

IBA Home Energy Conservation Program Contractors EPA Lead Requirements -- IMMEDIATE ACTION NECESSARY

EPA's lead-based paint Renovation, Repair & Painting Program goes into effect April 22nd. This comprehensive rule **will** impact IBA's Home Energy Conservation Program as well as renovation projects in pre-1978 residential houses, apartments, and child-occupied facilities (schools and day-care centers). **It is important to note that no later than April 22nd ALL contractors must submit a copy of their firm certification as well as a copy of the certified renovator card(s) to IBA in order to do work in pre-1978 housing associated with IBA's Home Energy Conservation Program. Copies of firm certification and certified renovator cards should be forwarded to IBA via e-mail to: Gretchen@BuildIndiana.org or by fax 317-917-0335.**

EPA Certified Renovator Training Class Registration Links through Indiana Association for Community Economic Development (\$25 for IACED members, \$50 for non-IACED members):

http://iaced.getpatron.com/services/training/training-calendar/?page_id=144&calendar_day=2010-03-29

http://iaced.getpatron.com/services/training/training-calendar/?page_id=144&calendar_day=2010-03-30

http://iaced.getpatron.com/services/training/training-calendar/?page_id=144&calendar_day=2010-03-31

EPA Certified Renovator Training Class Registration Link through Indiana Builders Association (Cost \$225 for IBA members, \$250 for non-IBA members):

<http://www.buildindiana.org/pdf/LeadTrainingRegistrationForm2009.pdf>

Below is a very brief summary of the Program and I encourage contractors to familiarize themselves with all aspects of the rule. Please note there are informational links with additional information regarding specific tasks to be performed as well as work practice standards below.

Brief Summary of EPA's Renovation, Repair and Painting Program

1. Training and Certification

Beginning in April 2010, firms working in pre-1978 homes will need to be certified. Along with the firm certification, an employee will also need to be certified as a Certified Renovator. This employee will be responsible for training other employees and overseeing work practices and cleaning. The training curriculum is an eight-hour class with two hours of hands-on training. Both the firm and Certified Renovator certifications are valid for five years.

- Applications for certified firms should be submitted along with \$300 to the U.S. EPA. Please note EPA can take up to 90 days to review, approve, or request additional information. Certified firms must perform various activities outlined in the EPA *Small Entity Compliance Guide to Renovate Right*.
- The Indiana Builders Association has been offering the initial certified renovator training classes. Please make sure the certified renovator previously completed the contractor weatherization training as this person must be present on the jobsite to perform specific duties throughout the project.

2. Work Practices

Once work starts on a pre-1978 renovation, the Certified Renovator has a number of responsibilities. Before the work starts this person 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 the cleaning 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. Record keeping will likely be a major enforcement tool for the regulation.

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 square feet or exteriors disturbing less than 20 square feet being exempt.
- 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. EPA has proposed removing this opt-out from the rule.
- If the house or components test lead free by a Certified Risk Assessor, Lead Inspector or Certified Renovator

5. Additional Information

- Application for Certified Firms <http://www.buildindiana.org/pdf/ApplicationforCertifiedRenovatorFirms.pdf>
- EPA Small Entity Compliance Guide to Renovate Right <http://www.buildindiana.org/pdf/sbcomplianceguide.pdf>
- Sample Recordkeeping Checklist <http://www.buildindiana.org/pdf/SampleRRPChecklist.pdf>
- U.S. Environmental Protection Agency website <http://www.epa.gov/lead/pubs/renovation.htm>
- National Association of Home Builders website www.nahb.org/lead
- Indiana Builders Association website www.buildindiana.org/epaleadrule.htm
- Full text of the final rule as published in the Federal Register <http://www.buildindiana.org/pdf/FinalEPALeadRule.pdf>