander, propane torch, heat gun, dry scraper, or dry sandpaper on painted surfaces that may contain lead.
- Don't try to remove lead-based paint yourself.

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APPENDIX 3

Lead Pre-Renovation Education Rule Flyer

Lead-Based Paint Pre-Renovation Regulation Tri-fold Pamphlet

Pre-Renovation Lead Information Rule: Questions and Answers

Pre-Renovation Lead Information Rule: Fact Sheet

Lead-Based Paint Pre-Renovation Education Rule: Handbook

Lead-Based Paint Pre-Renovation Education Rule: Interpretive Guidance Part 1

Lead-Based Paint Pre-Renovation Education Rule: Interpretive Guidance Correction to Part 1

Lead-Based Paint Pre-Renovation Education Rule: Interpretive Guidance Part 2

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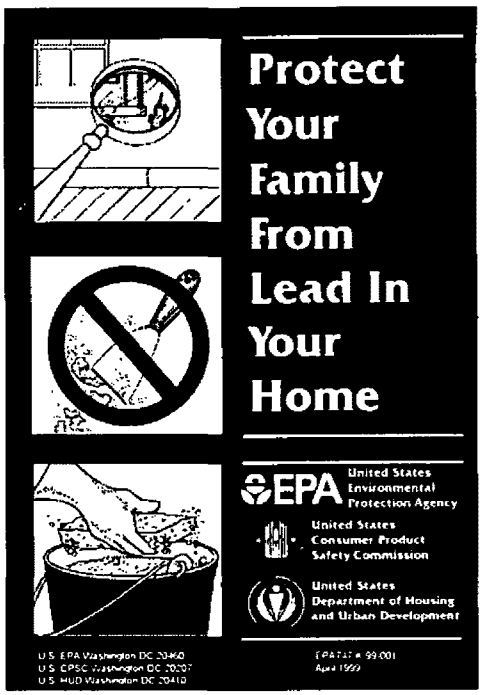
ATTENTION!

Remodeler/Renovator/Contractor/Landlord Does the New Federal Lead-Based Paint Regulation Apply to You?

Yes, if:

- ☑ Your work involves pre-1978 houses or apartments
- ☑ You receive any form of compensation for your work
- ☑ You disturb more than 2 square feet of painted surfaces
- ☑ Your work is not specifically excluded from this law



Federal law requires distribution of this lead hazard information pamphlet BEFORE starting a renovation.

Applicable to:

- Carpenters
- Renovators & Remodelers
- Electricians & Plumbers
- Painters
- Home Improvement Contractors
- Landlords/Property Managers
- Apartment Maintenance Staff
- Anyone whose work disturbs paint

Find Out More on How to Comply

Information on back

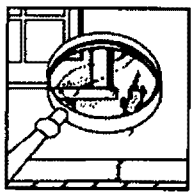
U.S. Environmental Protection Agency
EPA 747-F-00-002
March 2000

1-800-424-LEAD

www.epa.gov/lead

LEAD Awareness Program

The Lead Pre-Renovation Education (PRE) Rule



In general, the Lead PRE Rule applies to: **Renovations** performed in **pre-1978 housing** which are performed for **compensation**.

"Renovation" means any modification of all or part of any existing structure in the housing that disturbs painted surfaces. "Renovation" includes:

- Removal/modification of painted surfaces, components, or structures
- Surface preparation activities (sanding/scraping/ other activities that may create paint dust)
- Window replacement.

"Compensation" is the receipt of anything of value (not only money), and may include:

- Exchanges of money, goods, or services
- Payment of rent to landlords/property managers.

Renovation Examples:

- Demolition of painted walls or ceilings
- Large surface replastering
- Major plumbing repairs or improvements
- Any other activities which disturb more than 2 square feet of painted surfaces

Are there exemptions from these requirements? YES...

- Lead abatement activities performed by certified lead abatement contractors
- Emergency renovations
- Renovation of certified lead-based paint free components
- Minor repair/maintenance activities which disturb less than 2 square feet of painted surfaces
- Renovations in dormitories/studio apartments/housing for the elderly or disabled

What am I required to do? Specific requirements depend on the following criteria:

In owner-occupied housing you must:

- Provide an EPA-approved lead information pamphlet to owner and get written acknowledgment or receipt from owner, OR
- Mail the pamphlet to owner 7 days prior to renovation and document with certificate of mailing.

In tenant-occupied housing you must:

- Provide an EPA-approved pamphlet to both building owner and an adult occupant by one of above methods.
- If attempted delivery to adult occupant fails, you may comply by leaving the pamphlet at unit and preparing certification describing delivery attempts for your files.

For renovations in "common areas" in multi-family housing (more than 4 units), you must:

- Provide an EPA-approved pamphlet by one of the methods listed under owner-occupied housing above.
- Provide notice to each tenant in the building describing:
  - Nature/location/timing of renovation.
  - Availability of the EPA-approved pamphlet (free upon request).
- Retain written documentation describing notification procedures for 3 years.

For more information or to obtain lead hazard information pamphlets:
1-800-424-LEAD www.epa.gov/lead

EPA Regional Offices

Region 1 (CT, MA, ME, NH, RI, VT)
1 Congress Street
Suite 1100 (CPT)
Boston, MA 02114 888-372-7341

Region 2 (NJ, NY, PR, VI)
MS-225
2890 Woodbridge Avenue
Edison, NJ 08837 732-321-6671

Region 3 (DE, DC, MD, PA, VA, WV)
1650 Arch Street
Philadelphia, PA 19103 215-814-5000

Region 4 (AL, FL, GA, KY, MS, NC, SC, TN)
Sam Nunn AFC Tower
12th Floor, 61 Forsyth Street
Atlanta, GA 30303 404-562-8989

Region 5 (IL, IN, MI, MN, OH, WI)
77 West Jackson Blvd.
Chicago, IL 60604 312-886-6003

Region 6 (AR, LA, NM, OK, TX)
First Interstate Bank Tower
1445 Ross Avenue
12th Floor, Suite 1200
Dallas, TX 75202 800-887-6063

Region 7 (IA, KS, MO, NE)
901 N. 5th Street
Kansas City, KS 66101 913-551-7020

Region 8 (CO, MT, ND, SD, UT, WY)
999 18th Street, Suite 500
Denver, CO 80202 303-312-6021

Region 9 (AZ, CA, HI, NV)
75 Hawthorne Street
San Francisco, CA 94105 415-744-1124

Region 10 (ID, OR, WA, AK)
1200 Sixth Avenue, WCM-128
Seattle, WA 98101 206-553-1985

EPA
United States
Environmental Protection Agency
(7404)
Washington, DC 20460

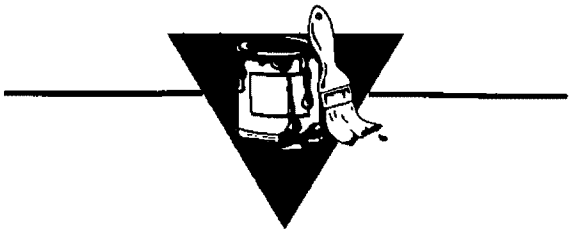
Official Business
Penalty for Private Use $300

United States Environmental Protection Agency
EPA 747-F-00-001
March 2000
Prevention, Pesticides and Toxic Substances (7404)

EPA

The Lead-Based Paint Pre-Renovation Regulation: Does It Apply to YOU?

- ☑ Home Improvement Contractors
- ☑ Landlords/Property Managers
- ☑ Apartment Maintenance Staff
- ☑ Renovators & Remodelers
- ☑ Electricians & Plumbers
- ☑ Painters
- ☑ Carpenters
- ☑ Anyone whose work disturbs paint



LEAD Awareness Program

What is the Lead-Based Paint Pre-Renovation Education Rule (Lead PRE)?

- Lead PRE is a Federal regulation affecting renovations/repairs in residential housing built before 1978.

- Lead PRE is designed to provide residents of pre-1978 housing with information to help prevent lead exposure which can cause serious health effects, especially in children and pregnant women.

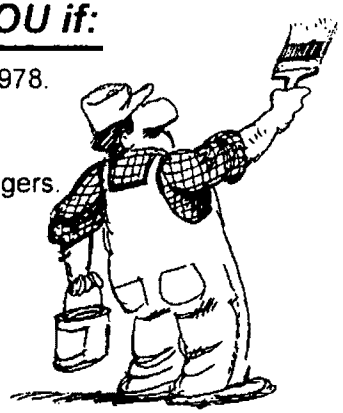
Who Must Follow These Requirements?

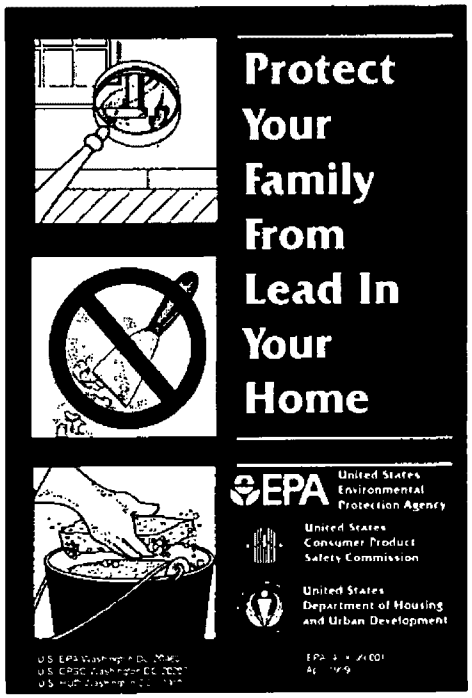
In general, anyone whose compensated work disturbs paint in housing built before 1978, including:

- Residential rental property owners/managers
- General contractors
- Special trade contractors, including: Painters, Plumbers, Carpenters, Electricians.

Generally, the New Lead PRE Rule Applies to YOU if:

- Your renovation/repair work involves houses/apartments built before 1978.
- You disturb more than 2 square feet of painted surfaces.
- You are compensated for the work, do the work in exchange for other services (bartering), or you or your staff do the work as property managers.
- Your work is not specifically excluded from this law.





What Does Lead PRE Require You to Do?

For work in houses or individual apartments:

- Distribute the pamphlet, *Protect Your Family From Lead in Your Home*, to housing owners and occupants before starting renovations or repairs, AND
  Obtain confirmation of receipt of this pamphlet from owner and occupants (OR you may mail the pamphlet and obtain a certificate of mailing from the post office), AND
- Retain records for 3 years.

For work in common areas of multi-family housing:

- Distribute renovation notices to tenants.
- Retain records for 3 years.

What Work is Specifically Excluded from Lead PRE?

- Housing built in 1978 or later
- Housing for the elderly or disabled persons (unless children will reside there)
- Zero-bedroom dwellings (studio apartments, dormitories, etc.)
- Housing or components declared lead-free by a certified lead inspector or certified risk assessor
- Emergency renovations and repairs
- Minor repairs and maintenance that disturb 2 square feet or less of paint per component

To find out more about Lead PRE or to obtain the Protect Your Family From Lead pamphlet:

CALL: 1-800-424-LEAD
VISIT: www.epa.gov/lead
CONTACT: Your EPA Regional Office

United States
Environmental Protection
Agency

Prevention, Pesticides,
and Toxic Substances
(7404)

June, 1998
(http://www.epa.gov/lead)

EPA Questions and Answers

Pre-Renovation Lead Information Rule (TSCA 406B)

Following the questions and answers are several example scenarios.

Q: What is the Pre-Renovation Lead Information rule?

A: The Pre-Renovation Lead Information Rule (PLIR), also known as section 406(b) of the Toxic Substances Control Act, is a rule requiring people performing renovation for compensation to distribute a lead hazard information pamphlet prior to commencing the renovation.

Q: Why is the Pre-Renovation Lead Information rule necessary?

A: Through Title IV of the Toxic Substances Control Act, Congress directed EPA to address the public's risk of exposure to lead-based paint hazards through regulations, education, and other activities. Of particular concern to Congress were potential lead exposure risks that could occur during renovations of housing containing lead-based paint.

Congress believed that informed owners and occupants of housing slated for renovation could act to avoid lead exposure to themselves and their families. So Congress directed EPA to:

- create a lead hazard information pamphlet containing information on lead-based paint in housing, the risks of exposure, and the precautions for avoiding exposure
- issue PLIR so that compensated renovators would distribute the pamphlet to owners and occupants of most pre-1978 residential housing before beginning renovations

Q: Does the Pre-Renovation Lead Information rule apply to me?

A: If your job is for compensation and will require you to disturb more than $2ft^2$ of paint in pre-1978 housing, then you are a renovator for the purposes of PLIR. This is not dependent upon whether what you do is typically considered a renovation. Whether you are a plumber, a drywaller, a painter, or an electrician, if your job requires that you disturb more than $2ft^2$ of paint, then you must comply with PLIR.

The term compensation extends beyond money. Providing services in exchange for other services (e.g., bartering) is included within the term. PLIR applies to owners renovating their own apartment buildings using maintenance staff as well as neighborhood handymen providing services to those in the neighborhood for services or goods other than money.

Work that is performed for free (e.g., no exchange of money, goods, or services) or work performed by Do-It-Yourselfers in their own homes is not covered by PLIR. Work that is performed during an emergency (i.e., a hazardous, non-routine situation that could either threaten public health or cause substantial property damage) is also excluded from this rule.

Q: What exactly do I have to do if the Lead Pamphlet Distribution rule applies to me?

A: If you are performing a renovation in pre-1978 housing and that renovation will disturb more than 2 ft^2 of paint, then you must give the owner of the housing a copy of the pamphlet and get her acknowledgment of receipt. If the housing is tenant occupied, then in addition to giving a copy of the pamphlet to the owner, you must provide a copy to the tenant and get her signature as well. The same requirements apply to apartments in housing with more than four separate dwelling units.

If the renovation is to occur in a common area (e.g., laundry room, hallway, playground) of housing with more than four separate dwelling units, you must provide all residents of the building information on the timing and extent of the renovations slated to occur.

Q: How do I get copies of the pamphlet?

A: The pamphlet has been made available to the general public as well as the regulated community. Single copies of the pamphlet are available in both English and Spanish from the NLIC, by calling 1-800-424-LEAD. Multiple copies are available through the Government Printing Office (GPO), and may be ordered by calling the GPO Order Desk at (202) 512-1800, faxing (202) 512-2233, or writing to Superintendent of Documents, P.O. Box 371954, Pittsburgh, PA 15250-7954. Request the publication by title, Protect Your Family From Lead in Your Home, and/or GPO stock #055-000-00507-9.

Q: When do I have to start complying with the Lead Pamphlet Distribution rule?

A: PLIR is effective one year after the date of publication.

Q: What if the tenant or owner won't accept or isn't home to accept the pamphlet?

A: If the tenant or owner refuses or is unavailable to accept the pamphlet, PLIR allows for the renovator to certify the attempt. PLIR also allows the renovator to mail the pamphlet (at least 7 days prior to the renovation) if she purchases a certificate of mailing from the Post Office when mailing the pamphlet.

PRE-RENOVATION INFORMATION RULE EXAMPLES

The following scenarios are designed to facilitate your understanding of how the Pre-Renovation Information Rule (PLIR- also known as the Toxic Substances Control Act (TSCA) §406(b) rule) requirements are likely to be met by regulated parties.

Background

Jane General-Contractor has four impending contracts. One contract is for the re-shingling of the roof and re-painting of the exterior of a home. One contract is for the renovation of the interiors and shared entry-way foyer of a "duplex" (two separate dwelling units, typically one over the other, that occupy a single residential structure). Another contract is for the renovation of several apartments and the re-painting of the outdoor playground equipment of a large apartment building. The last contract is for the renovation of several apartments in a small, six-unit apartment building. Jane is aware of PLIR and plans to take the affirmative steps necessary to comply with the law.

Example 1 - The Home Renovation

The first step that Jane takes is to determine whether PLIR is applicable to this job. Based upon a brief examination of her plans and a brief telephone discussion with the home owner, Jane knows:

- The re-painting will disturb more than 2 ft^2 of exterior paint
- The house was built in 1930
- The house exterior has not been inspected by a certified inspector
- This is not an "emergency" renovation

During a meeting to discuss the plans and costs with the homeowner, Jane gives the owner the lead hazard information pamphlet. The homeowner signs a certification of pamphlet receipt (modeled on the sample language in PLIR) that Jane has added to her contracts. Jane returns to her office and files the certification, aware that the certification must be retained for three years. Jane has met the PLIR requirements.

Example 2 - The Duplex Renovation

As described in Example 1, Jane acts to determine whether PLIR is applicable to this job. Based upon a brief examination of her renovation plans and a brief telephone discussion with the owner, Jane knows:

- The renovation is likely to disturb more than $2ft^2$ of paint inside dwelling unit 1
- The renovation will not disturb any paint inside dwelling unit 2
- The renovation will disturb more than $2ft^2$ of the shared foyer paint
- The duplex was built in the 1950's
- The duplex has not been inspected by a certified inspector
- This is not an "emergency" renovation
- The owner does not live in the duplex
- The dwelling units in the duplex are rented to two families

During a meeting to discuss the plans and costs with the duplex owner, Jane gives the owner the lead hazard information pamphlet. The duplex owner then signs a certification of pamphlet receipt (modeled on the sample language in PLIR) that Jane has added to her contracts. Jane files the certification.

A few days before the renovation, Jane sends an employee over to the duplex to take a few foyer measurements. She also directs the employee to deliver a lead hazard information pamphlet to an adult occupant of duplex unit 1 and gives him a checklist, a lead hazard information pamphlet, and a pamphlet receipt certification form.

The employee knocks on the door of duplex unit 1 and a child answers the door. After ascertaining that no adult is home, the employee slips the pamphlet under the door and makes note of the address, date, time, and that the pamphlet was delivered when only a child was present. That information is later used by Jane or the employee to complete a certification that a pamphlet was delivered to duplex unit 1 but that an acknowledgment could not be obtained due to the lack of an adult occupant at the time of delivery. Jane puts this certification in her filing cabinet.

Jane knows that she does not have to notify the duplex residents about the activities in the shared foyer of the duplex because the "common area" notification requirements are only applicable to a building with more than four dwelling units. Jane also knows that she does not have to provide a pamphlet to an occupant of duplex unit 2 because no paint will be disturbed. Jane is aware that she must retain the filed certifications for three years. Jane has met the PLIR requirements.

Example 3 - The Large Apartment Building Renovation

As described in Example 1, Jane determines whether PLIR is applicable to this job. Based upon a brief examination of her renovation plans and a brief telephone discussion with the owner, Jane knows:

- The apartment renovations are likely to disturb more than $2ft^2$ of paint
- The re-painting of the playground equipment may disturb more than $2ft^2$ of paint
- The building was built before 1969
- Neither the apartments nor the playground equipment have been inspected by a certified inspector
- This is not an "emergency" renovation

During a meeting to discuss the plans and cost with the building owner, Jane gives the building owner the lead hazard information pamphlet. The building owner then signs a certification of pamphlet receipt (modeled on the sample language in PLIR) that Jane has added to her contracts.

Jane is aware of the fact that the playground is an apartment building common area. A few days before the scheduled re-painting of the playground equipment, Jane gives two employees several pamphlets and a stack of notices containing information on the general nature, location, and start/end dates of the re-painting. Jane, in creating the notices with a generous time line, has purposefully allowed for work delays. The notices also indicate that copies of the lead hazard information pamphlet can be obtained at the building's management office. Jane directs the employees to "shove" a notice under the door of each apartment in the building. Jane further directs the employees to leave the pamphlets with the secretary of the owner's on-site management office (per an agreement between Jane and the owner). After the employees return, Jane certifies a basic description of the steps taken to notify the residents about the playground re-painting activity.

Jane arranges that her secretary send a pamphlet to each to-be-renovated apartment via certificate of mailing at least a week before renovation begins. The secretary accomplishes this by working with the on-site foreman to track renovation progress in the preceding units. Ten days before the renovations are scheduled to begin in each unit, the secretary goes to the Post Office, and mails a pamphlet by purchasing a certificate of mailing from the teller,

Jane puts the common area certification and the certificate of mailing receipts in her filing cabinet, fully aware that they must be retained for three years. Jane has met the PLIR requirements.

Example 4 - The Small Apartment Building Renovation

As described in Example 1, Jane determines whether PLIR is applicable to this job. Based upon a brief examination of her renovation plans and a brief telephone discussion with the owner, Jane knows:

- The apartment renovations are likely to disturb more than $2ft^2$ of paint
- The building was built in 1987
- This is not an "emergency" renovation

Jane correctly concludes that because the building was built after 1978, PLIR is not applicable.

United States Environmental Protection Agency

Prevention, Pesticides, and Toxic Substances (7404)

EPA-747-F-98-003
May, 1998

EPA FACT SHEET

EPA Releases Final Rule Requiring Distribution of Lead Hazard Information Prior to Renovations

ACTION

A new EPA regulation will require renovators, working for compensation, to distribute a pamphlet to owners and occupants of most housing built prior to 1978 before commencing renovation activity. The pamphlet, entitled *Protect Your Family From Lead In Your Home*, discusses ways in which individuals can protect themselves and their families from lead-based paint hazards.

The pre-renovation lead information rule differentiates between renovation activities and excluded activities, such as routine maintenance or repair. Sanding, scraping, and other surface preparation activities that disrupt paint and generate dust are the two key sources of lead exposure during renovation.

Renovation activities that disrupt more than 2 square feet of paint per component will be covered by this rule. A general rule-of-thumb would be to include activities not specifically excluded in the rule, that disturb more than 2 square feet of a painted surface.

Specific exclusions include activities that are less likely to pose a risk of exposure to lead-based paint dust or other lead hazards. Prominent examples are minor housing repairs and maintenance activities, emergency renovation operations (specifically defined in the rule), and renovation activities that take place in housing that has already been determined by a certified inspector to be lead free.

The pre-renovation lead information rule will also require that before renovating common areas (e.g., hallways, stair wells) in multi-family housing, a renovator must inform building residents about the nature and extent of the renovations and make the pamphlet available in a central location.

LEGAL AUTHORITY

In an effort to protect families from exposure to the hazards of lead-based paint, Congress amended the *Toxic Substances Control Act* (TSCA) in 1992 to add Title IV, entitled *Lead Exposure Reduction*. Title IV of TSCA directs EPA to address the general public's risk of exposure to lead-based paint hazards through regulations, education, and other activities. One particular concern of Congress and EPA is the potential lead exposure risks that can occur during renovations of housing containing lead-based paint unless certain safety measures are taken.

Recognizing that many families might be unaware that their homes might contain lead-based paint, section 406(a) of TSCA directed EPA to publish, after notice and comment, a lead hazard information pamphlet providing comprehensive information to the general public on lead-based paint in housing, the risks of exposure, and the precautions for avoiding exposure. Section 406(b) of the law directed EPA to issue regulations requiring that compensated renovators distribute the pamphlet to owners and occupants of most pre-1978 residential housing before beginning renovations (1978 is the year that lead-based paint was banned from residential use).

PURPOSE

People have sometimes created a health hazard for their families without realizing it by disturbing surfaces containing lead-based paint during housing renovations. Activities like scraping, sanding, or using a heat gun on surfaces that contain lead-based paint can release large amounts of lead dust and fumes. Lead dust from renovations can remain in the home long after the work is completed.

EPA is promulgating this pre-renovation lead information rule to ensure that families are fully aware

of the importance of preventative measures to protect housing occupants before beginning renovations in housing that may contain lead-based paint.

LEAD HAZARDS IN HOUSING

Approximately three quarters of the nation's housing stock contains lead-based paint. When properly managed and maintained, this paint poses little risk. If improperly managed, however, lead from paint can threaten the health of occupants, especially children under 6 years of age. Over time, low-level exposure to lead from paint, dust, and soil can cause a range of health problems including permanent damage to the brain, nervous system and kidneys. In sufficient levels, lead can also cause health problem in adults. Because of its effects on fetal development, lead exposure can also be harmful to pregnant women and women of child-bearing age. Such exposure is largely preventable if individuals take precautionary measures.

PUBLIC COMMENT

EPA published a proposed section 406(b) rule in March 1994. Approximately 30 comments were received in response from such groups as associations representing builders and renovators, State and local health officials, and consumer advocacy groups. The final pre-renovation lead information rule will impose requirements on a large number of businesses and self-employed individuals. While this rule's requirements are minor, its effectiveness is dependent on the regulated community's understanding of their obligations.

LEAD HAZARD PAMPHLET

EPA developed a lead hazard information pamphlet entitled *Protect Your Family From Lead In Your Home.* This pamphlet provides families with prevention tips on reducing exposure to lead hazards from various sources.

EFFECTIVE DATE

June 1, 1999

FOR MORE INFORMATION

For a copy of *Protect Your Family from Lead in Your Home* (in English or Spanish) or the rule call the National Lead Information Center at 1-(800) 424-LEAD.

Bulk copies of the pamphlet are available from the Government Printing Office (GPO) at (202) 512-1800. Refer to the complete title or GPO Stock Number 055-000-00507-9. The price is $26.00 for a pack of 50 copies. Alternatively, persons may reproduce the pamphlet, for use or distribution, providing that the text and graphics are reproduced in full. Camera-ready copies of the pamphlet are available from the National Lead Information Center.

For specific questions about lead-based paint and lead-based paint hazards, call the National Lead Information Center at 1-(800) 424-LEAD.

The EPA pamphlet and rule are available electronically and may be accessed through the Internet at the following URL: http://www.epa.gov/lead

The Lead-Based Paint Pre-Renovation Education Rule

A Handbook for Contractors, Property Managers, and Maintenance Personnel

Summary of Requirements Under Section 406(b) of the Lead-Based Paint Hazard Reduction Act of 1992

INTERIM EDITION — JUNE 1999

Prepared by the

Office of Pollution Prevention and Toxics
U.S. Environmental Protection Agency
Washington, D.C. 20460

Note:
This Interim Edition of the handbook is being made available to increase public awareness and understanding of the rule requirements pending publication of the Final Edition of this handbook. While every effort has been made to make this handbook accurate and specific to individual circumstances, this handbook does not replace the definitive language of the official rule. Users are encouraged to obtain the official rule from the information sources described on page 6 of the handbook.

What Is The Lead-Based Paint Pre-Renovation Education Rule (Lead PRE)?

- The Lead PRE Rule is a Federal regulation affecting construction contractors, property managers, and others who perform **renovations** for **compensation** in residential housing that may contain lead-based paint.
- It applies to residential houses and apartments built before 1978.
- It requires distribution of the **lead pamphlet**, *Protect Your Family from Lead in Your Home*, to the owners and occupants before starting **renovation** work.
- **Renovation** includes most repair, remodeling, and maintenance activities that disturb painted surfaces.
- Lead PRE implements Section 406(b) of the Toxic Substances Control Act (TCSA).

About This Handbook

- This handbook summarizes Lead PRE and how to comply with it. To ensure compliance, you should also read the rule.
- Key terms are highlighted in **bold** and are explained on pages 8-10.

Who Should Read This Handbook?

- Anyone who owns or manages housing built before 1978.
- Contractors who perform **renovations** (including certain repairs and maintenance) which disturb paint in homes built before 1978.

How Can This Handbook Help Me?

- This handbook presents simple steps to follow to comply with Lead PRE. It also lists ways these steps can be easily incorporated into your work.
- Having demonstrated knowledge of lead requirements and safety practices can mean more business for you.
- Distributing the **lead pamphlet** to your customers and tenants can help them protect themselves and their children from the hazards of lead-based paint.
- This handbook describes the law. It also explains the proper steps to take to avoid potentially significant civil (monetary) and criminal fines and penalties.

What Does Lead PRE Require Me To Do?

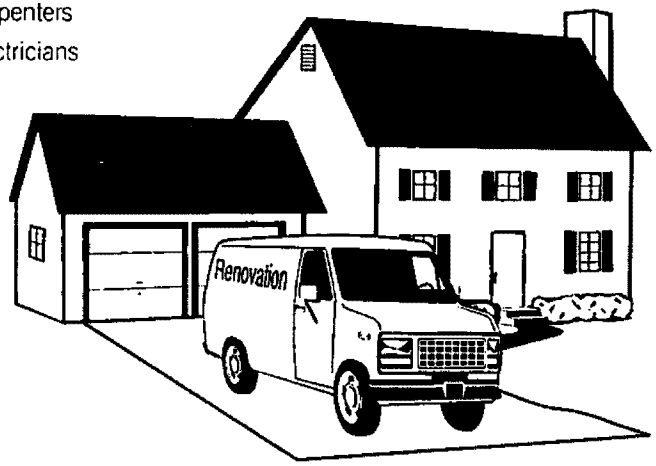
1. Distribute a **lead pamphlet** to the housing **owner** and occupants before **renovation** starts.
2. Obtain **confirmation of receipt of lead pamphlet** (see page 11) from owner and occupants or a **certificate of mailing** from the post office.
3. For work in **common areas** of **multi-family housing**, distribute **renovation notices** to tenants.
4. Retain records for 3 years.

(See page 4 for more details)

Who Must Follow These Requirements?

In general, anyone whose compensated work disturbs paint in housing built before 1978, including:

- Residential rental property owners/managers
- **General contractors**
- **Special trade contractors**, including
  - Painters
  - Plumbers
  - Carpenters
  - Electricians

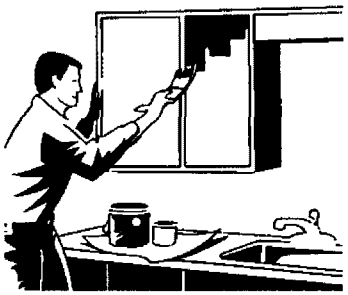


Bold Type = Key Terms (see pages 8–10)

What Types Of Activities Are Subject To Lead PRE?

In general, any activity that disturbs paint in pre-1978 housing, including:

- Remodeling and repair/maintenance
- Plumbing
- Carpentry
- Electrical work
- Painting
- Window replacement

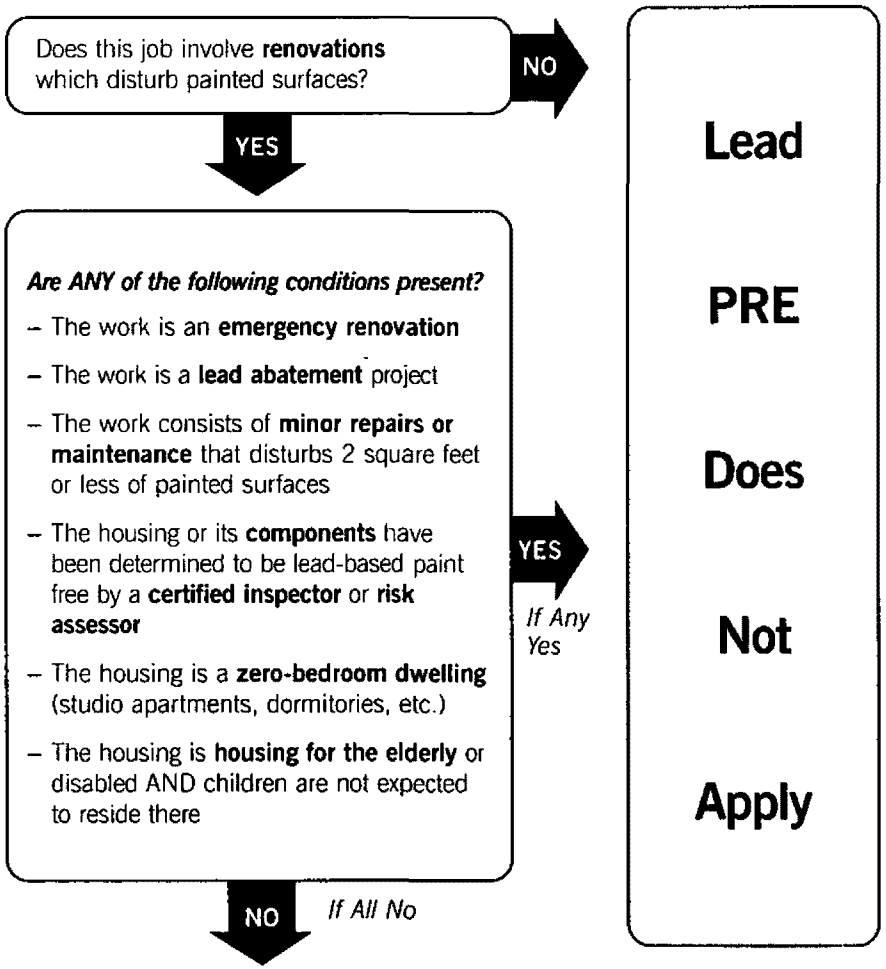


What Housing Or Activities Are Excluded From Lead PRE?

- Housing built in 1978 or later
- **Housing for the elderly** or disabled persons (unless children will reside there)
- **Zero-bedroom dwellings** (studio apartment, dormitories, etc.)
- Housing or **components** declared lead-free by a **certified inspector** or **risk assessor**
- **Emergency renovations** and repairs
- **Minor repairs and maintenance** that disturb two square feet or less of paint per **component**

Lead PRE At-A-Glance

If you will be working for **compensation** in a pre-1978 home or apartment building, answer the questions below to determine if Lead PRE requires you to give the **lead pamphlet** to the **owner** and occupants.



If no, then you need to provide the lead pamphlet (see page 4).

How Do I Meet The Lead PRE Requirements?

Renovation Location	Procedures to Follow
Renovations in Owner-Occupied Dwelling Units	Box 1 Deliver **lead pamphlet** to **owner** before **renovation** begins and obtain **confirmation of receipt**. **OR** Mail lead pamphlet to owner 7 days before renovation beings and document with **certificate of mailing** *(sample form on page 11).*
Renovations in Tenant-Occupied Dwelling Units	Box 2 1. Provide **lead pamphlet** to **owner** using either procedure described in Box 1 above. 2. Provide lead pamphlet to tenant by either method below: (a) Deliver pamphlet to dwelling unit before **renovation** begins and document delivery with either a **confirmation of receipt** of lead pamphlet or a **self-certification of delivery**. **OR** (b) Mail lead pamphlet to tenant at least 7 days prior to renovation and document with a **certificate of mailing** *(sample form on page 11).*
Renovations in Common Areas of Multi-Family Housing Units	Box 3 1. Provide **owner** with **lead pamphlet** using either procedure described in Box 1 above. 2. Notify tenants and make pamphlet available. 3. Maintain written documentation describing notification procedures. 4. Provide **supplemental renovation notice** if changes occur in location, timing, or scope of renovation occurring.

For all options keep records for 3 years after renovation is completed.
(Sample Forms on pages 11 and 12.)

Special Circumstances

Is painting considered renovation, even if no surface preparation activity occurs?

No. If the surface to be painted is not disturbed by sanding, scraping, or other activities that may cause dust, the work is not considered renovation and Lead PRE does *not* apply.

What if I renovate my own home?

Lead PRE applies only to **renovations** performed for **compensation**; therefore, if you work on your own home Lead PRE does not apply.

Is a renovation performed by a landlord or employees of a property management firm considered a compensated renovation under Lead PRE?

Yes. The receipt of rent payments or salaries derived from rent payments is considered **compensation** under Lead PRE. Therefore, **renovation** activities performed by landlords or employees of landlords are covered.

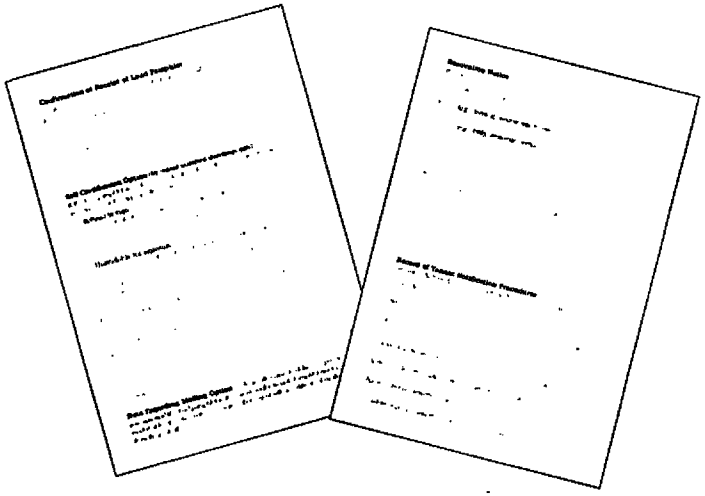
Do I have to give out the lead pamphlet 7 days prior to beginning renovation activities?

The 7-day advance delivery requirement applies only when you deliver the **lead pamphlet** via mail; otherwise, you may deliver the pamphlet *anytime* before the **renovation** begins. Note, however, that the renovation must begin within 60 days of the date that the pamphlet is delivered. So for example, if your renovation is to begin May 30, you may deliver the pamphlet in person anytime between April 1 and start of the project on May 30, or you may deliver the pamphlet via mail anytime between April 1 and May 23.

Bold Type = Key Terms (see pages 8–10)

Tips For Easy Compliance

1. Copy and use the sample forms on pages 11 and 12 of this handbook.
2. Attach the forms to the back of your customer **renovation** or repair contracts. The completed forms can be filed along with your regular paperwork.
3. If a tenant is not home or refuses to sign the form, you may use the "self-certification" section of the form *(on page 11)* to prove delivery. This will reduce your paperwork.
4. Plan ahead to obtain enough copies of the **lead pamphlet**.



Where Can I Obtain More Information on Lead PRE?

Further information is available from the National Lead Information Clearinghouse (800-424-LEAD) or through the Internet (www.epa.gov/lead). Available resources include:

- Full text version of Lead PRE
- Interactive software which guides the users through the Lead PRE requirements on a step-by-step basis *(available in late June)*
- Interpretive guidance which provides more detailed information on Lead PRE requirements

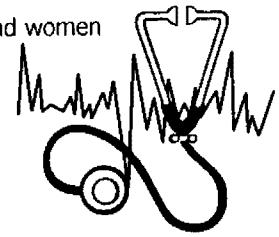
Why is Lead Paint Dangerous?

People can ingest lead by breathing or swallowing lead-based paint dust or by eating lead-contaminated soil or lead-based paint chips. Household animals are also at risk.

If not detected early, high levels of lead in a child can cause serious effects, including:

- Damage to the brain and nervous system
- Behavior and learning problems
- Slowed growth
- Hearing problems
- Headaches

Lead is also harmful to adults and can, among other effects, cause:



- Difficulties during pregnancy
- Other reproductive problems for men and women
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

Lead can be dangerous to workers and their families if the worker brings equipment and clothing home after a job.

Other Resources

For additional information on how to protect yourself and your customers from lead paint hazards, call the National Lead Information Clearinghouse at 1-800-424-LEAD. Available documents include:

- *Lead-Based Paint: Operations and Maintenance Work Practices Manual for Homes and Buildings*
- *Lead Safety for Property Owners, Developers, and Managers*
- *Reducing Lead Hazards When Remodeling Your Home*
- *Lead in Your Home: A Parents' Reference Guide*
- *Lead Paint Safety: A Field Guide for Painting, Home Maintenance, and Renovation Work*

Bold Type = Key Terms (see pages 8–10)

Key Terms

Certificate of Mailing - - written verification from the Postal Service that you mailed the lead pamphlet to an owner or a tenant. This is less expensive than certified mail, which is also acceptable for meeting Lead PRE requirements. *(**Note:** If using this delivery option, you must mail the pamphlet at least 7 days prior to the start of renovation.)*

Certified Inspector or Risk Assessor — an individual who has been trained and is certified by EPA or an authorized state or Indian Tribe to conduct lead-based paint inspections or risk assessments.

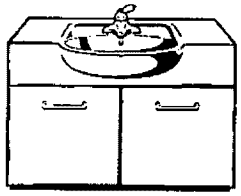
Common Area — a portion of a building that is generally accessible to all residents or users. Common areas include (but are not limited to) hallways, stairways, laundry rooms, recreational rooms, playgrounds, community centers, and fenced areas. The term applies to both interiors and exteriors of the building. *(**Note:** Lead PRE requirements related to common areas apply only to multi-family housing.)*

Compensation — payment or goods for services rendered. Payment can be in the form of money, goods, or services (bartering).

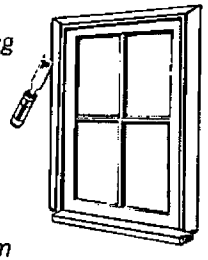
Component — specific design or structural element or fixture distinguished by its form, function, and location. A component can be located inside or outside the dwelling.

Examples

Interiors
Ceilings
Crown molding
Walls
Doors and trim
Floors
Fireplaces
Radiators
Shelves
Stair treads
Windows and trim
Built-in cabinets
Beams
Bathroom vanities
Counter tops
Air conditioners



Exterior
Painted roofing
Chimneys
Flashing
Gutters and downspouts
Ceilings
Soffits
Doors and trim
Fences
Floors
Joists
Handrails
Window sills and sashes
Air conditioners



Confirmation of Receipt of Lead Pamphlet - - a form that is signed by the owner or tenant of the housing confirming that they received a copy of the lead pamphlet before the renovation began. *(See sample on page 11.)*

Key Terms (continued)

Emergency Renovation — unplanned renovation activities done in response to a sudden, unexpected event which, if not immediately attended to presents a safety or public health hazard, or threatens property with significant damage.

Examples *1: Renovation to repair damage from a tree that fell on a house*
2: Renovation to repair a water pipe break in an apartment complex

General Contractor — one who contracts for the construction of an entire building or project, rather than for a portion of the work. The general contractor hires subcontractors (e.g. plumbing, electrical, etc.), coordinates all work, and is responsible for payment to subcontractors.

Housing for the Elderly — retirement communities or similar types of housing specifically reserved for households of one or more persons 62 years of age or older at the time the unit is first occupied.

Lead Abatement — work designed to permanently eliminate lead-based paint hazards. If you are hired to do lead-abatement work only, Lead PRE does not apply. Abatement does not include renovation, remodeling, landscaping, or other activities done to repair, restore, or redesign a given building — even if these activities incidentally reduce lead-based paint hazards. *(**Note:** Some states define this term differently than described above. Consult your state officials if you are not sure how "lead abatement" is defined in your state.)*

Lead Pamphlet — the pamphlet *Protecting Your Family From Lead in Your Home*, or an EPA-approved alternative pamphlet. *(See page 13 for information on obtaining copies.)*

Minor Repair and Maintenance — minor repair and maintenance activities, such as minor electrical work or plumbing, that disturb two square feet or less of painted surface per component.

Examples *1: Drilling holes in the wall to run an electrical line*
2: Replacing a piece of window trim
3: Replacing a light fixture

Multi-family Housing — housing property consisting of more than four dwelling units.

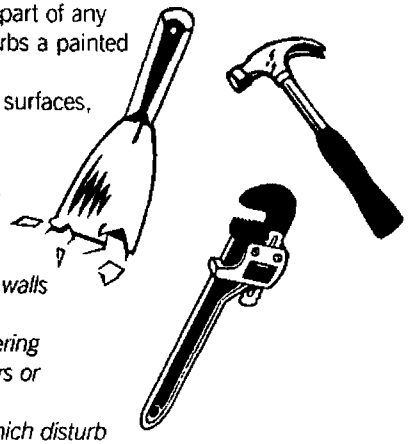
Owner — any person or entity that has legal title to housing, including individuals, partnerships, corporations, government agencies, Indian Tribes, and nonprofit organizations.

Record of Notification — written statement documenting the steps taken to notify occupants of renovation activities in common areas of multi-family housing. *(See page 12 for sample.)*

Key Terms (continued)

Renovation — modification of all or part of any existing structure in housing that disturbs a painted surface. Includes:

- Removal/modification of painted surfaces, components, or structures
- Surface preparation activities (sanding/scraping/other activities that may create paint dust)
- Window replacement



Examples *1: Demolition of painted walls or ceilings*
2: Large surface replastering
3: Major plumbing repairs or improvements
4: Any other activities which disturb painted surfaces

Renovation Notice — notice to tenants of renovations in common areas of multifamily housing. *(See sample form on page 12.)* Notice must describe nature, location, and expected timing of renovation activity; and must explain how the lead pamphlet may be obtained free of charge.

Renovator — a person who performs for compensation a renovation, as defined above. (***Note:*** *Because the term "renovation" is defined broadly by Lead PRE, many contractors who are not generally considered to "renovators," as that term is commonly used, are considered to be "renovators" under Lead PRE, and must follow Lead PRE requirements.)*

Self-Certification of Delivery — an alternative method of documenting delivery of the lead pamphlet to a tenant. This method may be used whenever the tenant is unavailable or unwilling to sign a confirmation of receipt of lead pamphlet. *(See sample form on page 11.)* (***Note:*** *This method is not a permissible substitute for delivery of the lead pamphlet to an owner.)*

Special Trade Contractors — individuals or companies performing work in specialized occupations such as painting, electrical work, plumbing, or carpentry.

Supplemental Renovation Notice — additional notification that is required when the scope, location, or timing of project changes.

Zero-Bedroom Dwelling — any residential dwelling where the living area is not separated from the sleeping area. This term includes efficiency and studio apartments, dormitory housing, and military barracks.

Sample Forms

The forms on the next two pages are sample forms you can use to make documentation of compliance easier.

Confirmation of Receipt of Lead Pamphlet

I have received a copy of the pamphlet, *Protect Your Family From Lead in Your Home*, informing me of the potential risk of the lead hazard exposure from renovation activity to be performed in my dwelling unit. I received this pamphlet before the work began.

_____ _____
Printed name of recipient Date

_____
Signature of recipient

Self-Certification Option (for tenant-occupied dwellings only) — *If the lead pamphlet was delivered but a tenant signature was not obtainable, you may check the appropriate box below.*

☐ Refusal to sign — I certify that I have made a good faith effort to deliver the pamphlet, *Protect your Family From Lead In Your Home*, to the rental dwelling unit listed below at the date and time indicated and that the occupant refused to sign the confirmation of receipt. I further certify that I have left a copy of the pamphlet at the unit with the occupant.

☐ Unavailable for signature — I certify that I have made a good faith effort to deliver the pamphlet, *Protect Your Family From Lead In Your Home*, to the rental dwelling unit listed below and that the occupant was unavailable to sign the confirmation of receipt. I further certify that I have left a copy of the pamphlet at the unit by sliding it under the door.

_____ _____
Printed name of person certifying lead pamphlet delivery Attempted delivery dates and times

_____
Signature of person certifying lead pamphlet delivery

_____

_____

_____
Unit Address

Note Regarding Mailing Option — *As an alternative to delivery in person, you may mail the lead pamphlet to the owner and/or tenant. Pamphlet must be mailed at least 7 days before renovation (Document with a certificate of mailing from the post office).*

Sample Forms (continued)

Renovation Notice — *For use in notifying tenants of renovations in common areas of multi-family housing.*

The following renovation activities will take place in the following locations:

_____

Activity *(e.g., sanding, window replacement)*

_____

Location *(e.g., lobby, recreation center)*

The expected starting date is _____ and the expected ending date is _____. Because this is an older building built before 1978, some of the paint disturbed during the renovation may contain lead. You may obtain a copy of the pamphlet, *Protect Your Family From Lead in Your Home*, by telephoning me at _____. Please leave a message and be sure to include your name, phone number and address. I will either mail you a pamphlet or slide one under your door.

_____ Date

_____ Printed name of renovator

_____ Signature of renovator

Record of Tenant Notification Procedures — *Procedures Used For Delivering Notices to Tenants of Renovations in Common Areas*

Project Address:

_____

Street (apt. #)

City State Zip Code

_____

Owner of multi-family housing Number of dwelling units

_____

Method of delivering notice forms *(e.g. delivery to units, delivery to mailboxes of units)*

_____

Name of person delivering notices

Signature of person delivering notices Date of Delivery

Where Can I Get Copies of the **Lead Pamphlet**?

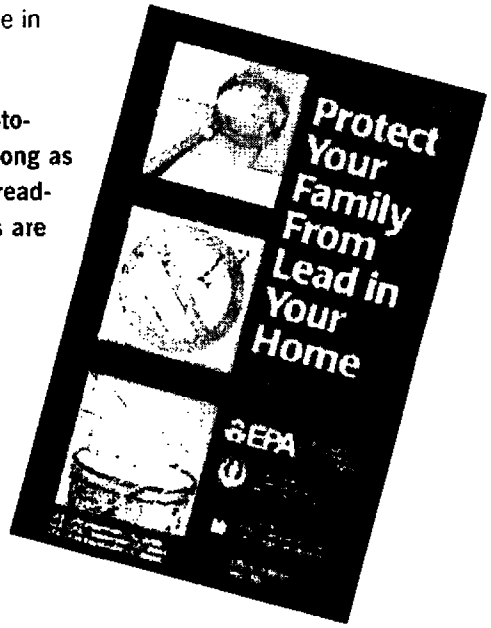
For single copies of *Protect Your Family From Lead in Your Home* (in Spanish or English), call the National Lead Information Clearinghouse (NLIC) at 1 800-424-LEAD. For any orders, be sure to use the stock reference number **EPA747-K-99-001**.

There are four ways to get multiple copies:

1. **Call the Government Printing Office order desk at (202) 512-1800.**
2. **Send fax requests to (202) 512-2233.**
3. **Request copies in writing from:**
   Superintendent of Documents
   P.O. Box 371954
   Pittsburgh, PA 15250-7954
4. **Obtain via the Internet at www.epa.gov/lead**

Single copies are available at no charge. Bulk copies available in packs of 50.

The pamphlet may be photocopied for distribution as long as the text and graphics are readable. Camera-ready copies are available from NLIC or via the Internet.



Interim Edition — June 1999

The Lead Pre-Renovation Education Rule (Lead PRE) At-A-Glance

If you will be working for **compensation** in a pre-1978 home or apartment building, answer the questions below to determine if Lead PRE requires you to give the **lead pamphlet** to the **owner** and occupants.

Does this job involve **renovations** which disturb painted surfaces?

NO → **Lead PRE Does Not Apply**

YES ↓

Are ANY of the following conditions present?

- The work is an **emergency renovation**
- The work is a **lead abatement** project
- The work consists of **minor repairs or maintenance** that disturbs 2 square feet or less of painted surfaces
- The housing or its **components** have been determined to be lead-based paint free by a **certified inspector** or **risk assessor**
- The housing is a **zero-bedroom dwelling** (studio apartments, dormitories, etc.)
- The housing is **housing for the elderly** or disabled AND children are not expected to reside there

YES → *If Any Yes* → **Lead PRE Does Not Apply**

NO ↓ *If All No*

If no, then you need to read this book! Rental property owners and managers, renovators, and maintenance personnel are affected by Lead PRE.

Bold Type = Key Terms (see pages 8–10 inside)

THE LEAD-BASED PAINT PRE-RENOVATION EDUCATION RULE

INTERPRETIVE GUIDANCE FOR CONTRACTORS, PROPERTY MANAGERS, AND MAINTENANCE PERSONNEL UNDER SECTION 406(b) OF THE LEAD- BASED PAINT HAZARD REDUCTION ACT OF 1992

PART I

May 28, 1999
[Revised June 25, 1999]

Prepared by the

Office of Pollution Prevention and Toxics
U.S. Environmental Protection Agency
Washington, D.C. 20460

1. When a home or an apartment unit is re-painted in preparation for a new tenant, is the painting activity always considered a "renovation" for purposes of the 406(b) rule even if no surface preparation activity is performed prior to painting ?

No. The primary determinant of whether a given activity constitutes a "renovation" under the rule is whether that activity disturbs painted surfaces. The practice of recoating painted surfaces in preparation of new tenants would not constitute "renovation" unless accompanied by surface preparation activities (sanding, scraping, or other activities that may generate paint dust). Minor "spot" scraping or sanding can qualify for the exemption from the rule for "minor repair and maintenance activities" if no more than 2 square feet of paint is disturbed on any component to be painted. (See question 5 below for further explanation of that exemption). Washing down of walls or other components prior to painting does not constitute "surface preparation" for purposes of the rule.

2. If the letter of the regulation is strictly followed, tenants in a large apartment complex will receive several notices regarding repairs to common areas every month, sometimes several in a single week. Is there anyway to avoid such duplication?

EPA believes that in enacting section 406(b) of the Residential Lead-Based Paint Hazard Reduction Act of 1992, Congress intended to provide persons residing in both single family and multi-family housing with information needed to protect against exposure to lead-based paint and lead-based paint hazards during renovations. In multi-family housing, advance knowledge of location and timing of renovation activities in lobbies, hallways, and other common areas is essential for residents wishing to minimize exposures to lead, especially those residents with young children. At the same time, however, neither residents nor owners/managers are well-served if duplicative notifications are issued repeatedly for essentially similar renovation activities. For this reason, EPA wishes to encourage owners/managers to use one or more of the methods described below to provide residents with needed information in the most efficient manner.

(1) **Category Notices** – When renovation activities fall within distinct categories which are performed on a cyclical or recurring basis (e.g., hallway painting), they may be grouped into a single notice which describes the categories and provides a description of the locations affected. To fulfill the requirement for providing timing information for the renovations, owners/managers may either list the expected starting and ending dates, or employ one of the other methods for meeting the timing requirements described below.

(2) **Bi-monthly Notices** – Section 745.85(a) of the rule requires that notifications be

given no more than 60 days before renovation activities begin. To minimize the number of notices required, owners/managers may group all of the renovation activities expected to occur over a 60-day period into a single notice distributed bi-monthly (every other month). Renovation activities which were expected to occur within a given 60-day period, but which were canceled or postponed, would simply be addressed in the subsequent bi-monthly notice. Including renovation notices in, or as an attachment to, a pre-existing newsletter is acceptable provided that the cover of the newsletter prominently indicates that lead-based paint renovation notices are contained in or attached to the newsletter.

(3) **Descriptions of Renovation Timing** -- Section 745.85(b)(2) of the rule requires that notices contain the "expected starting and ending dates" of the proposed common area renovations. Although providing specific dates is preferable wherever possible, the Agency is aware that unexpected events or circumstances often result in delays and/or cancellations of planned renovation activities. To provide sufficient flexibility without unduly compromising residents' rights to information on timing of renovations in common areas, owners/managers may employ the following terminology to address the following timing scenarios to avoid the needing to issue supplemental notices:

–"On or about" -- acceptable when the expected starting or ending dates occurs one week before or after the date given.

–"Early [insert month name]" – acceptable when the expected starting or ending dates occurs during the first half of the specified month.

–"Late [insert month name]" -- acceptable when the expected starting or ending dates occurs during the second half of the specified month.

–"Ongoing for the 12-month period beginning [insert month name]" -- acceptable when the renovation commences within 60 days of the issuance of the notice and continues throughout the 12-month period. If an interruption of more than 60 days occurs anytime after commencement of such activity, a new notice will be required before the activity may restart.

(4) **Descriptions of Renovation Ending Dates** – Due to the inherent difficulties in estimating the duration of many renovation activities, owners/managers are encouraged to make allowances for unexpected delays when providing descriptions of ending days under Section 745.85(b)(2) of the rule. Any estimated ending date with a rational basis is acceptable.

3. Pamphlet distribution requirements may interfere with prompt responses to maintenance/repair requests. Specifically, the requirement for obtaining a tenant's signature on an acknowledgment of receipt prior to commencement of the work may delay the repairs for a day or more.

EPA believes that potential delays in making requested repairs can be readily avoided either through minor revisions of existing administrative procedures or by employing the "self-certification" delivery procedures enumerated in section 745.85(a)(2) of the rule. [*Regarding the former, an owner/manager may attach or incorporate the required acknowledgment statement into any existing repair request forms, and may distribute a copy of the pamphlet along with the form to all tenants on a one-time basis. Whenever a repair is needed, the tenant would simply fill out a repair request form and acknowledge receipt of the lead information pamphlet at the same time.*] Alternatively, the self-certification provisions provide that a person delivering a pamphlet to a unit where an adult occupant is unavailable for signing an acknowledgment may sign and date a statement attesting to that unavailability and to the delivery of the pamphlet to the unit. Owners/managers are reminded that they may also employ the "emergency renovation operations" exemption under section 745.82 where the needed repairs pose a safety or health health hazard, or threaten significant equipment or property damage. See section 745.83 for the specific definition of this term.

[NOTE: The bracketed language in italics above contains incorrect information regarding timing of pamphlet delivery. Consult the June 25, 1999 Correction and Clarification for amended guidance.]

4. Must notifications for common area renovations be provided to <u>every</u> unit in a multifamily housing complex in all cases?

Section 745.85(b)(2) states that notification of renovations in common areas of multi-family housing "shall be accomplished by distributing written notice to each <u>affected unit</u>." (Emphasis added). In most cases where such renovations are performed, all units in the housing are "affected units" because a common area is, by definition, "a portion of a building that is generally accessible to all occupants." Section 745.103. In some limited instances in large apartment buildings, however, EPA recognizes that certain areas of the building, while meeting the literal definition of a common area, are, in practice, used almost exclusively by an identifiable subset of tenants, e.g., a hallway on an upper floor of a multi-story building. EPA believes that providing notices to every unit in a large building when renovations are occurring in only one such "limited use common area" is unduly burdensome and does not result in appreciable reductions in lead exposures. Therefore, for purposes of this rule, EPA will interpret the common area notification requirements of the rule as follows: First, where renovation activity takes place in an area within a common area which is used almost exclusively by an identifiable subset of residents of a large apartment building, the Agency will interpret the term "affected units" to refer only to those units

serviced by, or in close proximity to, the limited use common area. Second, the term "large apartment building" shall mean multifamily housing with 50 or more dwelling units. EPA believes that need for special treatment for limited use common areas is less compelling when dealing with apartment buildings with fewer than 50 units because (1) the burden of providing notifications to every unit in the building is not unreasonable, and (2) in general, there are fewer areas within smaller apartment buildings which would meet the criteria for a limited use common area designation. Third, to ensure notification of tenants who may enter a limited use common area but are not among the subset of tenants identified for individual notification, the renovator must post placards at all accessible entrances to the renovation work site which prominently conveys the same information required under section 745.85(b)(2).

5. Please provide guidance on how the Agency will interpret the exemption for "minor repair and maintenance activities," e.g., what constitutes a "component"? May the 2 square feet value be aggregated among several components? Does the exemption apply to window replacement activities?

The exemption applies to "minor repair and maintenance activities (including minor electrical work and plumbing) that disrupt 2 square feet or less of painted surface per component." 40 C.F.R. section 745.82(b)(1). The term "component[s]" is defined, in relevant part, in the section 402 rule as

> ". . . specific design or structural elements or fixtures of a . . . dwelling . . . that are distinguished from each other by form, function, and location. These include, but are not limited to, interior components such as: ceilings, crown molding, walls, chair rails, doors, door trim, floors, fireplaces, radiators and other heating units, shelves, shelf supports, stair treads, stair risers, stair balustrades, windows and trim (including sashes, window heads, jambs, sills or stools and troughs), built-in cabinets, columns, beams, bathroom vanities, counter tops, and air conditioners; and exterior components such as: painted roofing, chimneys, flashing, gutters and downspouts, ceilings, soffits, fascias, rake boards, cornerboards, bulkheads, doors and door trim, fences, floors, joists, lattice work, railings and railing caps, siding, handrails, stair risers and treads, stair stringers, columns, balustrades, window sills or wells, and air conditioners." 40 C.F.R. 745.223

The Agency wishes to emphasize several aspects of this exemption which have been overlooked by some readers of the final rule. First, the central tenet of the exemption was that it was designed to apply only to activities which can reasonably be characterized as "minor repair and maintenance." Any over-emphasis on the mechanics of the exemption serves to inappropriately divert attention from the central purpose of the exemption: to provide regulatory relief for those activities which are truly minor in scope. Common examples of the types of activities the Agency

wanted to exempt in the final rule were repairs to electrical outlets and switches, replacement/repair of plumbing fixtures, and spot repairs of painted walls, ceilings, trim, and molding. Second, the exemption was not intended to provide an avenue to circumvent the requirements of the rule; some have questioned the permissibility of dividing up a renovation project into separate sub-projects, each of which disturbs 2 square feet or less of painted surfaces, or of multiplying the number of components in a room by 2 square feet to come up with an overall *de minimis* value . If any aspect of a renovation project results in disturbance of more than 2 square feet on any component in the area renovated, the entire project is subject to the rule. Finally, EPA wishes to clearly state that window replacements do <u>not</u> qualify for this exemption to the rule because (a) the definition of the term "renovation" specifically includes window replacement; and (b) replacement of a window(s) cannot reasonably be classified as "minor repair and maintenance activities."

THE LEAD-BASED PAINT PRE-RENOVATION EDUCATION RULE

INTERPRETIVE GUIDANCE FOR CONTRACTORS, PROPERTY MANAGERS, AND MAINTENANCE PERSONNEL UNDER SECTION 406(b) OF THE LEAD-BASED PAINT HAZARD REDUCTION ACT OF 1992

Correction and Clarification to Part I Interpretive Guidance Regarding Timing of Pamphlet Delivery

June 25, 1999

Prepared by the

Office of Pollution Prevention and Toxics
U.S. Environmental Protection Agency
Washington, D.C. 20460

Correction and Clarification Regarding Timing of Pamphlet Delivery

EPA wishes to issue the following correction and clarification regarding timing of the lead hazard pamphlet distribution, addressed in the May 28, 1999 Interpretive Guidance:

In response to question number 3. of the Interpretive Guidance, it was stated that an

> "owner/manager may attach or incorporate the required [lead pamphlet] acknowledgment statement into any existing repair request forms, and may distribute a copy of the pamphlet along with the form to all tenants on a one-time basis. Whenever a repair is needed, the tenant would simply fill out a repair request form and acknowledge receipt of the lead information pamphlet at the same time."

The portion of the above statement related to distribution of the lead hazard pamphlet is incorrect: although copies of the acknowledgment form may be provided to all tenants on a one-time basis, section 745.85(a) of the regulations clearly states that the lead hazard pamphlet must be distributed no more than 60 days before the subject renovation begins. Therefore, although an owner/manager may choose to distribute copies of the acknowledgment form and pamphlet to all tenants on a one-time basis to introduce tenants to the new pre-renovation rule requirements, an additional pamphlet delivery would be needed if any renovation is to begin more than 60 days after such a mass distribution.

In comments on the proposed section 745.85(a), several persons and organizations pointed out that the requirement to deliver the pamphlet no more than 60 days in advance of any renovation activity covered by the rule would result in some tenants receiving multiple copies of the pamphlet. In developing the final pre-renovation education rule, EPA carefully weighed whether a one-time pamphlet distribution would be adequate to meet the objectives of section 406(b) of the lead statute, and concluded that many, if not most, tenants would benefit from receiving the information in the lead pamphlet closer to the time that a renovation is to begin. Although some tenants may read lead information delivered on a "for-your-information" basis, many others are not likely to focus on potential lead hazards until a renovation affecting their unit is imminent, and would welcome receiving information on protecting their families from lead in a more timely fashion. To alleviate potential delays in performing repairs when tenant acknowledgments are not obtainable, section 745.85(a)(2)(i) of the final rule permits owners/managers to "self-certify" that a pamphlet has been delivered to the unit before the renovation begins.

THE LEAD-BASED PAINT PRE-RENOVATION EDUCATION RULE

INTERPRETIVE GUIDANCE FOR CONTRACTORS, PROPERTY MANAGERS, AND MAINTENANCE PERSONNEL UNDER SECTION 406(b) OF THE LEAD- BASED PAINT HAZARD REDUCTION ACT OF 1992

PART II

October 15, 1999

Prepared by the

Office of Pollution Prevention and Toxics
U.S. Environmental Protection Agency
Washington, D.C. 20460

[See Part I for questions 1. - 5.]

6. Who is responsible for providing required notifications when multiple contractors are involved in a given renovation?

If the renovation activity on a given job is overseen by a general contractor, the general contractor is considered to be the "renovator" under the rule, and thus is responsible for ensuring that the requirements of the rule are met. A subcontractor would not be considered a "renovator" so long as he/she has no direct contractual relationship with the property owner or manager relating to the given job. If a general contractor is not involved, any contractor who performs work on a job which constitutes "renovation" under the rule is responsible for complying with the information distribution and recordkeeping requirements of the rule. However, after those requirements have been met by one contractor on a given job, subsequent contractors working on the same job need not provide additional distributions/notifications. To verify that an earlier contractor has complied with the rule, subsequent contractors are advised to personally review and, if possible, obtain copies of pamphlet delivery confirmations and related records. If such records or copies thereof are not present at the job site or otherwise not readily available, however, subsequent contractors may rely upon representations by the earlier contractor, a property manager, or a property owner that the rule requirements have been met, provided that such representations are documented in writing and signed by the party making the representations. Subsequent contractors who rely upon verbal representations of a prior contractor's compliance with the rule may be held liable for non-compliance if those representations are incorrect.

7. If an outside contractor is hired to perform a renovation in an apartment building, can the contractor effect delivery of the lead hazard pamphlet to the owner of the building via the property manager?

The statutory language of section 406(b) specifically requires that the pamphlet be provided to both owners and occupants of target housing. This provision underscores the importance of notifying building owners of the potential hazards of lead-based paint during renovations. Awareness of these potential hazards helps not only to ensure protection of tenants, but also to alert building owners of potential liabilities if appropriate work practices are not followed. In many apartment buildings, however, it is the property managers who are the day-to-day operators of the facilities, and as such, they are acting in the capacity of agents for the building owners. For this reason, EPA believes it is appropriate to permit a property manager to receive, and acknowledge receipt of, the lead hazard pamphlet on behalf of the owner.

In situations where property managers or their employees are performing the renovations themselves, they are acting both as "renovators" and as agents for the owner under the rule, and thus no separate action is required to satisfy the requirement to deliver the lead hazard pamphlet to the owner because documents in the possession of an agent are deemed to be also on the

possession of the person or entity represented by the agent.

8. Is a renovation performed by a landlord or by employees of a management firm considered a "compensated" renovation under the rule?

Yes. By paying rent, tenants are, in virtually all instances, contracting for both the right to occupy a unit, and for repair/maintenance services to the unit. Therefore, even though money does not typically change hands at the time repair or maintenance services are rendered, such services, if they meet the definition of "renovation" under the rule, are considered to be compensated renovations for purposes of section 406(b).

9. Is the installation of new exterior siding over an existing painted surface considered a "renovation" under the rule?

Installation of new exterior siding requiring any removal or modification of existing painted surfaces or painted components to ensure a uniform and structurally secure underlayment for the new siding is considered "renovation" under the section 406(b) rule. In some cases, however, installation activities consist solely of attaching the new siding to the existing painted surface or structural members under the existing painted surface with nails, screws, or other fastening devices or materials. In these cases, the Agency believes that the disturbance to the existing painted surfaces is minimal, and therefore does not consider these latter types of re-siding activities to be "renovation" for purposes of the section 406(b) rule.

10. Does the "limited uses common area" rule discussed in the Part I Interpretive Guidance (question no. 4) apply to multi-building apartment complexes?

Yes. The Agency determined that it was reasonable to permit alternative notification procedures in large apartment buildings where the renovations were occurring in an area within a common area which is used almost exclusively by an identifiable subset of residents. The Agency stated that in such "limited use common areas", the section 406(b) notification requirements would be satisfied if (1) individual renovation notices were distributed to those units serviced by, or in close proximity to, the limited use common area, and (2) placards were posted at all accessible entrances to the renovation work site which prominently conveyed the information required under section 745.85(b)(2) of the regulations. The Agency believes that the same logic should be applied to multi-building apartment complexes; therefore, whenever a renovation occurs in a limited use common area, multi-building apartment complex comprised of 50 or more dwelling units on a contiguous site, the notification procedures described above are adequate under the

rule.

11. Is the exterior of a building included within the meaning of a "common area"? If an apartment complex consists of several separate buildings, does a common area renovation in one building trigger the requirement to notify tenants in all buildings?

The examples cited in the definition of the term "common area" under section 745.103 clearly indicate that both interiors and exteriors of buildings are included within the meaning of the term. If a renovation is being performed in a common area on the interior of one building in a multi-building complex, then only the units located in that building need to receive renovation notices. If the renovation is being performed on the exterior of one of the buildings or elsewhere on the complex grounds, however, written notice of the renovation must be provided to every unit in the complex unless the renovation is occurring in an area which qualifies as a "limited use common area" as described in questions 4 and 9 above.

12. If renovation activity is being performed on a balcony of a unit, does that activity trigger the common area notification requirements?

Under section 745.103 of the rule, a "common area" is defined as "a portion of a building that is generally accessible to all occupants." A balcony which is generally accessible only by the occupants of an individual dwelling unit does not fall within this definition. Therefore, renovation activities taking place within the confines of a balcony would be subject only to the requirements applicable to renovations within an individual unit. Note, however, that if such renovations are not confined to the balcony, i.e., result in the release of dust, paint chips, or other construction debris to the outside of the building, the persons performing the renovation would be required to follow the rule requirements applicable to renovations in common areas.

13. Can common area renovation notices be delivered to the mailboxes of a unit, or only to the unit itself?

The requirement to distribute common area renovation notices to dwelling units in multi-family housing may be satisfied either through delivery of the notices directly to tenant units or through delivery to tenant mailboxes. If mailbox delivery is used, both hand delivery and delivery via U.S. mail is acceptable; however, U.S. mail deliveries must be sent 7 days prior to the commencement of renovations and documented with a certificate of mailing.

14. If you "seal off" a common area for the duration of a renovation, does the renovator

still have to provide notifications to all tenants?

When tenant accessibility to a work site within a common area can be precluded for the duration of a renovation, the Agency considers that work site to be temporarily excluded from the common area of the building because it is not accessible to the residents and users of the building. To qualify for this exclusion, however, the work site must be in an area which is enclosed by a wall, fence, or other permanent or temporary physical barrier which prevents access by tenants and other building users. Rope, tape lines, pylons, and similar work area designation devices which can be easily surmounted or bypassed are not acceptable barriers.

15. Does the "emergency repair" exemption apply to the entire repair, or only that portion of the repair which addresses the source of the emergency.

The exemption for emergency renovations was added to the final rule to address situations in which non-routine failures of equipment necessitate immediate action to address safety or public healths hazards or threats of significant damage to equipment and/or property. In these types of situations, the need for immediate action clearly outweighs the need to provide lead hazard information to tenants before the renovation is commenced. Once the portion of the repair that addresses the source of the emergency is completed, however, the justification for the exemption from the rule is no longer operative; therefore, any additional renovation activity needed to return the renovation work area to its pre-emergency condition would be subject to the requirements of the rule. Thus, for example, repairing a hole in a wall after a broken water pipe has been repaired would be subject to the rule, as would repainting any water-stained walls or ceilings resulting from the pipe break.

16. Does a renovator need to attempt personal delivery of the lead information pamphlet to a tenant more than one time before utilizing the "self-certification of pamphlet delivery" option?

Personal delivery of the lead information pamphlet is preferable, wherever possible, because EPA believes that tenants will be more likely to read the information if it is handed directly to them. It also affords tenants an opportunity to raise concerns and ask questions about the renovation. In drafting the final rule, however, the Agency recognized that personal delivery would not always be viable option, especially when a renovation needs to be commenced on short notice and an adult occupant of the apartment is not available. For this reason, the Agency included a provision in the final rule which permits the person delivering the pamphlet to "self-certify" the delivery (40 C.F.R. 745.85(a)(2)(i)). Although it is recommended that delivery be attempted on more than one occasion, a single good faith delivery attempt is acceptable for purposes of the rule. SPECIAL NOTE: the self certification provisions of the rule apply only to pamphlet deliveries to rental units; renovators cannot self-certify a pamphlet delivery to the owner of the dwelling unit. Pamphlet deliveries to unit owners must be made directly to the owner, an agent of the owner, or

via mailing.

17. In a typical co-operative apartment building, occupants do not own the individual units; rather they "own" an undifferentiated share in the entire building and then "rent" back a specific unit from the co-operative corporation. Similarly, in a typical condominium building, owners of individual units jointly own the common areas of the building. For purposes of the rule, who are the "owners" in such situations?

EPA recognizes that co-operative apartments ("co-ops") and condominiums ("condos") can be structured in a variety of ways. For example, in the case of co-ops, a corporation (sometimes referred to as a "co-op association") is often established and owns all the units and common areas comprising the co-op; in such circumstances, individual unit "shareholders" own shares in the corporation and also own occupancy rights or lease a unit from the corporation. In the case of many condos, individuals hold title to their individual units, and all condo unit owners jointly own the common areas (with a condo association established to represent the interests of all the unit owners).

For purposes of this rule, the following general principles will be applied:

(a) if title to a building is held by a corporation which leases back dwelling units to individual corporation shareholders, as in typical co-op apartment buildings, the corporation/association will generally be considered to be the "owner" of the entire building, and individual resident shareholders. or persons who rent from individual shareholders, will generally be considered to be tenants.

(b) In buildings where individuals hold title to specific dwelling units and jointly hold title to common areas of the building, as in typical condo buildings, the individual owners each will be considered to be the owners of his/her individual units, and the association (or its equivalent body composed of, or representing, the group of owners) will be considered the owner of the common areas of the building.

See the attached Table A for more specific guidance on meeting the requirements of the rule as they relate to various renovation scenarios in co-ops and condos.

TABLE A
COMPLIANCE WITH §406(b) PRE-RENOVATION RULE FOR COOPERATIVE APARTMENTS AND CONDOMINIUMS

RENOVATION LOCATION	RULE REQUIREMENT	COMPLIANCE FOR CO-OPs	COMPLIANCE FOR CONDOs
Renovations Inside Individual Unit	1. Deliver Pamphlet to Owner §745.85(a)(1) 2. Deliver Pamphlet to Adult Occupant (Tenant) §745.85(a)(2)	1. Deliver Pamphlet to Co-op Corp./Assoc. or Property Manager 2. Deliver Pamphlet to Resident Co-op Share holder or Adult Occupant	1. Deliver Pamphlet to Condo Unit Owner (Or Agent of Owner) 2. If Condo is Leased, Deliver Pamphlet to Adult Occupant
Renovations In a Common Area	1. Deliver Pamphlet to Owner §745.85(b)(1) 2. Deliver Notice to Each Unit §745.85(b)(2)	1. Deliver Pamphlet to Co-op Corp./Assoc. or Property Manager 2. Deliver Notice to Each Unit	1. Deliver Pamphlet to Condo Association or Property Manager 2. Deliver Notice to Each Unit

APPENDIX 4

Liability Insurance Summary Fact Sheet

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FACT SHEET
Liability Insurance Summary

There are three types of liability insurance that individuals and firms involved in residential renovation, remodeling and painting should consider when evaluating their insurance needs:

- Commercial General Liability (CGL);
- Professional liability errors and omissions (E&O); and
- Pollution liability.

In addition, there are two coverage "triggers" in liability insurance policies:

- Occurrence-based; and
- Claims-made.

This document discusses the types of insurance and policy coverage triggers, and then provides a list of questions to consider when deciding what type of insurance to purchase.

Types of Insurance

Commercial General Liability Insurance. CGL policies are typically carried by contractors and contracting firms. They cover claims arising from business premises liability exposures, on-site contracting operations liability, liability assumed in a construction contract, liability arising out of the work performed by hired independent contractors, liability arising out of products that are manufactured, sold or installed, and liability arising out completed work or projects.

Professional Liability Errors and Omissions Insurance. E&O policies are usually carried by those persons and firms that render "professional services," such as architects, engineers, designers, management planners, risk assessors, lead paint inspectors and others that design and write specifications for renovation, remodeling and painting projects. These policies cover liability that results from providing or failing to provide such professional services.

Under the law, "professionals" are held to a higher standard of care than laymen, and most CGL policies have exclusions for claims that result from the performance, or failure, of the professional service. E&O policies cover only the professional act itself; therefore, they cover a far narrower range of potential claims than CGL policies. CGL coverage protects contractors from liability due to accidents while E&O coverage protects professionals from liability that results from giving advice or providing other professional services. For example, a lead inspector who drops a flashlight onto and injures a passing tenant will be covered by CGL insurance if a claim is brought. If the lead inspector fails to identify lead-containing materials and there is a resulting claim, he or she will be covered by E&O

insurance. An architect who designs a defective containment scaffold that collapses would be covered by E&O. If a worker incorrectly assembles a properly designed scaffold, any resulting accidents would be covered by CGL.

Pollution Liability Insurance. Standard CGL and E&O insurance almost always contains a "pollution exclusion" or other clause that excludes coverage for liability caused by "pollution." To the extent that residential renovation, remodeling and painting projects generate lead-related "pollutants" or "contaminants," CGL and E&O policies may not cover any resulting claims. Therefore, it may also be necessary to consider acquiring special pollution liability insurance and/or a CGL or E&O policy that has been specifically written or endorsed to include coverage of claims and suits for bodily injury and property damage contamination caused by lead.

Occurrence-based Versus Claims-made Insurance

Liability insurance policies are written as either "occurrence-based" or "claims-made." An **occurrence-based** policy is one that covers claims that result from an accident that occurs during the term of the insurance policy, regardless of how long it takes for the claim to be made. It does not matter if the policy expired years before the claim finally arises; as long as the accident or exposure to injurious conditions or substances happened or "occurred" during the policy term, the resulting claim will be covered by the insurance. Some occurrence-based policies may include **sunset clauses**. A sunset clause states that the coverage lasts for a limited time beyond the expiration date of the policy. For example, if a policy has a sunset clause after five years, and expires on December 31, 2001, then any claims made after December 21, 2006 will not be covered. These clauses are not very prevalent although they sometimes appear in pollution liability policies.

A **claims-made** policy covers a claim for an accident, as long as both the accident and the claim take place while the policy is in force. The policyholder must have a claims-made policy in effect when the claim is first made against the policyholder and reported to the insurance company in order to have coverage. If the policy has expired or been canceled after the accident but before the claim comes in, the policyholder has no insurance coverage. Most claims-made policies include a **retroactive or retro-date clause**. The retroactive clause states that the policy will not cover any claims resulting from accidents that happened more than a specified amount of time before the inception date of the policy.

Insurance companies may be willing to modify insurance policy provisions during negotiations and before policy inception. Some insurers offering occurrence-based insurance will drop or extend the periods of sunset clauses prior to writing the policy. Some insurers offering claims-made insurance can be persuaded to push the retro-date back to an earlier time, so that the policyholder will be covered for all claims arising from

the insured's previous activities. Also, most insurers now provide or offer **extended discovery periods** endorsements for claims-made policies. For an additional premium, the policyholder gains an extension of time during which to file claims after the policy expires, as long as the accident occurred during a time period covered by the expiring policy. Extended discovery periods of one year are common. Longer periods are less common.

Generally, most CGL policies are occurrence-based while most E&O policies are claims-made.

Financial Viability of Insurers

Regulation of insurance is left to the states and, depending on the structure of insurance companies and the types of insurance coverage being offered, that regulation and financial oversight might be extensive, limited or non-existent. Pre-approval of policy forms and rates, and periodic financial and operational audits may or may not be required. However, most all insurance companies have some minimum capitalization requirements before they can write any business. Yearly financial statements should be available that provide details on the company's financial viability.

Additionally, there are independent commercial rating services that report on the insurance company's relative financial strength, balance sheet, profit and loss statement, investments, financial reserves to pay for claims, claims payment history, management expertise and lines of business written. These services include A. M. Best Company and Moody's. The reports published by A. M. Best and Moody's provide another source of information on insurers' financial viability and stability.

Insurance Availability

CGL and E&O policies are widely available in the commercial insurance market, but lead-specific and other pollution liability policies are not. Further, those pollution liability policies currently available have high minimum premiums and vary in terms of the coverage provided. This coverage is often very narrowly written and may have a number of conditions and exclusions that will limit applicability to certain claim and/or suit situations.

Questions to Ask When Choosing Insurance

To determine what types of insurance are appropriate for residential renovation, remodeling and painting projects and whether a particular insurer is financially viable and stable, individuals and firms engaged in this work should consult with their insurance agent or broker, professional risk manager and/or attorney. Questions that should be asked and answered include the following:

1: Is CGL insurance adequate for the types of claims exposures my work will create?

2. Does my work specifically include providing professional services for which E&O insurance is intended?
3. Does my existing insurance cover "bodily injury" or "property damage" caused by exposure to lead?
4. Will I be working in properties that might contain lead-based paint and result in my work generating lead contamination and exposure?
5. Is my exposure to lead-specific or pollution-related claims so small as to eliminate the need for special pollution liability insurance? How often will painted surfaces and components in properties where I work be tested for lead-based paint?
6. If I choose not to purchase CGL, E&O or special pollution liability insurance policies that cover lead liability claims, will it limit my ability to bid on projects or to be deemed acceptable for some residential renovation, remodeling or painting projects? If so, is that acceptable to me?
7. If I choose not to purchase CGL, E&O and/or special pollution liability insurance policies that cover lead liability, can I afford to bear the out-of-pocket cost and responsibility of handling, investigating, defending and paying for any claims or suits against me?
8. For those insurance policies that I am considering, what are the financial ratings of the insurers under consideration, as determined by independent insurance company rating services such as the A. M. Best Company and Moody's? Have any state insurance departments placed such insurers on a financial "watch" list or under supervision?
9. For those insurance policies that I am considering, are there any policy conditions or exclusions that would limit coverage of a claim or law suit?

APPENDIX 5

Overview of EPA and State Certification Requirements

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EPA AND STATE CERTIFICATION PROGRAMS AND THEIR TREATMENT OF INTERIM CONTROLS

I. EPA and State Certification. On March 1, 2000, the training and certification requirements of TSCA section 402 were in full effect in the Federal program operating in non-authorized States and Tribes. All individuals and firms performing "lead-based paint activities" as defined in 745.223 must be certified under 745.226 and must perform lead-based paint activities according to the work practice standards in 745.227.

EPA has developed regulations under TSCA sections 402/404 covering individuals and firms who are conducting lead-based paint activities in target housing and child-occupied facilities. Lead-based paint activities include inspection, risk assessment, and abatement. The requirements that individuals and firms must meet depend where they wish to work. Some States and Indian tribes are running their own programs that were authorized by EPA ("EPA-authorized programs"). In other States and Tribes that do not have an authorized program, EPA is running the program ("Federal program").

On March 1, 2000, EPA's Federal program under 40 CFR part 745 subpart L became fully affective in every State and Tribe that did not already have an EPA-approved authorized program in operation. Therefore, since March 1, 2000, anyone conducting inspections, risk assessments and/or abatements in target housing or child-occupied facilities has been subject to training, certification and work practice standard requirements either under EPA's Federal Program or an EPA-authorized State or Tribal program.

In EPA's Federal program, individuals who want to work as inspectors, risk assessors, abatement supervisors, abatement workers, and/or project designers, must be certified first. Each of the five disciplines has different education, experience and training requirements. Individuals who wish to be certified as inspectors, risk assessors, or abatement supervisors must also take a third party certification exam. Certification is granted after individuals have sent in an application indicating they have completed an accredited training course, met any other qualifications, and sent in a certification fee. Certified individuals agree to follow EPA's work practice standards. EPA's federal program also requires that firms whose employees conduct lead-based paint activities also be certified. In the EPA application, the firm agrees (1) to use only certified employees for inspection, risk assessment and abatement; (2) to use the work practice standards that EPA requires; and (3) to keep appropriate records.

Some EPA-authorized programs (State Lead Programs) may have certification requirements for different individual disciplines than EPA's Federal program and may or may not certify firms. There may also be differences in the types of activities regulated by EPA-authorized programs. For this reason, it is important for individuals and firms to understand the specific regulations that apply in the locations where they intend to work.

II. Qualification for Interim Controls. EPA, under the Federal program, does not regulate interim controls. However, EPA-authorized State and Tribal programs may regulate interim controls. Therefore, it is important for individuals and firms to review the specific regulations for the locations where they will be working.

HUD's Lead Safe Housing rule requires individuals conducting interim controls to be trained in one of the acceptable training courses listed in the rule. Among courses listed are (1) an accredited lead-based paint abatement supervisor course, or (2) an accredited lead-based paint abatement worker course. Those two courses refer to courses accredited in EPA's Federal program or an EPA authorized program.

EPA-AUTHORIZED STATES

As of January 1, 2001, the following states operate their own lead programs:

Alabama
Arkansas
California
Colorado
Connecticut
Delaware
District of Columbia
Georgia
Illinois
Indiana
Iowa
Kansas
Kentucky
Louisiana
Maine
Maryland
Massachusetts
Michigan
Minnesota
Mississippi
Missouri
New Hampshire
New Jersey
North Carolina
Ohio
Oklahoma
Oregon
Pennsylvania
Puerto Rico
Rhode Island
Tennessee
Texas
Utah
Vermont
Virginia
West Virginia
Wisconsin

EPA LEAD PROGRAM STATES

As of January 1, 2001, the EPA operates the lead programs on behalf of the state:

Alaska, EPA Reg 10
Arizona, EPA Reg 9
Florida, EPA Reg 4
Guam, EPA Reg 9
Hawaii, EPA Reg 9
Idaho, EPA Reg 10
Montana, EPA Reg 8
Nebraska, EPA Reg 7
Nevada, EPA Reg 9
New Mexico, EPA Reg 6
New York, EPA Reg 2
North Dakota, EPA Reg 8
South Carolina, EPA Reg 4
South Dakota, EPA Reg 8
Virgin Islands, EPA Reg 2
Washington, EPA Reg 10
Wyoming, EPA Reg 8

For more information and a list of state lead contacts, visit the web site of the National Conference of State Legislatures: www.ncsl.org/programs/ESNR/pplans-99.htm, or call 1-800-424-LEAD.

APPENDIX 6

EPA Waste Policy Guidance

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EPA United States Environmental Protection Agency

Office of Pollution Prevention and Toxics

Lead-based Paint for Residential Contractors. Lead-Based Paint is Household Waste.

August 2000

Agency Policy

Aiming to further reduce lead poisoning in children, the Environmental Protection Agency (EPA) clarified that contractors can manage residential lead-based paint (LBP) waste as household waste. Allowing LBP waste to be managed this way makes it more affordable for people to reduce lead in and around their homes.

Contractor Waste

Residential contractors frequently work on residential dwellings like single family homes, apartment buildings, row houses, military barracks, or college dormitories. They routinely generate LBP waste during lead abatement, remodeling, or rehabilitation work on these residences. The waste consists mostly of building parts, such as doors, window frames, painted woodwork, and paint chips. Because the standards were unclear, contractors who needed to dispose of lead-based paint waste were uncertain about how to properly manage it.

EPA's policy statement allows contractor-generated LBP waste to be disposed of as household waste. Household waste is regular garbage or trash that is disposed of as municipal waste, and managed according to state and local requirements. Residents are already entitled to manage their own LBP waste in this manner. Extending this option to contractors simplifies abatement work and lowers its cost, which will allow more lead paint removal from more homes nationwide. Consequently, people's homes everywhere will be safer for both children and adults.

Safe Handling

EPA encourages everyone who handles lead-based paint to follow several common sense measures:

Collect paint chips, dust, dirt, and rubble in plastic trash bags for disposal. Store larger LBP building parts in containers until ready for disposal. If possible, use a covered mobile dumpster (such as a roll-off container) to store LBP debris until the job is done. Contact local solid waste authorities to determine where and how LBP debris can be disposed of.

The Toxic Substances Control Act (TSCA) contains training and certification requirements that contractors also should learn and follow. These requirements are under TSCA 402/404, and can be found on the Internet at http://www.epa.gov/lead/leadcert.htm. Note also that the US Department of Housing and Urban Development (HUD) established guidelines for contractors performing lead-based paint activities (see http://www.hud.gov/lea/learules.html).

Proposed TSCA Standards

EPA intends to pursue additional measures to promote LBP abatement activities. For example, in 1998 the Agency proposed new standards under TSCA that would replace existing Resource Conservation and Recovery Act (RCRA) hazardous waste regulations covering the disposal of LBP. This change, if adopted, would provide greater waste management flexibility and efficiency in numerous circumstances where lead-based paint is generated. Full details of the LBP proposal are available on the Internet at http://www.epa.gov/lead.

For More Information

For general information on lead-based paint and lead-based paint hazards, call the National Lead Information Center at 1 800 424 LEAD (5323). You may also obtain information by calling the RCRA Hotline. Callers within the Washington Metropolitan Area must dial 703-412-9810 or TDD 703-412-3323 (hearing impaired). Long-distance callers may call 1-800-424- 9346 or TDD 1-800-553-7672. The RCRA Hotline operates weekdays, 9:00 a.m. to 6:00 p.m. Write to the RCRA Information Center (5305W), US EPA, Ariel Rios Building, 1200 Pennsylvania Avenue, NW, Washington, DC 20460.

July 31, 2000

MEMORANDUM

From: /s/ Elizabeth A. Cotsworth, Director
Office of Solid Waste

To: RCRA Senior Policy Advisors
EPA Regions 1 - 10

Subject: Regulatory Status of Waste Generated by Contractors and Residents from Lead-Based Paint Activities Conducted in Households

What is the purpose of this interpretation?

This memorandum clarifies the regulatory status of waste generated as a result of lead-based paint (LBP) activities (including abatement, renovation and remodeling) in homes and other residences. Since 1980, EPA has excluded "household waste" from the universe of RCRA hazardous wastes under 40 CFR 261.4(b)(1). In the 1998 temporary toxicity characteristic (TC) suspension proposal, we clarified that the household waste exclusion applies to "all LBP waste generated as a result of actions by residents of households (hereinafter referred to as "residents") to renovate, remodel or abate their homes on their own." 63 FR 70233, 70241 (Dec. 18, 1998). In this memorandum, EPA is explaining that we believe lead paint debris generated by contractors in households is also "household waste" and thus excluded from the RCRA Subtitle C hazardous waste regulations. Thus, the household exclusion applies to waste generated by either residents or contractors conducting LBP activities in residences.

What is the practical significance of classifying LBP waste as a household waste?

As a result of this clarification, contractors may dispose of hazardous-LBP wastes from residential lead paint abatements as household garbage subject to applicable State regulations. This practice will simplify many lead abatement activities and reduce their costs. In this way, the clarification in today's memorandum will facilitate additional residential abatement, renovation and remodeling, and rehabilitation activities, thus protecting children from continued exposure to lead paint in homes and making residential dwellings lead safe for children and adults.

LBP debris (such as architectural building components -- doors, window frames, painted wood work) that do not exhibit the TC for lead need not be managed as hazardous waste. However, LBP waste such as debris, paint chips, dust, and sludges generated from abatement and deleading activities that exhibit the TC for lead (that is, exceed the TC regulatory limit of 5 mg/L lead in the waste leachate), are hazardous wastes and must be managed and disposed of in accordance with the applicable RCRA subtitle C requirements (including land disposal restrictions) except when it is "household waste." Under 40 CFR 261.4(b)(1), household wastes are excluded from the hazardous waste management requirements. Today, EPA is clarifying that waste generated as part of LBP activities conducted at residences (which include single family homes, apartment buildings, public housing, and military barracks) is also household waste, that such wastes are no longer hazardous wastes and that such wastes thus are excluded from RCRA's hazardous

waste management and disposal regulations. Generators of residential LBP waste do not have to make a RCRA hazardous waste determination. This interpretation holds regardless of whether the waste exhibits the toxicity characteristic or whether the LBP activities were performed by the residents themselves or by a contractor.

Where can I dispose of my household LBP waste?

LBP waste from residences can be discarded in a municipal solid waste landfill (MSWLF) or a municipal solid waste combustor. Dumping and open burning of residential LBP waste is not allowed. Certain LBP waste (such as large quantities of concentrated lead paint waste -- paint chips, dust, or sludges) from residential deleading activities may be subject to more stringent requirements of State, local, and/or tribal authorities.

What is the basis for this interpretation?

The household waste exclusion implements Congress's intent that the hazardous waste regulations are "not to be used either to control the disposal of substances used in households or to extend control over general municipal wastes based on the presence of such substances." S. Rep. No. 94-988, 94th Cong., 2nd Sess., at 16. EPA regulations define "household waste" to include "any waste material (including garbage, trash, and sanitary wastes in septic tanks) derived from households (including single and multiple residences, hotels and motels, bunkhouses, ranger stations, crew quarters, campgrounds, picnic grounds and day-use recreation areas)." 40 CFR 261.4(b)(1). The Agency has applied two criteria to define the scope of the exclusion: (1) the waste must be generated by individuals on the premises of a household, and (2) the waste must be composed primarily of materials found in the wastes generated by consumers in their homes (49 FR 44978 and 63 FR 70241).

In 1998, EPA concluded that LBP waste resulting from renovation and remodeling efforts by residents of households met these criteria. (63 FR 70241-42, Dec. 18, 1998). In short, the Agency found that more and more residents are engaged in these activities and thus the waste can be considered to be generated by individuals in a household and of the type that consumers generate routinely in their homes. Wastes from LBP abatements performed by residents were also considered household wastes.

EPA clarifies that this interpretation also applies to contractor-generated LBP waste from renovations, remodeling and abatements in residences. Both the definition of household waste in section 261.4(b)(1) and the Agency's criteria for determining the scope of the exclusion focus on the type of waste generated and the place of generation rather than who generated the waste (e.g., a resident or a contractor). This approach is consistent with prior Agency policy.[1] Since

[1] In the final rule establishing standards for the tracking and management of medical waste, EPA concluded that waste generated by health care providers (e.g., contractors) in private homes would be covered by the household waste exclusion. 54 FR 12326, 12339 (March 24, 1989). In the specific context of LBP, the Agency stated in a March 1990 "EPA Hotline Report" (RCRA Question 6) that lead paint chips and dust resulting from stripping and re-painting of residential walls by homeowner or contractors (as part of routine household maintenance) would be part of the household waste stream and not subject to RCRA Subtitle C regulations. Similarly, in a March 1995 memorandum on the "Applicability of the Household Waste Exclusion to Lead- Contaminated Soils," we found that if the source of the lead contamination was as a result of either routine residential maintenance or the weathering or chalking of lead-based paint from the residence, the hazardous waste regulations do not apply so long as the lead-contaminated soil is managed onsite or disposed offsite according to applicable solid waste regulations and/or State

contractor-generated LBP waste from residential renovations, remodeling, rehabilitation, and abatements are of the type generated by consumers in their homes, it is appropriate to conclude that such waste, whether generated by a resident or contractor, falls within the household waste exclusion. This clarification will facilitate lead abatements and deleading activities in target housing by reducing the costs of managing and disposing of LBP waste from residences.

What is the relationship of this interpretation to the on-going LBP debris rulemaking?

On December 18, 1998, EPA proposed new TSCA standards for management and disposal of LBP debris (63 FR 70190) and simultaneously proposed to suspend temporarily the applicability of the RCRA hazardous waste regulations that currently apply to LBP debris (63 FR 70233). This memorandum responds to stakeholders requests that EPA clarify whether the existing household waste exclusion applies to both homeowners and contractors conducting LBP activities in residences. While the Agency still intends to finalize aspects of the two proposals, we are making this clarification in advance of the final rule to facilitate LBP abatement in residences without unnecessary delay.

How does this interpretation affect EPA's enforcement authorities?

Under this clarification, LBP wastes generated by residents or contractors from the renovation, remodeling, rehabilitation, and/or abatement of residences are household wastes that are excluded from EPA's hazardous waste requirements in 40 CFR Parts 124, and 262 through 271. The household waste provision of 40 CFR 261.4(b)(1) only excludes such wastes from the RCRA regulatory requirements. However, it does not affect EPA's ability to reach those wastes under its statutory authorities, such as RCRA §3007 (inspection) and §7003 (imminent hazard). See 40 CFR §261.1(b).

What are the "best management practices" for handling residential LBP waste?

Although excluded from the hazardous waste regulations, EPA encourages residents and contractors managing LBP waste from households to take common sense measures to minimize the generation of lead dust, limit access to stored LBP wastes including debris, and maintain the integrity of waste packaging material during transfer of LBP waste. In particular, we continue to endorse the basic steps outlined in the 1998 proposals for the proper handling and disposal of LBP waste (63 FR 70242) as the best management practices (BMPs) including:

- Collect paint chips and dust, and dirt and rubble in plastic trash bags for disposal.
- Store larger LBP architectural debris pieces in containers until ready for disposal.
- Consider using a covered mobile dumpster (such as a roll-off container) for storage of LBP debris until the job is done.
- Contact local municipalities or county solid waste offices to determine where and how LBP debris can be disposed.

In addition, contractors working in residential dwellings are subject to either one or both of the following:

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law mandated by RCRA.

- The HUD Guidance for contractors doing publically-funded rehabilitation/renovation projects in public housing. (See Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing. U.S. Department of Housing and Urban Development, June 1995) The HUD guidelines can be accessed via the Internet at: http://www.hud.gov/lea/learules.html

- TSCA 402/404 training and certification requirements. (See 40 CFR Part 745; 61 FR 45778, August 29, 1996) and the proposed TSCA onsite management standards (See 40 CFR Part 745, Subpart P; 63 FR 70227 - 70230, Dec. 18, 1998). [EPA expects to issue the final rule next year.]

The above-mentioned BMPs for households are similar to those included in the HUD Guidelines for individuals controlling LBP hazards in housing. HUD requires that contractors using HUD funding adhere to LBP hazard control guidelines. Non-adherence to these guidelines can potentially result in the loss of funding.

Does this interpretation apply in my State and/or locality?

We encourage contractors and residents to contact their state, local and/or tribal government to determine whether any restrictions apply to the disposal of residential LBP waste. This verification is necessary since, under RCRA, States, local and tribal governments can enforce regulations that are more stringent or broader in scope than the federal requirements. Thus, under such circumstances, LBP waste from households may still be regulated as a hazardous waste as a matter of State regulations.

We are distributing this memorandum to all 56 States and Territories, and Tribal Programs and various trade associations. We encourage States to arrange for implementation of the interpretation discussed in this memo in their States to facilitate residential LBP abatements making residential dwellings lead-safe. We encourage trade associations to inform their memberships about this memo and instruct them about ways to manage residential LBP waste.

Whom should I contact for more information?

If you have additional questions concerning the regulatory status of waste generated from lead-based paint activities in residences, please contact Ms. Rajani D. Joglekar of my staff at 703/308-8806 or Mr. Malcolm Woolf of the EPA General Counsel's Office at 202/564-5526.

cc: Key RCRA Contacts, Regions 1 - 10
RCRA Regional Council Contacts, Regions 1 - 10
RCRA Enforcement Council Contacts, Regions 1 - 10
Association of State and Territorial Solid Waste Management Officials (ASTSWMO)

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EPA Model Training
Minimizing Lead-Based Paint Hazards During Renovation, Remodeling, and Painting

Course Evaluation

Name (optional):_____ **Date:**_____

Organization:_____ **Course Location:**_____

Please complete this evaluation before leaving the classroom today.

1. Please complete the table below by checking the rating that best fits your assessment (5 = Excellent; 4 = Good; 3 = Adequate; 2 = Needs Improvement; 1= Poor). Please use the space below the table to elaborate or comment on your rating of the course and instructors.

Course and Instructor Evaluation Summary

	1	2	3	4	5
How would you rate the instructor s knowledge of the topic?					
How would you rate the instructor s presentation skills?					
How effective were the exercises as a learning device?					
How would you rate this course compared to similar courses you ve attended in the past?					
How would you rate this course overall?					

Please comment on your ratings of the instructor, the exercises, and the course (What was done especially well? What could have been improved?):

2. Were the stated goals accomplished in todays course presentations and materials?
_____ Yes _____ No _____ Other (explain)

(Over)

3. What key points or concepts, if any, were not covered sufficiently, clearly, or at all?

4. Was there adequate opportunity for questions and discussion? ____ Yes ____No ____ Other (explain)
   Are there any questions that need further discussion, clarification, or elaboration?

5. Is there anything else you can tell us that would help improve the course?