



NAHB Lead Paint Fact Sheet

The U.S. Environmental Protection Agency's "Lead: Renovation, Repair and Painting" rule governing the work of professional remodelers in homes with lead-based paint take effect in April 2010.

Summary of the Rule

1. Training and Certification

Beginning in April 2010, firms working in pre-1978 homes will need to be certified. In addition to firm certification, an employee will also need to be a Certified Renovator. This employee is responsible for training other employees and overseeing work practices and cleaning. The training curriculum for certification, in development with the EPA, will be an eight-hour class with two hours of hands-on training. Both the firm and renovator certifications are valid for five years. A Certified Renovator must take a four-hour refresher course to be recertified.

2. Work Practices

Once work starts on a pre-1978 renovation, the Certified Renovator has a number of responsibilities. Beginning with distributing EPA's *Renovate Right* brochure to the homeowner and having them sign the pre-renovation form in the booklet. Before the work starts the Certified Renovator will post warning signs outside the work area and supervise setting up containment to prevent spreading dust. The rule lists specific containment procedures for both interior and exterior projects. It forbids certain work practices including open flame or torch burning, use of a heat gun that exceeds 1100°F, and high-speed sanding and grinding unless the tool is equipped with a HEPA exhaust control. Once the work is completed, the regulation specifies cleaning and waste disposal procedures. Clean up procedures must be supervised by a Certified Renovator.

3. Verification and Record Keeping

After clean up is complete the Certified Renovator must verify by matching a cleaning cloth with an EPA verification card. If the cloth appears dirtier or darker than the card, the cleaning must be repeated.

A complete file of records on the project must be kept by the certified renovator for three years. These records include, but aren't limited to: verification of owner/occupant receipt of the *Renovate Right* pamphlet or attempt to inform, documentation of work practices, Certified Renovator certification, and proof of worker training.

4. Exemptions

It is important to note that these work practices may be waived under these conditions:

- The home or child occupied facility was built after 1978.
- The repairs are minor, with interior work disturbing less than six sq. ft. or exteriors disturbing less than 20 sq. ft.
- The homeowner may also opt out by signing a waiver if there are no children under age six frequently visiting the property, no one in the home is pregnant, or the property is not a child-occupied facility.
- If the house or components test lead free by a Certified Risk Assessor, Lead Inspector, or Certified Renovator.

EPA Lists Approved Trainers

EPA has begun listing approved trainers on their Web site. Visit <http://www.epa.gov/lead/pubs/trainingproviders.htm> for the current listing of trainers available to prepare remodelers for implementation of the lead paint rule.

Training Dates

Training dates for earning certification to work under the new EPA lead rule are available on the National Center for Healthy Housing training calendar: <http://www.nchh.org/training/calendar.aspx>.

When looking at the calendar, select from the drop box on the left side "Lead", and all lead courses will be displayed. Then, look for LCR-I (or Lead Certified Renovator-Initial) for the training course to prepare for certification to work in target homes under the rule. Look for LCR-R (or Lead Certified Renovator-Refresher) if seeking only the refresher course after already having the initial training and certification from EPA.

Contract Language to Use Until April 2010

NAHB has developed contract language for remodelers to use in their contracts for work before the rule takes effect on April 22, 2010. This contract language is available only to NAHB members. It helps with liability protection prior to the rule and can be downloaded from the website at: [Contract Notice and Disclaimer for pre-April 2010 remodeling contracts](#).

Learn more details about the lead paint rule and how to prepare for compliance at www.nahb.org/leadpaint.