



# New Environmental Protection Agency (EPA) Requirements on the Pre-Renovation Lead Information Rule

## Pre-Renovation Lead Information Rule 406(b)

If conducted improperly, renovations in housing with lead-based paint can create serious health hazards to workers and occupants by releasing large amounts of lead dust and debris. Section 406 of the Toxic Substances Control Act (TSCA) directed the EPA to develop requirements for renovators to distribute a lead hazard information pamphlet to housing owners and occupants before conducting renovations in pre-1978 housing. EPA published these requirements in a final rule on June 1, 1998. The new Lead Renovation, Repair and Painting Final Rule published on April 22, 2008, amends and supplements the 1999 rule.

## New EPA Requirements



Beginning December 2008, contractors performing renovation, repair and painting projects that disturb lead-based paint must provide the *Renovate Right: Important Lead Hazard Information for Families, Child Care Providers, and Schools* to owners and occupants of housing and to parents and guardians of children under age six that attend child care facilities built prior to 1978.

This rule affects paid renovators who work in pre-1978 housing and child-occupied facilities, including:

- Renovation contractors.
- Maintenance workers in multi-family housing.
- Painters and other specialty trades.

Under the rule, child-occupied facilities are defined as residential, public or commercial buildings where children under age six are present on a regular basis. The requirements apply to renovation, repair or painting activities. The rule does not apply to minor maintenance or repair activities where six square feet or less of lead-based paint is disturbed in a room or where 20 square feet or less of lead-based paint is disturbed on the exterior. Window replacement is not minor maintenance or repair.

For more information or to order brochures, visit EPA's Renovation, Repair, and Painting Web site at [www.epa.gov/lead](http://www.epa.gov/lead), or contact the National Lead Information Center (NLIC) at 1-800-424-LEAD [5323].

# How to Comply with the Pre-Renovation Education Rule

No more than 60 days before beginning renovation activities in pre-1978 housing or child-occupied facilities, the Certified Renovation Firm performing the renovation must provide the Renovate Right pamphlet to owners and occupants or parents and guardians.

## Renovations in Owner or Tenant Occupied Housing

1. Hand deliver EPA's lead pamphlet to the owner or tenant before renovation or repair begins and obtain confirmation of receipt. **OR**
2. Mail lead pamphlet to owner or tenant 7 days before work begins and document with certificate of mailing.
3. Obtain confirmation of receipt of the lead pamphlet. Keep records for three years.

## Renovations in Common Areas of Multi-Family Housing

1. Provide owner with lead pamphlet by hand delivery or certified mailing 7 days before renovation or repair. Obtain confirmation of receipt of the lead pamphlet.
2. Notify tenants and make pamphlet available, or post signs describing the renovation or repair job. The signs must include the pamphlet or information on how to review a copy.
3. Maintain written documentation describing notification procedures.
4. Provide supplemental renovation notice if changes occur in location, timing, or scope of renovation occurring.
5. Keep records for three years.

## Renovations in Child-Occupied Facilities

1. Provide the owner of the building with the lead pamphlet by hand delivery or certified mailing 7 days before renovation or repair. **OR**
2. If the child-occupied facility is not the building owner, provide the lead pamphlet to an adult representative of the child-occupied facility by hand delivery or certified mailing 7 days before the work.
3. Obtain confirmation of receipt of the lead pamphlet.
4. Mail or hand-deliver the lead pamphlet to each parent or guardian of the children attending the child-occupied facility. **OR**
5. Post informational signs about the renovation or repair job. The signs must include the pamphlet or information on how to review a copy.
6. Maintain written documentation describing notification procedures.
7. Keep records for three years.

## Pre-Renovation Informational Signs

1. Must be posted where they will be seen and describe the nature, locations, and dates of the renovation or repair.
2. Must be accompanied by the lead pamphlet or information on how tenants or parents/guardians can get a free copy.