

Who is required to follow RRP?

Any person or firm disturbing greater than 6 square feet of interior painted surface per room per day, or 20 square feet of exterior painted surface per day in homes built prior to 1978 (target housing) or child occupied facilities built prior to 1978. Exceptions are housing designated for the elderly or persons with disabilities unless a child under the age of 6 resides or is expected to reside there.

How do I get Certified?

To become "Firm Certified", firms must complete a firm certification application and submit the required fees (usually \$300) and the application to the U.S. EPA. Firm applications with instructions are available on EPA's website (epa.gov/lead).

For individuals to become certified, the individual must attend and successfully complete an 8 hour RRP Certification class offered by an EPA accredited training provider. EPA accredited training providers can be found by visiting EPA's website (epa.gov/lead). The search tool will allow you to locate an accredited training provider in your area.

Where can I find a class?

EPA accredited training providers can be found by visiting EPA's website (epa.gov/lead). The search tool will allow you to locate an accredited training provider in your area.

Are there any online classes?

Online classes are available. The student must complete the online curriculum and exam, and then physically go to an EPA accredited training provider's facility to re-take the exam and demonstrate proficiency in 11 specific skill sets. This is referred to as the "Hands-on" portion of the training which is required by EPA to become a Certified Renovator".

What is the difference between a Certified Renovator and Certified Firm?

A "Certified Firm" is a firm that has completed the required EPA Firm Certification Application, submitted the required fees and has received their 8 ½ x11 certificate of certification from EPA. The Firm certification process can take up to 90 days. Firms may submit their application to EPA and during the 90 days it takes the EPA to process the application, have their employees trained. It is not required to have Certified Renovators on staff to submit the application to EPA. Most firms have their employees attend the RRP course while waiting for EPA to approve their application.

A "Certified Renovator" is a person that has successfully completed the 8 hour RRP course taught by an EPA accredited training provider. It is important to remember that, with regards to certification documentation, a copy of the Firms Certification **AND** a copy of the Certified Renovator's training certificate **MUST** be **on site** during the work covered under the rule.

Now I'm Certified, what now?

Always work in a "Lead Safe" manner. Be familiar with the requirements of 40 CFR Part 745 and visit EPA's website (epa.gov/lead) regularly to keep abreast of changes in the rule. Be sure to document your work thoroughly. Using lead safe work practices is simply not enough. Proper documentation is critical should your firm be audited by the EPA. Once your firm is certified, use the EPA's logo ("Lead-Safe Certified Firm") on your marketing material. The word is out about these new requirements and an increasing number of potential clients are actively seeking only EPA certified firms to work on their pre 1978 properties.

What equipment do I need?

The equipment needed will vary depending on the work you are doing. In most cases the following generic (not industry specific) equipment/consumable materials are recommended:

1. Plastic sheeting (recommend 4 mil for floors, 2 mil for covering furniture)
2. Duct or painters tape
3. Cones, signs or caution tape
4. Scissors
5. Tac pad for dust control
6. Spray bottles
7. Cleaning detergent
8. Hand soap
9. Paper towels
10. Two sided mop bucket with wringer (one side for detergent, one side for clean rinse water)
11. Rags
12. Heavy duty garbage bags
13. Disposable coveralls
14. Disposable gloves
15. HEPA Vacuum
16. HEPA Vacuum attachment for power tools
17. Eye protection
18. Respiratory protection (be sure to comply with OSHA when using respirators)
19. Swiffer (or equivalent) with wet cleaning pads

Where do I find it?

Most major hardware chains carry the equipment and materials needed to comply with the RRP rule.

What about my employees? Can I train them?

As long as you are a Certified Renovator and the work is not federally funded, you may train your own workers to conduct lead safe work practices. This training must be documented and be present at the job site during any work covered under the rule. Trained non-certified renovation workers must be supervised by the Certified Renovator and the Certified Renovator must physically be present at the job site during posting of the warning signs or barriers, work area set-up, cleaning and cleaning verification.

How much more do I charge?

Depending on the job, the increase in cost associated with compliance will be based on the cost of the additional materials needed to comply with the rule as well as the man-hours needed to take the extra steps to work in a lead-safe manner. These additional costs should be identified prior to bidding on a job and factored into your bid.

How do I explain this to the customer?

Be honest with the customer. Explain to him/her that in addition to it being federal law, using lead-safe work practices will protect the building occupants from potential hazards associated with disturbance of lead-based paint.

What do I need to give the homeowner?

Prior to the start of work (no more than 60 days prior), give the homeowner the “Renovate Right” pamphlet and get proof that the homeowner received the pamphlet. The Renovate Right pamphlet can be downloaded from EPA’s website (epa.gov/lead). In the pamphlet itself, is a receipt page that the homeowner fills out, signs tears out of the pamphlet and gives back to you for inclusion into your post renovation report. This is referred to as “Pre-renovation Education” and is required by the rule. The homeowner will keep the actual pamphlet. If the homeowner is unavailable to sign, or for some reason refuses to sign, check the appropriate box on the receipt page and retain the receipt page for your records. Leave the pamphlet at the residence. If you mail the pamphlet, mail it registered mail with return receipt at least 7 days prior to the start of the work. Retain the postal receipt as proof of submission and include it in your post renovation report.

What about Pressure Washing?

Most pressure washing activities will disturb loose and flaking paint and should be conducted in compliance with the rule. In most states, you must collect and properly dispose of the runoff water after pressure washing activities. Check with your state or local regulatory agency for proper guidance.

Should I hire a Lead Inspector with an XRF gun?

That depends. According to the RRP rule, one can assume the paint is lead-based and use lead safe work practices. You should consider the age of the building. The older the building is, the greater the chance that lead-based paint will be present. For larger jobs on younger structures, it may be beneficial to have the property tested by a Certified Lead Inspector. Consider the cost of using lead safe work practices versus the cost of having the property tested.

Will I really get fined 37,500?

In August of 2010, EPA released an interesting document called “*Consolidated Enforcement Response and Penalty Policy for the Pre-Renovation Education Rule; Renovation, Repair and Painting Rule; and Lead-Based Paint Activities Rule*”. This document sets forth guidance for the EPA to use in determining the appropriate enforcement response and penalty amount for violations of Title IV of the Toxic Substances Control Act (TSCA) which gives the Agency the authority to address lead-based paint (LBP) and LBP hazards in target housing, and other buildings and structures. \$37,500 per violation per day and federal imprisonment is the maximum penalty EPA can impose for non compliance.

What if I see others not following RRP?

It is extremely important to report known or suspected violators of this rule to the EPA for two reasons. First, consider the health and safety of the building occupants as well as the workers doing the work. Second, not reporting known or suspected violators of the rule gives the bad guys an unfair advantage over a law-abiding firm such as yours.

What about Homeowners? Do they have to follow RRP?

Although homeowners doing work in their own homes are exempt from the provisions of the RRP Rule, they should always use lead safe work practices to protect the health and safety of their family.

OSHA has long had Lead rules, largely ignored by the industry concerning Air Monitoring and PPE. Why has this not been enforced?

This is a very common misconception. OSHA actively enforces its own regulations regarding lead. Visit osha.gov, type in "lead citations" in the search engine in the upper right hand area of the page and read about the numerous citations being issued nationwide involving lead exposure.

What changes are coming?

EPA is proposing to require dust wipe testing after many renovations covered by the RRP rule. For a subset of jobs involving demolition or removal of plaster through destructive means or the disturbance of paint using machines designed to remove paint through high speed operation, such as power sanders or abrasive blasters, this proposal would also require the renovation firm to demonstrate, through dust wipe testing, that dust-lead levels remaining in the work area are below regulatory levels. Renovations on the exteriors of public and commercial buildings will also be proposed to be covered and EPA will evaluate whether renovations in the interior of these buildings create lead-based paint hazards.

How do I keep up with the changes?

To keep up with the changes to this regulation you should periodically visit EPA's website (epa.gov/lead). Proposed changes are usually posted on their website long before the changes or revisions take effect.

Who do I call/ask for help?

For questions regarding lead issues call the National Lead Information Center at 1-800-424-LEAD (5323).