



Builders Association of Northeast Indiana

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Builders Association of Northeast Indiana
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FOR IMMEDIATE RELEASE

EPA'S NEW LEAD PAINT RULE AFFECTS BUILDERS, REMODELERS, PROPERTY MANAGERS AND SUBCONTRACTORS

December 16, 2009 The Environmental Protection Agency (EPA) requires all contractors to be EPA certified and to follow specific work practices to prevent lead contamination when working in homes and housing units, child care facilities, and schools built before 1978. These new rules were created in order to prevent dangerous lead paint exposure, which can affect children's brains and nervous systems and cause high blood pressure in adults.

According to the National Association of Home Builders (NAHB) "Few subcontractors associated with home building and remodeling (including insulation and HVAC installers and others) are even aware of the Lead Renovation Repair and Painting Rule that will govern remodeling activities in homes and child-occupied facilities built before 1978. Those who are aware of it may assume it targets only professional remodelers, but this is not the case. In fact, it applies to any contractor who "disturbs" at least six square feet of painted surface on the inside of a home or 20 square feet on the outside. That means that contractors who install windows, insulation, home entertainment equipment or similar items in the target housing must become certified to do the work."

According to the EPA's website, the Lead-Based Paint Renovation, Repair and Painting Program (RRP) includes pre-renovation education requirements as well as training, certification, and work practice requirements. The Pre-renovation education requirements are currently in effect and require lead pamphlets to be distributed before starting any renovation work in facilities built before 1978. The requirements for training, certification, and work practice rules go into effect April 22, 2010. Renovators and firms are required to be certified by completing a training course conducted by an EPA approved training firm. Employees must be trained in the use of lead-safe work practices and must follow these specific practices which minimize occupants' exposure to lead hazards. Any activity that disturbs painted surfaces greater than 6 square feet per room inside or more than 20 square feet on the exterior of the home or building fall under this regulation. Activities include most repair, remodeling, and maintenance activities – including window replacement and building demolition. Specific examples of activities include electrical work, plumbing, painting, carpentry, and window replacement, among others. There are additional requirements for signage, recordkeeping, and record retention. The RRP Rule and specific requirements are posted on the EPA's website www.epa.gov/lead.

The EPA estimates 200,000 or more contractors will require certification training. The Builders Association Northeast Indiana will provide EPA certified training on Tuesday, January 5, 2010 from 8:00 am – 5:00 pm to help local contractors meet the certification requirement. Contact the Builders Association at 260-665-8921 for further information or to

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enroll in the certified lead renovator training seminar. Cost for BANI members is \$250.00 and \$300.00 for nonmembers. The training will be held at the Community Center office, located at 317 S Wayne Street, Angola, Indiana Enrollment is limited.

EPA has the right to inspect work sites, review records and reports and respond to complaints. Enforcement action against a company that fails to comply with the RRP Rule could result in fines as high as \$32,500.00 per violation, per day.

The Builders Association of Northeast Indiana serves, advances and protects the welfare of the building industry through customer quality assurance, education of our members, and contributions to the community. For additional information please contact, Lyndsey Osterholt, Executive Officer at 260-665-8921.

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