

## **Preservation through Smart Rehab - Lead Based Paint Requirements**

Renovations disturbing painted finishes in any development built prior to 1978 in which children under the age of six may reside, must comply with Environmental Protection Agency's "Renovation, Repair and Painting" (RRP) final rule, unless the surfaces disturbed can be proven to be lead free or the disturbed area is smaller than the "de minimis" limits established in the rule. The RRP rule requires all firms performing renovations to be certified, all individuals performing renovations to be trained, a Certified Renovator to be assigned to each renovation project, and lead safe work practices to be followed.

In addition, any development meeting the above criteria and which is federally owned or receives federal assistance in the form of multifamily mortgage insurance; project-based rental assistance; rehabilitation assistance; acquisition, leasing, supportive services or operation assistance; tenant-based rental assistance; or is owned by a public housing authority, is subject to HUD's "Lead Safe Housing Rule". This rule requires renovation worker certification or on-the-job training from a Certified Renovator/Certified Lead Abatement Supervisor, and lead safe work practices. These requirements do not apply if the surfaces disturbed can be proven to be lead free or the disturbed area is smaller than the "de minimis" limits established in the rule. However, HUD's training, lead safe work practices, lead based paint testing methods, and "de minimis" requirements are different from those of the EPA.

Both the EPA and HUD rules require pre-renovation tenant notification regarding the potential hazards of lead based paint and lead paint dust.

For more information on the EPA's Renovation, Repair and Painting rule, see:

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

For more information on HUD's Lead Safe Housing Rule, see:

<http://www.hud.gov/offices/lead/enforcement/lshr.cfm>

For a comparison of the requirements between the EPA and HUD rules. See:

[http://www.hud.gov/offices/lead/enforcement/lshr\\_rrp\\_changes.cfm](http://www.hud.gov/offices/lead/enforcement/lshr_rrp_changes.cfm)