

LEAD BASED PAINT REQUIREMENTS

The following information is made available to RREM Program applicants to inform them of the requirements surrounding lead-based paint if such paint is present in their homes.

WHAT IS LEAD-BASED PAINT?

Lead is a naturally occurring element that, when ingested, can be toxic to humans. If your home was built prior to 1978, there is a good chance it has lead-based paint (LBP). If the paint is in good shape, then the lead is usually not a problem. Deteriorating lead paint (e.g. peeling/chipping) and lead paint dust is a hazard and needs immediate attention. Additionally, if you are performing renovations that may disturb surfaces that contain lead paint, there are very strict federal laws that must be followed to ensure that no hazard is created as a result of the repairs. LBP hazards are identified by a process called a *LBP Risk Assessment*.

LEAD PAINT REQUIREMENTS IN THE RREM PROGRAM

Per HUD funding requirements, a *LBP Risk Assessment Report* is NOT required for those properties:

- Built after January 1978, or
- Properties being completely demolished and reconstructed, or
- Where lead-based paint has been completely removed prior to the RREM Initial Site Inspection and a *Lead Free Certification* is provided by a NJ State Certified Risk Assessor.

WHAT IS REQUIRED IF LEAD PAINT IS IN YOUR HOME?

Check your *Estimated Cost of Repair* (ECR) report and the *LBP Risk Assessment Report* completed at your Initial Site Inspection in order to verify if lead-based paint (including lead hazards) are present in your home. You are also encouraged to consult with your RREM Project Manager and your Contractor.

If the *LBP Risk Assessment Report* indicates the presence of a lead paint hazard: YOU MUST ABATE ALL LEAD PAINT HAZARDS BEFORE STARTING CONSTRUCTION ON OTHER ITEMS IN YOUR SCOPE OF WORK.

You will need to hire a **NJ State Certified Lead Abatement Contractor** to conduct abatement activities to ensure the permanent removal, encapsulation, or containment of lead-based paint from surfaces and/or soils. The abatement contractor cannot be the same vendor who performed the Risk Assessment.

A list of NJ State Certified Lead Abatement Contractors can be found on the following link and a list will also be provided at the time of your Step 5A Meeting, where you discuss your project construction plan with your RREM Project Manager:

http://www.state.nj.us/dealdivisions/codes/publications/pdf_lead/ld_abat_c.pdf

Not all contractors are licensed for all construction activities, so be sure you verify your contractor's NJ State-regulated qualifications.

Some services that may be performed by your NJ State Certified Lead Abatement Contractor:

- Painting stabilization by treating defective painted surfaces and repainting
- Replacing rotted painted materials
- Treating friction/impact surfaces to reduce dust being generated
- Rendering all horizontal surfaces (floors and stairs) smooth and cleanable

Once the lead-based paint hazard has been eliminated and an interim clearance is obtained, homeowners must hire a **Lead Safe EPA Certified Renovator Firm** to complete all remaining renovations.

If your *LBP Risk Assessment Report* indicates the presence of lead-based paint, but there is no lead hazard identified:

An abatement contractor is not required, you must use a **Lead Safe EPA Certified Renovator Firm** employing lead safe work practices when completing renovations.

- A **Lead Safe EPA Certified Renovator Firm** locator is available on the following EPA website: http://cfpub.epa.gov/flpp/searchrrp_firm.htm.

All individual contractors and workers on site must be Renovate, Repair, Paint (RRP) certified, regardless of their trade.

If your home was built before 1978 and you are performing rehabilitation work on the home, you are required to have a Lead Clearance Examination conducted regardless of whether or not there are lead paint hazards present.

WHAT IS A LEAD CLEARANCE EXAMINATION REPORT?

Upon completion of construction, all properties that contain lead paint must have a final *Lead Clearance Examination* conducted (by a third-party independent contractor) to ensure the home is free of lead paint hazards as mandated by the HUD Lead Safe Housing Rule. You must hire a **NJ State Certified Lead Evaluation Contractor** to perform this examination and to provide a *Lead Clearance Examination Report*.

WHAT ARE THE LEAD CLEARANCE EXAMINATION REQUIREMENTS?

- A *Lead Clearance Examination* is a combination of visual observations and environmental test procedures that ensure that no lead-based paint hazards, lead-based paint dust, or lead-based paint chips remain in the home after renovation work has been completed.
- The clearance examination can be performed one (1) hour after all repairs are complete.
- This must be “whole unit clearance,” which means all rooms and common areas and the exterior of the home need to be examined, even if work was not performed there.
- The *Lead Clearance Examination* is then rendered to you, the homeowner, and you must document the findings of the clearance examination for the protection of all parties.
- You must also give the RREM Program a copy of this report.

WHO CAN PERFORM LEAD CLEARANCE EXAMINATIONS?

Contractors have to be New Jersey State Certified and employed by a State-certified lead evaluation firm and can send field samples to EPA-certified laboratories.

To find a list of NJ State Certified Lead Evaluation Contractors, please visit:

http://www.state.nj.us/dca/divisions/codes/publications/pdf_lead/ld_eval_contrs.pdf.

YOU MUST HIRE A SEPARATE CONTRACTOR TO PERFORM THE LEAD CLEARANCE EXAMINATION. This helps avoid any conflicts of interest.

For a sample of a *Lead Clearance Examination Report*, please see below.

FOR ADDITIONAL INFORMATION ABOUT LEAD-BASED PAINT IN THE HOME PLEASE VISIT:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/healthy_homes

<http://www2.epa.gov/lead>

LEAD-BASED PAINT
CLEARANCE EXAMINATION REPORT

General Information

Start and completion dates of construction	Start date ___/___/___	Completion date ___/___/___		
Date of Clearance(s)	1 st	2 nd	3 rd	4 th
Clearance Professional	Name:	Cert #:		
Evaluation Firm	Name:			
Address	Street:	City/State/Zip:	Phone:	
Property address	Street:	City:		
Client name				
Client address	Street:	City/State/Zip:		
Contractor	Name:			
Contractor Address	Street:	City/State/Zip:	Phone:	
Name of Lab				
Lab address	Street:	City/State/Zip:	Phone:	

Clearance Standards for Dust Wipes

Floors (ug/sqft)	Less than 40 ug/sqft
Window sills (ug/ft2)	Less than 250 ug/sqft
Window troughs (ug/ft2)	Less than 400 ug/sqft

Prepared and Submitted by: _____ **P-** _____

Date: ___/___/___

NOTE – copies of this report must be provided to the client requesting the clearance and the property owner if they are different individuals