



Town of Charlton

www.townofcharlton.net

DEPARTMENT of BUILDING
INSPECTIONAL SERVICES

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Guidance for EPA Lead Safety Rule Effective April 22, 2010, for homes built prior to 1978

If you engage in any activity that could disturb lead based paint on a pre-1978 house where children under 6 reside or a pregnant woman resides (there are other considerations as well), you must have at least one certified Lead-Based Paint, Renovation, Repair and Painting Program (RRP) individual on staff and onsite (as well as have the firm authorized by the EPA) and take the required lead safety steps, here is what you need to know now:

- Building Officials **are not** required to enforce this regulation.
- Although it is not clear how the rule will be enforced, the fines add up to \$37,500.
- All houses built prior to 1978 must have a certified RRP specialist on site during the job (cost is from \$200 - \$300 per 8 hour course — certificate good for 5 years)
- If you are working on a house that is federally subsidized, every person on the jobsite must have the Lead Safety (RRP) certification.
- Each company must also be registered with the EPA (\$300 for 3 years)
- All RRP certified individuals must train their non-certified crews on certain aspects of the lead safe practice requirements (if not required to be certified themselves).
- Documentation will be the key to these jobs. It is not only important to follow the procedures in the program, but it will be in the company's best interest to go above and beyond during documentation.
- Pre-site inspections are important to limit your liability. Contracts will need to have language stating that the company is not liable for conditions prior to or following the time you are onsite. You should also document, with pictures, existing conditions, lead-safe practices taken and how the property was left. This may not stop a lawsuit, but can seriously increase your chance of winning.
- Courses will be in high demand soon so do not wait to sign up. In order to obtain certification, you can find a certification center near you by:

Call 1-800-424-5323, National Lead information center

Or <http://www.epa.gov/lead/pubs/renovation.htm>

Curtis Meskus - Building Commissioner/Zoning Enforcement Officer

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James Jones – Inspector of Wires
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