

# Renovation, Repair & Painting Rule

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# Presenters

- **Jeanne-Marie Crockett** is the Coordinator for Customized Training at Santa Fe Community College, Program Manager for SFCC's Lead Training Program, and an EPA-Certified Lead Renovator. Ms. Crockett has an MBA and a BBA in marketing, 3 years' experience managing Healthy Indoor Environments grants to SFCC and 7 years' experience reporting on activities of the New Mexico Environment Dept. related to federal grants from the U.S. Department of Energy and the U.S. Environmental Protection Agency. During the period 2000-2001, as the New Mexico State Radon Coordinator, Ms. Crockett managed the activities of the State Indoor Radon Grant and facilitated the New Mexico Radon/Indoor Air Quality Coalition.
- **Janet M. Kerley, CHMM**, is the Principal Course Instructor for the EPA Approved RRP Training Program at Santa Fe Community College. Ms. Kerley is an experienced ES&H professional with over 25 years experience in hazardous material management and training for a wide variety of highly hazardous industries. She is an OSHA Authorized Instructor for General Industry Standards (29 CFR 1910) and a Certified Hazardous Material Manager (#10034). As the Primary Liaison for the Academy of Certified Hazardous Material Managers to the ANSI Z490 Committee, she participated in development of the recently released national standard: Criteria for Accepted Practices in Safety, Health and Environmental Training (ANSI Z490.1-2009).

# Rule Summary:

EPA issued final rule under the authority of Section 402 c(3) of the Toxic Substances Control Act (TSCA) to address lead-based paint hazardous created by renovation, repair and painting activities that disturb lead-based paint in target housing and child-occupied facilities.

# Scope of RRP Rule

Activities that disturb lead-based paint in target housing and child occupied facilities

Target housing is any home or residential unit constructed prior to 1978

Child occupied facilities must meet 3 criteria:

- visited regularly by the same child < 6 yrs old at least two visits per week
- combined weekly visits last at least 6 hrs and combined annual visits at least 60 hrs
- i.e. Child care facilities, kindergartens

# Requirements

- Renovators must be trained
- Firms must be certified
- Training providers must be accredited
- Pre renovation education of owners/occupants in target housing and child occupied facilities
- Testing for lead on renovation surfaces using EPA approved test methods
- Use of lead safe work practices during renovations
- Proper waste handling and disposal
- Recordkeeping



# Exclusions:

- Housing designated for elderly or disabled, unless child < 6 yrs old lives or expected to live in the housing
- Any zero-bedroom dwelling: studio apartments, hospitals, hotels, dormitories, etc.)
- Renovation activities where affected components do not contain LBP
- Minor repair and maintenance activities
- Renovations performed by homeowners in their own homes
- Less requirements for emergency renovations

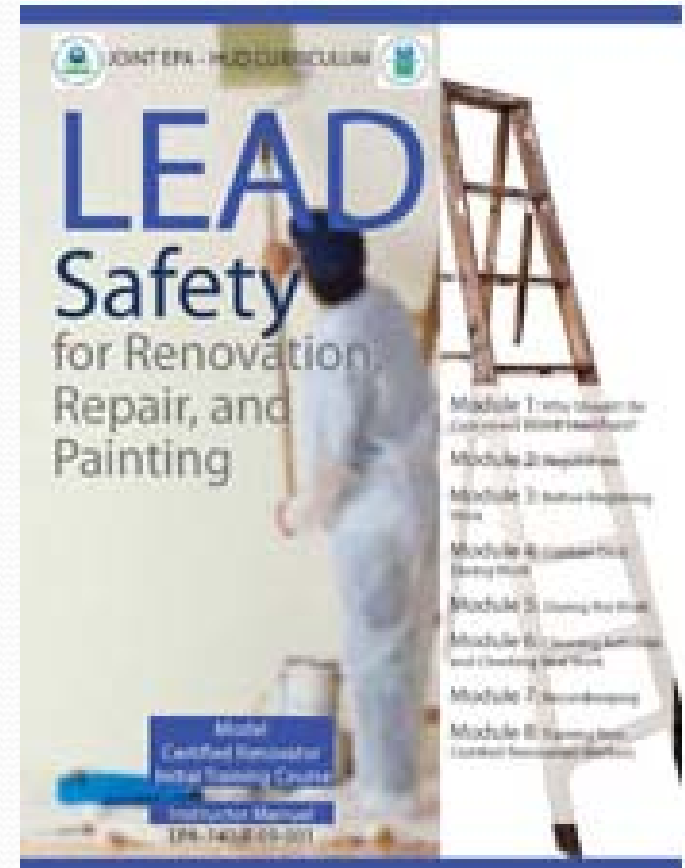
# Pre-Renovation Education



- Distribution of Renovate Right pamphlet to owners and tenants in dwellings prior to renovation activities
- Provide pamphlet to parents or guardians of children using child occupied facilities
- Specific requirements based upon type and location of renovation

# Training and Certification Requirements

- Renovations must be performed by certified firms who submit application and pay fee to EPA every 5 years
- Certified Renovators must take 8 hour accredited training course every 5 years
- Training providers must be accredited by EPA



# Lead Safe Work Practices

- Posting of warning signs
- Mandatory use of containment to prevent spread of dust and debris
- Use of appropriate personal protective equipment to protect workers
- Proper handling and disposal of wastes
- Prohibited practices when disturbing lead based painted surfaces
- Proper cleaning and post renovation verification

# Proper Waste Handling and Disposal

- Many contractors have limited experience with hazardous wastes
- Contractors are required to store, package and dispose of wastes according to local, state and federal regulations

# Recordkeeping

- Documents demonstrating compliance with rule must be maintained for 3 years
- Documentation includes;
  - Pre-renovation education acknowledgement forms
  - Work practices documentation
  - Certifications by Certified Renovators

# RRP Rule Effective Dates

- Educational Pamphlets - 6/23/08
- Safe Work Practices - 4/22/10
- Company Certification - 10/1/10
- Worker Training - 12/31/10

# Enforcement

Non-compliance may result in suspension, revocation or modification of a firm's certification

Civil penalties up to \$37,500 for each violation

Knowing or willful violation subject to fines up to an additional \$37,500 per violation, or imprisonment, or both

# State and Tribal Authorization

- States, Territories, and Tribes may apply for and receive authorization to administer their own RRP programs in lieu of federal regulation
- Programs must be ‘at least as protective as’ EPA requirements and have ‘adequate enforcement’
- Reciprocity will be encouraged

# State and Tribal Program Authorization

- States, Territories, and Tribes may apply for program authorization after June 23, 2008
- Not required to have an authorized abatement program to seek renovation authorization
- Not required to seek renovation authorization to retain an existing abatement program authorization
- May apply for Pre Renovation Education provisions OR RRP provisions OR both
- EPA began implementation of the federal program in April, 2009

# State and Tribal Program Authorization

- Application Process includes: Public Notice, Application Submission and EPA Review
- Required Program Elements:
  - Pre-renovation education
  - Accreditation of renovation and dust sampling technician training programs
  - Certification of renovators, dust sampling technicians and firms
  - Work practice standards
  - Compliance and Enforcement

# Santa Fe Community College

- EPA Accredited Training Provider for Certified Renovator (English & Spanish) and Lead Dust Sampling Technician courses
- To date, SFCC has trained over 1000 contractors in NM and West Texas
- Lead Paint Inspector and Risk Assessor Course to be offered in November in cooperation with University of Nevada Las Vegas
- Available to assist in program development



# Questions?

In addition, Santa Fe Community College seeks information regarding opportunities for collaboration to meet work force training needs in green economy and Brownfields redevelopment.

We would greatly appreciate your ideas and contact information on the index cards being passed out.

# Contact Information:

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