



Newark, CA 95460  
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Notice To Our Customers:

July 12, 2010

Environmental Protection Agency LSWP (lead safety work practices) and the certified RRP (repair, renovate and painting) Rule, as it applies to you (realtor) and your clients.

All termite companies, contractors, painters and handymen will be responsible for doing (condensed). Note: **Failure to perform as required can be a fine imposed by the EPA of \$32,500.00 "per day" for each violation (yes each violation) as well as possible imprisonment or both.**

A home built prior to 1978, the above type companies must assume lead exists in painted surfaces both interior and exterior. The owner of a property can have the areas in need of repair tested (at their own expense) or have a **private company** have it tested (for a fee) prior to repairs to determine if lead is present. These tests can range from a few hundred dollars to much more depending on which kind of tests are performed and how many areas need testing. California is the only State that does not allow "do it yourself" test. Therefore a firm must be an EPA certified testing facility. The owner is not required to have the areas in need of repair tested. If no tests are done and the age of the property is prior to 1978 the RRP rule (Renovation, repair, painting) as well as the LSWP (lead safety work practices) will be in affect. The RRP and LSWP rules basically say the following (visit the EPA website for complete rules).

Interior work disturbing more than 6 square feet of painted surface or disturbing more than 20 square feet of exterior painted surface, the following rules will apply: (there are many, many more requirements, but we are only listing the basics here. Refer to "The Lead-Safe Certified Guide To Renovate Right" Pamphlet).

#### **Interior:**

- Occupants must leave the area where work is to be done. Safety barriers must be put into place along with warning signs. The room where the work will be done needs to be sealed off at all doors and windows. Any belongings need to be removed or professionally covered by an RRP professional. Plastic sheeting must be put over the floor and taped to the walls. The "certified and trained" employee must put on protective clothing, shoe covers, eye covering, gloves and a respirator. Now the work can start. The employee can not leave the work area unless he/she has properly removed contaminated clothing; shoe covers etc, put on new non contaminated shoe covers and exited through the double plastic lined doorway.

When the work is done all the plastic covering must be cleaned using a hepa vacuum and carefully removed, properly rolled, taped and put into a contaminate bag. The work area then must be cleaned again throughout using a hepa vacuum and various wet cleaning techniques.

After the area has been thoroughly cleaned, it needs to be checked by a certified RRP person. The area will be wiped down in many areas and hard to reach places for traces of dust. If a certain amount of dust is detected the cleaning process must be done again. Once the area has been certified clean the door closure can be removed.

**Exterior:**

- The exterior is similar to the interior in many aspects. Windows and door opening within 10 feet from the work area must be sealed off and a 20 foot exterior safety perimeter must be in place with safety placards identifying what is taking place.

The employee must wear all protective clothing, shoe covers, head cover, respirator, safety glasses and gloves. The contaminated wood needs to be moistened prior to removal to keep dust down and then properly wrapped and disposed of when removed. All work areas must be thoroughly inspected and checked for contamination by a certified RRP person prior to calling the job complete. All contaminated clothing and materials must be handled as hazardous materials and disposed of properly.

After the areas have been certified clean to EPA-RRP standards the owner will receive documents as to what was done, what was tested, how it was tested and the first and or second test results (if the first test did not satisfy the RRP certified professional).

The consumer can expect to pay anywhere from a few hundred dollars to hundreds of dollars more than the normal repair depending on the situation. The RRP certified professional will notify the customer what the fee will be to handle the contamination in the original report and supply the proper forms, information, and documentation.

It would be prudent to make sure any firm working on any property built prior to 1978 is EPA certified, for everyone's sake, especially the children!

Contact Felix Pena - ASHI Certified Inspector if you have any questions.

*Mention this letter and received a \$25.00 off your next property inspection.*