

# Deleading Training for Contractors and Homeowners

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# Importance of Moderate Risk Deleading Training

- Property Owners can reduce the overall cost of Deleading significantly by becoming trained in the Moderate Risk Techniques
- This allows you to remove and replace windows, doors, door casings, cabinets and cabinet doors, cap baseboards, railings, etc. but not scrape any component.
- Property Owners and or their agents (relative or contractor) take an 8-hour course and after completing course, take an open book examination administered by the Commonwealth of Massachusetts.
- You must pass with a 75% on the examination.
- If you pass you will be issued a License Number by the state (MDPH)
- You must submit a Deleading Notification to the Department of Labor Standards, the MCLPPP, BCLPPP and MA Historical Commission(only if it is a historic property)
- The Moderate Risk Deleading License does not have expiration date currently, you can conduct Moderate Risk Deleading on the rest of properties after it has been inspected.
- Additionally, after becoming licensed as a Moderate Risk Deleader, you can hire yourself out to a Deleading Contractor to perform work under his supervision or hire yourself out to do Moderate Risk Work for a Licensed Lead Safe Renovator Contractor Supervisor.

# Importance of Moderate Risk Deleading Training

- The Environmental Health Office provides exceptional Moderate Risk Deleading Training at low-cost for \$50 for Property Owners who owned residential properties in Boston.
- All other property owners who own properties outside of Boston must pay \$100.
- After the inspector re-inspects your property and takes dust wipes samples that pass clearance protocols of [ $<40 \mu\text{g}/\text{ft}^2$  for the floor,  $250 \mu\text{g}/\text{ft}^2$  for the window sill, and  $400 \mu\text{g}/\text{ft}^2$  for the window well (trough) ] the inspector will issue you a Compliance Letter.
- Make sure you Disclose the Lead Status of your housing unit in accordance with Title X of the Federal Law to your tenant and provide them a copy of the report and deleading compliance.

Place your inspection report and compliance letter with your mortgage documents.



# Importance of Moderate Risk Deleading Training

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- You can claim a \$1500 tax credit per unit for your abatement compliance on your Massachusetts Tax Form.
- This is a onetime deduction for that unit.

# The Importance of Renovation, Repair, and Painting Training

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- Renovation, Repair, and Painting (RRP) Rule was implemented by EPA on April 22, 2010.
- All Home Renovation Contractors (plumbing, carpenters, painters, and electrical, etc.) had to be trained by Certified Training Providers.
- On July 9, 2010 the Commonwealth of Massachusetts Department of Labor Standards (DLS) became authorized to implement the RRP Rule in Massachusetts.
- Trained and Licensed Lead Safe Renovator Contractors are able to implement renovation work activities without contaminating property with lead dust and debris
- They ensure that your renovation work is in compliance with the Lead Safe Renovation Regulations 454 CMR 22.00



# The Importance of Renovation, Repair, and Painting Training

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- All containment procedures have been implemented to prevent Lead dust and debris from migrating from the site to contamination other areas.
- Protect your health, your tenants and any children from lead dust and debris.
- Protecting your neighbors property from becoming contaminated with lead dust and lead dust debris resulting in a costly clean up of their property.
- Ensure all renovation work activities have been cleaned up and properly disposed in accordance with the regulations.
- All work has been documented, and sent to you within 30 days of the work and that the contractor is responsible for keeping the records up to 3 years.

# The Importance of Renovation, Repair, and Painting Training

- All Contracting Firms performing Renovation work must be licensed by DLS and pay a \$375 fee for 5 years.
- If Contracting Firms had previously been licensed by EPA prior to July 9, 2010 when the state became authorized, they must submit an application for a Contractor Licensing Waiver.
- Contractors must have a Licensed Lead Safe Renovator Supervisor trained onsite at all time.
- The Lead Safe Renovator Supervisor is responsible for Notifying Tenants and Landlords when the work will start and end and update notices when there is a work schedule change, providing a copy of the EPA's Renovate Right Brochure and obtain tenant signatures and date.
- If tenants refuses to sign, he must so indicate on the document. If the tenant(s) isn't available he must send the EPA Brochure by certified mail return receipt.



# The Importance of Renovation, Repair, and Painting Training

- Lead Safe Renovator must determine if there is lead paint with either an EPA approved Lead Check Kit, or inspection report from a licensed lead inspector.
- Lead Safe Renovator must document all his tests work on an EPA Lead Test Kit Documentation Form.
- Lead Safe Renovator must determine if the property where renovation work is to take place is a pre-1978 target housing or child occupied facility or school.
- Lead Safe Renovator must determine if he will disturb 6 square feet lead paint or more the Interior of the building or 20 square feet or more on the exterior. If so he must proceed with implementation of the RRP Regulations.
- The Lead Safe Renovator must Post Signs, Limit Access to the Site, and Contain lead dust and lead dust debris by using 6 mil heavy duty plastic sheeting or tarpaulins. The plastic sheeting must extend from the foundation out to 8 to 10 feet.
- Lead Safe Renovator must use personal protective dermal and respiratory equipment (tyvek disposable coveralls, goggles, painters hat, gloves, shoe coveralls, N-100 Masks) form himself and workers.
- If tarpaulins are used for containment on the interior of the building, they may only be used once.



# The Importance of Renovation, Repair, and Painting Training

- If tarpaulins are used on the exterior, they may be used repeatedly as long as they are cleaned by HEPA vacuum.
- If scaffolding is used to perform work, 6 mil plastic must be used for vertical containment or cocooning the scaffolding and that all dust and debris fall down to the ground 6 mil plastic sheeting.
- The Licensed Lead Safe Renovator Contractor Supervisor must conduct the Clearance Verification of the completed renovation activities and compare it with the EPA Clearance Verification Card.
- The Licensed Lead Safe Renovator Contractor Supervisor must have keep all paperwork and training records of workers onsite at all times on the renovation work and must send it to the property owner within 30 days of the renovation work.
- The Licensed Lead Safe Renovator Contractor should keep a copy of the records of the renovation copy up to three years.



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- Contractor may disposed of renovation waste as trash as long as it does not exceed 220 lbs and must be sealed in heavy duty contractor bag..
- All large debris like doors etc must be individually wrapped and sealed with 6 mil plastic and set out with the other trash disposal.

