

# LEAD HAZARD MITIGATION

The Housing Resources Commission Lead Hazard Mitigation Regulations also apply to residential rental units.

Landlords must take a three-hour Lead Hazard Awareness Class, correct any hazards, hire a licensed Lead Inspector or Technician to conduct an Independent Clearance Inspection, and obtain a Certificate of Conformance. Owners must maintain painted surfaces that may contain lead and promptly respond to tenant complaints or reports by immediately correcting damaged paint.

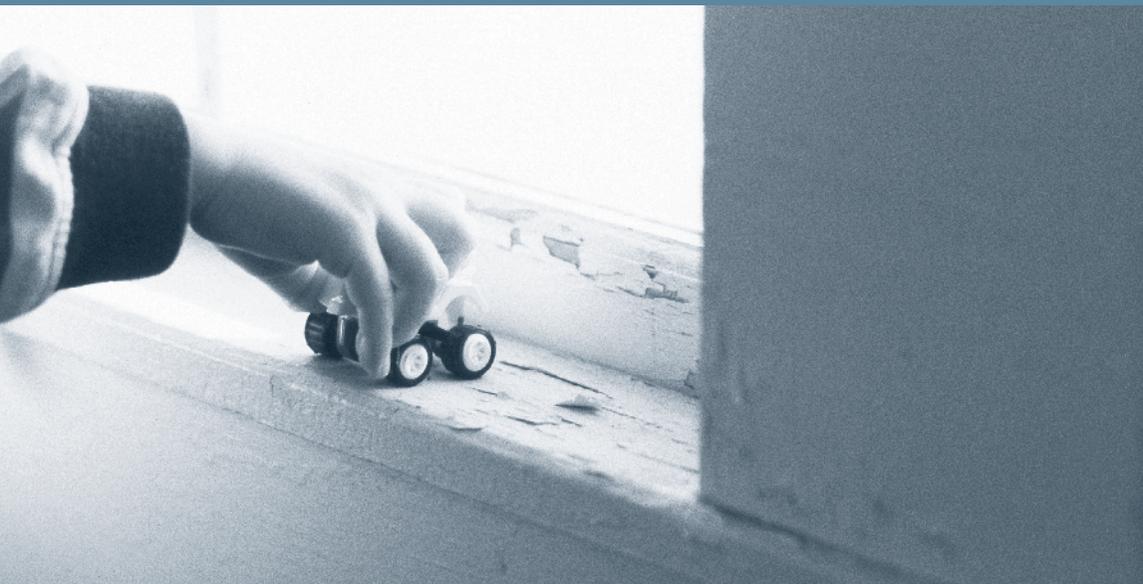
For information on Lead Hazard Mitigation Regulations and Certificates of Conformance, call the Housing Resources Commission at 401-222-5323 or visit [www.HRC.ri.gov](http://www.HRC.ri.gov).

To search for a Certificate of Conformance, visit [www.HRC.ri.gov](http://www.HRC.ri.gov).

**WORKER PROTECTION:** Regulated by the Occupational Safety and Health Administration (OSHA). OSHA has comprehensive regulations [29 CFR 1926.62] that apply to all employers involved in the removal of lead-based paint. OSHA requires medical monitoring of employees (this includes periodic blood-lead testing), the use of respirators, and air monitoring. Specific requirements depend on the removal method used and the lead concentrations in the air.

**FINANCIAL ASSISTANCE:** A variety of financial assistance programs are available to help property owners with the cost of correcting lead hazards. In certain circumstances an owner may qualify for a state income tax credit.

See the Resources section in this brochure for more information on worker protection and financial assistance.



# RESOURCES

RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT 401-222-2808

RHODE ISLAND DEPARTMENT OF HEALTH, CHILDHOOD LEAD POISONING PREVENTION PROGRAM 401-222-5960

- General information about lead and lead paint removal
- List of licensed Lead Hazard Reduction Contractors and Lead Hazard Control Firms
- List of Certified Environmental Lead Inspectors or Technicians

## WORKER PROTECTION

OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) 401-528-4669

RHODE ISLAND COMMITTEE ON OCCUPATIONAL SAFETY AND HEALTH (RICOSH) 401-751-2015

RHODE ISLAND DEPARTMENT OF HEALTH, OSHA CONSULTATION PROGRAM 401-222-5960

## FINANCIAL ASSISTANCE

RHODE ISLAND HOUSING LEADS SAFE HOMES PROGRAM 401-450-1350

RESIDENTIAL LEAD ABATEMENT INCOME TAX CREDIT 401-574-8829

## LEAD TRAINING COURSES

Updated lead training course listings can be found by selecting Lead Professional Training at [www.health.ri.gov/leadpoisoning](http://www.health.ri.gov/leadpoisoning)

# ARE YOU DISTURBING LEAD PAINT?

State regulations dictate the way lead-based paint can be disturbed in homes in Rhode Island built before 1978. This brochure summarizes the most important requirements, including licensing for working with lead-based paint, lead-safe work practices, and interior and exterior removal methods.



Healthy Homes and Environment Team  
[www.health.ri.gov/leadpoisoning](http://www.health.ri.gov/leadpoisoning)



## IT'S THE LAW

Projects that disturb lead-based paint can create contaminated dust and endanger occupants. Anyone who disturbs 6 square feet of paint or more per interior room or 20 square feet or more of exterior paint must be licensed by the Rhode Island Department of Health (HEALTH).

HEALTH Rules and Regulations for Lead Poisoning Prevention [R23-24.6-PB] apply to lead hazard reduction and lead hazard control in all pre-1978 housing and child care facilities.

### Spot Removal Exemption

Training and licensure is not required for spot removal, which includes:

- Disturbing fewer than 6 square feet of paint per interior room or common area
- Disturbing fewer than 20 square feet of exterior paint
- Door replacement or removal for off-site lead hazard reduction/lead hazard control
- Temporary lead hazard control measures

## WHO CAN DO THE WORK

	LOCATION	DIMENSIONS	WHO CAN DO THE WORK		
			LEAD HAZARD REDUCTION CONTRACTOR	LEAD HAZARD CONTROL FIRM	UNLICENSED INDIVIDUALS
Property with Notice of High-Risk Premises	interior	spot removal	✓	✓	✓
		> 6 square feet	✓	NO	NO
	exterior	spot removal	✓	✓	✓
		> 20 square feet	✓	✓	NO
Property with Notice of Violation	interior	spot removal	✓	✓	✓
		> 6 square feet	✓	NO	NO
	exterior	spot removal	✓	✓	✓
		> 20 square feet	✓	✓	NO
Property with Notice to Abate or Licensed Child Care Facility	interior	spot removal	✓	✓	✓
		> 6 square feet	✓	✓	NO
	exterior	spot removal	✓	✓	✓
		> 20 square feet	✓	✓	NO
All Other Pre-1978 Housing	interior	spot removal	✓	✓	✓
		> 6 square feet	✓	✓	NO
	exterior	spot removal	✓	✓	✓
		> 20 square feet	✓	✓	NO
Window Replacement	anywhere	any size	✓	✓	NO

For more information on particular violations, visit [www.health.ri.gov/leadpoisoning](http://www.health.ri.gov/leadpoisoning)

## LEAD-SAFE WORK PRACTICES

- All lead hazard reduction and lead hazard control activities must be performed in accordance with HEALTH Regulations [R23-24.6-PB].
- Owners must make all reasonable efforts to ensure that occupants are not present during the work.
- Prior to starting any work, all furniture and other movable objects must be removed from the area or completely covered with plastic sheeting or other impenetrable material.
- The floor and all openings between the work area and any uncontaminated areas must be covered with plastic sheeting and sealed with duct tape. The area must be wet cleaned of all dust and debris after the work is complete.
- A clearance inspection must be conducted by a Certified Lead Inspector or Inspector Technician to determine that lead hazards have been corrected and permissible lead dust levels have been achieved.

ALWAYS FOLLOW LEAD-SAFE WORK PRACTICES WHEN DISTURBING LEAD-BASED PAINT.

## INTERIOR REMOVAL OF LEAD-BASED PAINT

### Authorized Removal Methods:

- Wet hand scraping with or without a heat gun, followed with light feather sanding
- Dry hand scraping with or without a heat gun, followed with light feather sanding
- Use of a non-flammable chemical stripper that does not contain methylene chloride

### Prohibited Removal Methods:

- Heat guns operated at temperatures above 1100° F
- Open flame or torch burning
- Flammable or methylene chloride paint strippers
- Abrasive blasting or power sanding, except when performed by a licensed Lead Hazard Reduction Contractor

### Post-Abatement Clean-Up and Clearance

After completing the work, repeatedly clean the entire work area by wet vacuuming or using a High Efficiency Particulate Air (HEPA) vacuum, followed by wet washing all surfaces with an all-purpose cleaner and rinsing with clean water.

Dry sweeping and dry vacuuming without a HEPA filter are prohibited.



## EXTERIOR REMOVAL OF LEAD-BASED PAINT

Rhode Island Department of Environmental Management Air Pollution Control Regulation No. 24 requires that anyone conducting exterior removal of lead-based paint take the following steps:

- Notify any adults that live within 50 feet of the work site. Include the dates when the removal will occur and how the paint will be removed.
- Remove all toys, play equipment, and furnishings located less than 50 feet from the work site or cover them with an impenetrable material such as plastic sheeting.
- Secure an impenetrable material on the ground at the work site to prevent any paint chips, dust, or other job debris from being deposited on the ground.
- Also use vertical containment when power washing to prevent paint chips, dust, or other job debris from spreading beyond the ground sheeting. Properly contain, handle, and dispose of all liquid waste.
- Mist exterior surfaces with water prior to manual scraping.
- Attach power sanding or blasting equipment to a HEPA system that collects all dust and debris (the sanding disk must not be wider than the surface being sanded).

### Prohibited:

- Dry scraping
- Heat guns operated at temperatures above 1000° F
- Open flame or torch burning
- Flammable or methylene chloride paint strippers

### Post-Abatement Clean-Up

At the end of each work day collect all visible debris. Spray all ground cover and other sheeting used for containment with a fine mist of water and collect the residue. Place collected paint chips, debris, and residue in single 6 mil or double 4 mil plastic bags (or other appropriate containers). Store waste and all ground sheets where they are inaccessible to the public.

At the end of the paint removal project place all paint chips, debris, and plastic sheets used for containment in single 6 mil or double 4 mil plastic bags. Securely seal and store all bags or containers and dispose of properly (homeowners may dispose of waste from paint removal work as part of their regular trash pick-up).

