

**Asbestos and Lead Regulatory Program,
Lead (Pb) in Construction
and
The Role of Town Health Officers**

Presentation 1 of 2

Guidance • Support • Prevention • Protection

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Asbestos and Lead Regulatory Program Chief
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Presentation Topic

- What you should know about Lead in Construction
- Effects of Lead Exposure
- Role of Town Health Officers
- Construction and compliance
- Familiarity various rules and regulations

Asbestos and Lead Regulatory Program Staff Personnel

Vernon Nelson, Program Manager

Lindsey Wells, Program Specialist – Licensing
and Certifications Processing

Andrew Chevrefils, Health Engineer,
Responsible for Lead Abatement Permits,
Compliance Inspections and Technical
Assistance

Effects of Lead Exposure

Ingestion or inhalation of Lead affects children and adults:

- Can cause adverse impact on the brain, kidneys, and nervous system
- Can slow down growth and development
- Can damage hearing and speech
- Can Cause behavior problems
- As well as numerous other adverse health affects

When can lead in construction can be a problem?

When associated with the use of the following prohibited practices on paint coatings in housing, public buildings, commercial or industrial facilities.

The generation of lead dust inhalation or ingestion hazards

During pressure washing of paint coatings

Dry manual sanding or grinding

Abrasive blasting

Mechanical sanding or Grinding

Dry sweeping of paint chips or lead dust

Heat guns or burning

Why the concern about lead paint?

- Renovation or construction in pre-1978 buildings can create lead dust and chips
- The purposeful and intentional removal of paint is considered abatement
- Abatement must be conducted by a licensed abatement contractor
- General Renovation can disturb paint, and must be conducted in a lead safe manner, by a certified lead safe renovator

When may THO's encounter lead issues in routine duties?

- Tips, complaints and public inquiries
- Response to rental tenants reports of suspected health hazards
- Neighboring properties near renovation or construction projects
- Construction activity associated with public buildings

What is the Town Health Officer role regarding lead related tips / complaints?

- **Provide assistance to the ALRP Staff**
- **to conduct an initial site visit associated with a tip/complaint**
- **To provide direct observation of site activities and conditions**
- **To issue stop work orders and provide status report**
- **To identify property owner and contractor who may be disturbing painted surfaces.**

ALRP Staff may ask THO's to assist with:

- investigating possible public health hazards and risks within the municipality or town jurisdiction
- taking action to prevent, remove or destroy any such hazards
- taking action to mitigate significant public health risks
- enforcing health laws, rules and permit conditions, and taking the steps necessary to enforce orders
- The local presence of the THO is an essential component of the Public Health Team Resources. We really need your help.

We are asking for your help generally on day one, with occasional follow up

- On the day of a tip or complaint you may be asked to assist, with a housing or a public health concern only,
- As deemed necessary or appropriate, program staff will arrange to travel to site within 24 – 48 hours for follow up compliance inspections.
- ALRP staff will provide technical assistance to THO's on an as needed basis. Please call us anytime.

Useful tools for you to consider

- Field Inspection form
- Digital Camera
- Health Orders
- Stop Action Orders
- Cleanup Orders

 VERMONT DEPARTMENT OF HEALTH Town Health Officer Complaint & Inspection Form	Complaint Received By: Title/Program: Date: Complainants Name, Address, & Phone #
	Owner Name, Address, & Phone Number: Property Location: <input type="checkbox"/> Rental <input type="checkbox"/> Owner Occupied <input type="checkbox"/> Other _____
Reason for Complaint:	
Town:	Town Health Officer Name: <input type="checkbox"/> Health Officer <input type="checkbox"/> Deputy Health Officer <input type="checkbox"/> Other _____
Date of Inspection:	Type of Inspection: <input type="checkbox"/> Initial <input type="checkbox"/> Follow-up Last inspection date _____
Inspection Observations: _____ _____ _____ _____ _____ _____	
Overall Inspection Findings and Required Corrections: _____ _____ _____	
Required Compliance Date:	Follow-up Inspection Date Set:
Referred to Other State Agency/Department or Other Organization: <input type="checkbox"/> Yes <input type="checkbox"/> No Details/Comments:	

2.2009

THO's should recognize practices associated with:

- Essential Maintenance Practices (EMP's), on rental properties and child care facilities
- Unsafe work practices
- Renovation, Remodelling, Painting (New USEPA Regulations)
- Abatement (Lead Paint Removal, Enclosure, Encapsulation)

Laws and Regulations Regarding Lead in Construction

- Vermont's Lead Law
 - Essential Maintenance Practices(EMP's)
- Vermont Regulations for Lead Control
- VOSHA – Lead in construction
- (**New**) USEPA – Renovation, Remodeling, Painting (RRP)

Vermont Regulations for Lead Control

- § V.S.A Title 18, Chapter 38
- Regulates Lead-based paint activities
- Licensing and Certification of individual who perform lead-based paint activities such as inspection, training, testing, project design and abatement workers
- Covers lead abatement in housing, commercial and industrial settings

- **Vermont's Lead Law – Essential Maintenance Practices**
 - Designed to protect children and workers
 - Applies to houses and child care facilities built before 1978
 - Requires anyone disturbing more than 1 sq. ft. of paint on a house built before 1978 to:
 - *Use lead-safe work practices*
 - *Not use prohibited work practices*
 - *Requires landlords and owners of child care facilities to keep their property in good condition by using Essential Maintenance Practices (EMPs)*

Renovation, Remodeling and Painting

Contractors, Painters, Landlords, and Property Managers!

**EPA's Renovation, Repair & Painting (RRP) Rule
takes effect April 22, 2010!**

When working in pre-1978 homes and child-occupied facilities, federal law requires you to:

- Use lead-safe work practices.
- Be a "Certified Renovator."
- Work for a "Certified Renovation Firm."

To become a "Certified Renovator," you must take a RRP class from an accredited training provider. To obtain firm certification, you must apply and pay a fee to EPA.



**Contact the National Lead Information Center at 1-800-424-LEAD (5323)
or the EPA at www.epa.gov/Lead.**

The RRP rule affects most repairs, remodeling, and maintenance jobs including window replacement, weatherization, demolition, and any other work that disturbs painted surfaces in pre-1978 homes and child-occupied facilities, such as schools and day care centers. Fines for violating the EPA RRP Rule can be up to \$37,500 per incident.



Is Lead Based Paint Present?

- **ASSUME - YES!!!**
- All paint in homes built before 1978 contains lead unless proven otherwise (a report by a Vermont Licensed Lead Paint Inspector)

What are Lead Safe Work Practices?

- Contain work areas with plastic sheeting
- Mist painted surfaces before manual scraping or manual sanding
- Limit access to work areas
- Wet paint chip, dust and debris before sweeping
- Clean up work area daily

The following work practices are prohibited, unless approved by the Department

- Dry Scraping / Dry Sanding (manual or machine)
- Open Flame burning or torch
- Heat guns above 1100 deg F
- Abrasive blasting
- Hydro-blast or Pressure Washing
- Methylene Chloride Chemical Stripping
- (Typically, these practices would only be approved for use by a Lead Abatement Contractor, for use under a Lead Abatement Permit which will have an approved containment and control plan)

Resources and Contact Information

- Lead Information Resources

Vermont Department of Health (800) 439-8550

<http://healthvermont.gov/>

Feel free to contact program staff with any questions:

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Andrew Chevrefils, achevre@vdh.state.vt.us

Environmental Protection Agency (EPA)

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

- 1-800-424-LEAD(5323)