



PILLARTOPOST
HOME INSPECTORS

Wood Stoves & Lead Paint

Pillar To Post® Presentation



Uncertified Woodstoves

Pillar To Post® Presentation



Learning Outcomes

- We will discuss the reasoning behind the wood stove law
 - What has to be done
 - How to tell if a stove is certified or not

- *Per OAR 812-008-0201 educational offerings from Pillar To Post® are offered as a public service and provided with no obligation for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers or similar arrangements.*

Oregon Law Requires Removal of Uncertified Woodstoves When Selling a Home

75th OREGON LEGISLATIVE ASSEMBLY--2009 Regular Session

Enrolled
Senate Bill 102

Printed pursuant to Senate Interim Rule 213.28 by order of the President of the Senate in conformance with session filing rules, indicating neither advocacy nor opposition on the part of the President (at the request of Governor Theodore R. Kulongski for Department of Environmental Quality)

CHAPTER _____

AN ACT

Relating to solid fuel burning devices; creating new provisions; amending ORS 105.464, 468A.005, 468A.020, 468A.300, 468A.400, 468A.465, 468A.485, 468A.490, 468A.495, 468A.500, 468A.505 and 468A.515; and repealing ORS 468A.470, 468A.475, 468A.480, 468A.510 and 468A.520.

Be It Enacted by the People of the State of Oregon:

SECTION 1. ORS 468A.460 is amended to read:
468A.460. In the interest of the public health and welfare it is *declared to be the public* the policy of the State of Oregon to control, reduce and prevent air pollution caused by *[woodstove emissions]* **solid fuel burning devices**. The Legislative Assembly declares *lit to be the public* that it is also the policy of the State of Oregon to reduce *[woodstove]* **solid fuel burning device** emissions to protect the Department of Environmental Quality's ongoing efforts to protect the

- The 2009 Oregon Legislature signed Senate Bill 102 into law requiring the removal of any uncertified woodstove from a home when it is sold

Effect as of August 1, 2010,

- anyone selling a home with an old, uncertified woodstove will be required to:
- remove **and destroy this device**

- This law is part of a program to help protect Oregonians from uncontrolled wood smoke.
- Residential wood burning is a significant source of air pollution, including fine particulate and air toxics.

July 2010

- “DEQ will develop a proposed "heat smart" rule to be considered by the EQC. To help develop that rule, DEQ is working closely with an advisory committee of stakeholders to establish the removal notification requirements for homeowners and implement the program.”

July 2010

- Once a proposed rule is developed, DEQ will begin a formal and public rulemaking process to seek public comment on the proposed rules. DEQ's heat smart rule may be modified based on public comment.
DEQ hopes to take its final proposed rule to the EQC for consideration in October 2010.

To Summarize So Far

- The law went into effect on August 1st 2010
- In July of 2010 the DEQ said they would come up with a proposal for how to notify and deal with this law by October of 2010.
- Did this happen??

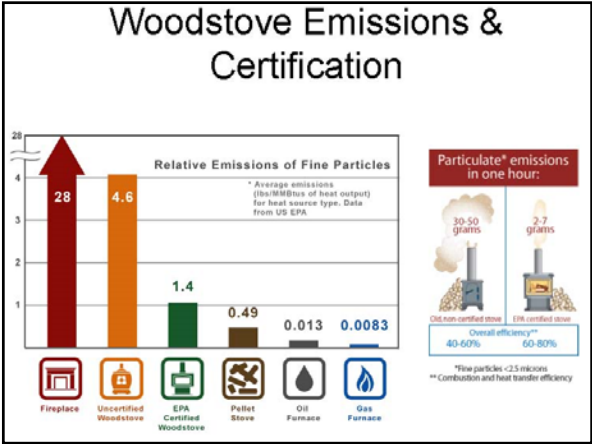
No

- After a lengthy public hearing and comment period and some modifications to the proposed rules, DEQ recommend that the Oregon Environmental Quality Commission adopt the rules at the [February 2011 EQC meeting](#).

Why are uncertified stoves a concern?

- “Wintertime residential wood burning is a significant source of air pollution, including fine particulates and air toxics. At times, heavy smoke from residential wood burning in a community can exceed federal air quality health standards for particulate matter.”

- Particulate matter in woodstove smoke can be easily inhaled and reach the deepest part of our lungs; it is known to cause or contribute to respiratory disease, asthma attacks, heart problems, and premature death. Wood smoke also contains toxic organic compounds known to cause cancer.



Who may be affected?

- The proposed rules affect home sellers, because they are required to remove and destroy the uncertified stove and notify DEQ.

- Home buyers may also be affected if both the home seller and home buyer agree to make removal and notification the responsibility of the home buyer.

- Realtors and home inspectors will not be asked to enforce these regulations; however, they will play a critical role in providing information to their clients about the proposed removal requirements.

For Home Sellers

What do I need to do if I have a woodstove or fireplace insert?

- First, you should check whether or not the woodstove or fireplace insert is certified. If the stove or insert is uncertified, it must be removed before the house is sold. If the stove or insert is certified there is no need to remove the stove.

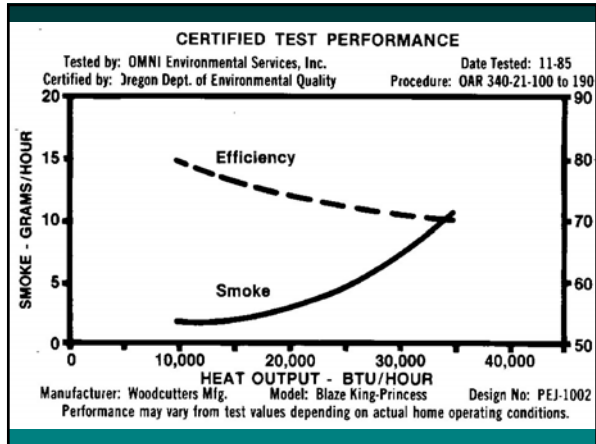
How do I determine if my woodstove or fireplace insert is certified?

- You can tell if your device is certified by looking on the back for a certification sticker from Oregon DEQ or the U.S. Environmental Protection Agency (EPA). This label indicates it is certified to comply with particulate emission standards.

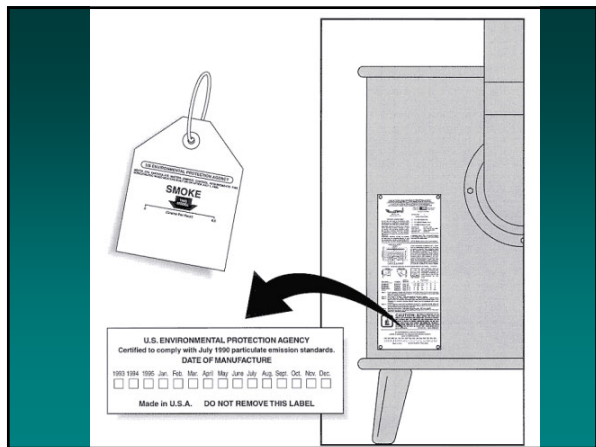
- A safety label (from U.L. or other safety-listing agency) is not the same as DEQ or EPA certification. [You can also check EPA's list of certified woodstoves to see if your wood heating device is listed.](#)

If your wood stove has either of the following labels attached to the back it is certified.

Oregon DEQ Woodstove certification label circa 1984-1988



EPA certification label circa 1988 to present.





What if I can't access the back of my stove? What do I do if the label has worn off?

- You can look up the model number of your stove on [EPA's certified woodstove list](#) or [DEQ's certified list](#). You can also try to call the manufacturer of the stove to determine if it was certified.

**My stove does not have a label,
can I get it certified?**

- No. Certification is only completed by stove manufacturers when introducing a new model line. To meet certification requirements, stoves must have pollution control systems built into the device.

**How do I remove and destroy
my uncertified stove?**


- You can remove it yourself or contact your local woodstove retailer or chimney sweep who may be able to remove and destroy the stove for you. If you choose to remove your uncertified device take it to your local metal scrap recycler or landfill to make sure it is properly disposed and destroyed.

- Just be sure that you get a receipt from the contractor or business that takes your stove. Your receipt is proof of the stove's destruction and part of your notification to DEQ.

How do I notify the DEQ that I have removed and destroyed my stove?

- You can submit a disclosure form to DEQ online. You will also have the option to mail the form in paper form to DEQ – Heat Smart Program, 811 SW Sixth Ave, Portland, OR 97204.

Heat Smart Page 1 of 1



Oregon Department of Environmental Quality
Air Quality - Heat Smart Submissions

Home Owner / Seller _____

Step 1 of 5. Contact Information

Are you the seller or buyer of the home with the uncertified stove? *

Seller Buyer

First Name MI Last Name *

Address *

City State ZIP *

Phone Number (include area code) Alternate Phone Number

Email Address (confirmation is sent by email)

Verify Email Address

Support

UNCERTIFIED WOODSTOVE NOTIFICATION FORM

All fields in bold with an * are required

For contractors: If you are a contractor filing out the notification form for a homeowner, please fill out #1-3.

1. Homeowner Contact Information

First Name* Middle Initial* Last Name*

Mailing Address* (a confirmation letter is sent to this address)

City* State* Zip*

Phone Number* (include area code) Alternate Phone Number

2. Contractor Information (if you are a homeowner, skip this and go to #3)

Business Name*

Contractor Licensing Number* Phone Number* (include area code)

Mailing Address*

City* State* Zip*

A confirmation letter will be sent to your mailing address. If you would like to receive confirmation via fax, please provide your fax number:

3. Stove Location (Address of the residence with the uncertified stove)

Address*

City* State* Zip*

Tax Lot Number*

You can obtain a tax lot number from the following sources:

1. Your county property tax statement

2. Online assessment portal: <http://tax.oregon.gov/assessments/assess/assess/assess.html>

3. Oregon Tax Authority: <http://www.oregon.gov/TA/assessments/assess/assess.html>

4. A public utility can also provide information on the tax lot info.

Oregon Department of Environmental Quality Page 1
702953

Questions 4-8 are optional

4. What kind of stove was removed? (Please check one)

Woodstove
 Fireplace insert
 Trash burner
 Other _____

5. What is the make and model of the stove?
 Make _____ Model Name or Number _____

6. Please list the additional stoves that were removed, including the make and model number: _____

7. Was the uncertified device replaced? Yes No

8. If yes, what was the stove replaced with?
 Certified woodstove Pellet stove Gas Furnace
 Certified Fireplace Insert Other _____

9. Stove Disposal (Address of where the stove was disposed)

Business Name*			
Address*			
City*	State*	Zip*	
Phone Number* (include area code)			

10. Date when the stove was disposed or dropped off*: _____

11. Receipt number (provided at time of disposal)* _____

12. Certifying Signature

Name* (printed or typed)	Date*
Signature*	

PLEASE SUBMIT THIS FORM TO:

Oregon DEQ or by fax: 888. Heat Smart Notification
 Heat Smart Notification 503.228.3875
 811 SW Sixth Ave. Page 3
 Portland, OR 97204 100510

Do I also have to remove an uncertified stove from my garage or shop?

- Yes. You must remove any uncertified woodstove or fireplace insert from all buildings on the property that is being sold.

Can I sell my uncertified woodstove?

- No. It is against the law to sell, offer to sell, or advertise any uncertified woodstove or fireplace insert.

- “DEQ is also monitoring websites and other classified ads to stop any illegal sales of an uncertified stove.”

What do I do if the home buyer wants to remove the stove?

- It's up to seller and the buyer to decide who will remove and destroy the stove. Once you decide, that information is part of the notice that must be submitted to DEQ.

Are there penalties if I don't comply with the law?

- Yes. Fines start at \$750 for noncompliance. In addition, your insurance company may invalidate your homeowner's insurance or the mortgage company may delay the home sale if they discover an uncertified wood heating device was not removed, destroyed and reported to DEQ

For Home Buyers

What should I know about buying a home with an uncertified wood heating device?

- If the homeowner/seller has an uncertified woodstove device in any building on the residential property being sold, he or she must remove and destroy it before the close of sale.

- The seller must also give you, the buyer, the seller's disclosure form indicating whether there is a wood burning device on the property. It is the seller's responsibility to remove the uncertified wood burning device unless you and the seller agree that you, the buyer, will be responsible for removing the stove.
- If so, you must:

- Remove and destroy the uncertified wood burning device within 30 days after the closing date of sale.
- Get a receipt indicating you have destroyed the stove.
- Submit the notification form to DEQ

For Home Owners

**What if I want to install a new woodstove or fireplace insert?
What do I need to do?**

- You must obtain a permit from your local building codes department. Oregon building codes require a permit and inspection for any woodstove installation. Call your local city or county building department for details.

What wood heating devices are not required to be removed upon home sale?

Cookstoves

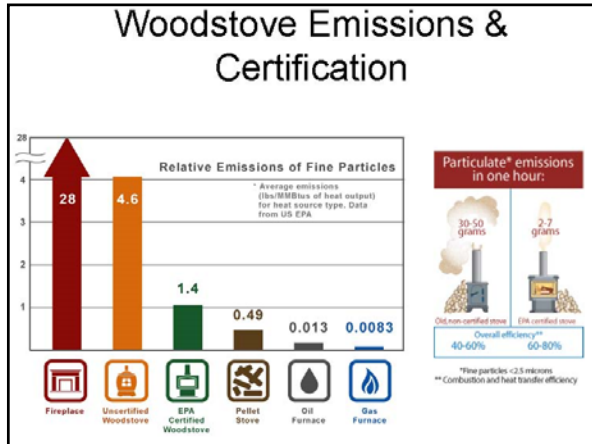
- An indoor wood-burning appliance designed for the primary purpose of cooking food.



Pellet stoves



- Similar in appearance to wood stoves; however, instead of wood, pellet stoves burn a renewable fuel made of ground, dried wood and other biomass wastes compressed into pellets. Unlike wood stoves and fireplaces, most pellet stoves need electricity to operate.

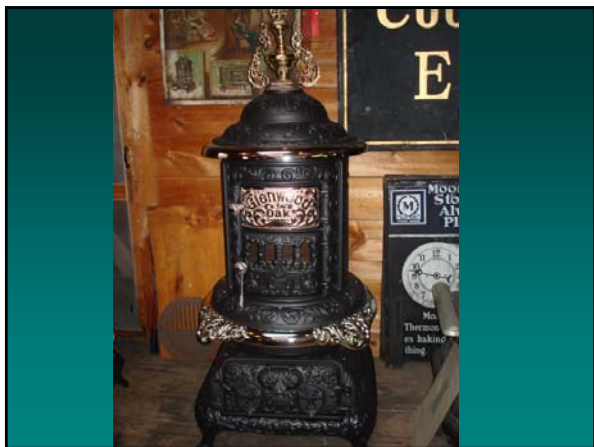


Central, wood fired furnaces



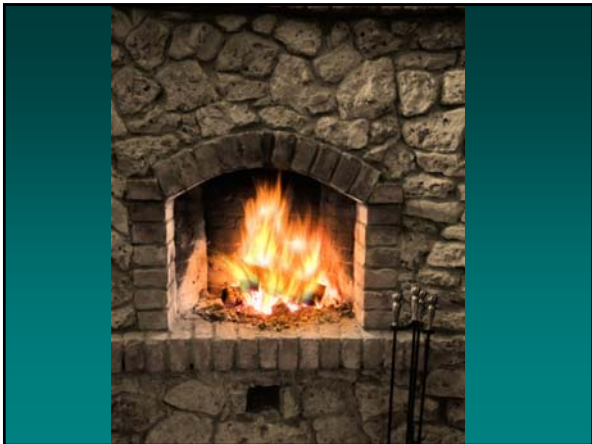
- Indoor, ducted, thermostatically controlled devices with a dedicated cold air inlet and hot air outlet that connect to the heating ductwork for the entire house.

Antique stoves



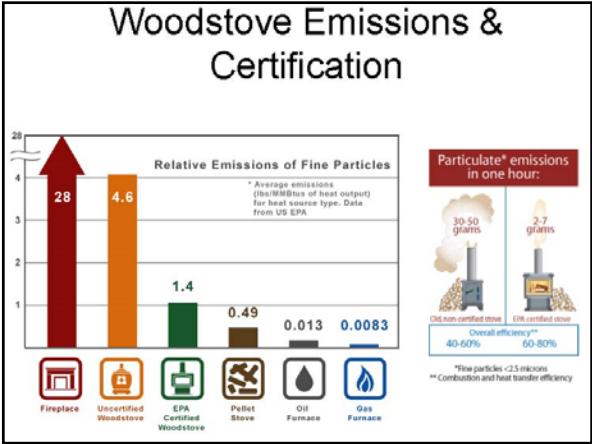
- Woodstoves built before 1940 that have an ornate construction and a current market value substantially higher than a common woodstove manufactured during the same period.

Masonry fireplaces



- There are two major types of wood-burning fireplaces, traditional masonry fireplaces that are typically built of brick or stone and are constructed on site by a mason; and “low mass” fireplaces that are engineered and pre-fabricated in a manufacturing facility prior to installation.

- Most fireplaces, whether masonry or low mass, are not used as a primary source of heat; their function is primarily for ambiance and secondary heating.



Masonry heaters



- Site-built or site-assembled solid-fueled heating device, consisting of a firebox, a large masonry mass, and a maze of heat exchange channels. It stores heat from rapidly-burning fires within its masonry structure, and slowly releases the heat into the home throughout the day.

What if I live in an area that currently requires removal of an uncertified woodstove?

- The statewide DEQ program will supersede any local stove removal requirements currently in effect.

Something You May Not Know

- Senate Bill 102 also prohibits indoor burning of trash, garbage, and other toxic or noxious materials. These rule changes are needed to conform to the administrative rules with the statute because current rules only prohibit the burning of these materials outside.

Financial Impact

Home Sellers

- may have some fiscal impact because the seller may choose to have a chimney sweep, woodstove installer, or contractor remove an uncertified stove. There may be some additional home repair costs after stove removal, such as patching holes in the ceiling or fixing the chimney once the stove has been removed. However, these costs could be recouped and included in the costs of the home sale.

- The cost of replacing an uncertified stove with a new certified wood or pellet stove can range between \$1000 and \$3000.
- The installation costs for a new stove, depending on the condition of the hearth and whether new venting pipes are needed can range from \$500 to \$2000.

- Overall, removing the old stove would benefit public health in the neighborhood by reducing air pollution from that home, which could result in savings of \$3,900 in health benefits each year¹, and improve home safety and reduce the risk of fire by replacing old, potentially unsafe stove installations.

Impacts to Small Business

- Real estate agents will need to become familiar with the rules and requirements in order to educate their clients during a real estate transaction. Realtors may need to invest some time in training to educate themselves of the requirements, but this training could be part of their continuing education credits to maintain their license.

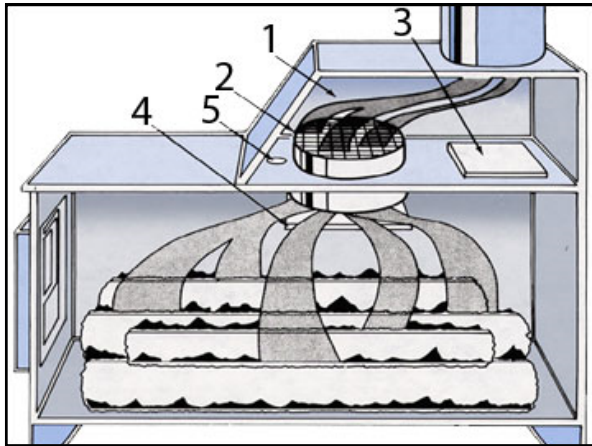
Replace your woodstove and save money

- If you own an old, inefficient stove, replacing it with a newer, cleaner heating system will pay for itself through fuel savings. Alternative stoves include natural gas stoves and furnaces, EPA certified woodstoves and pellet stoves.

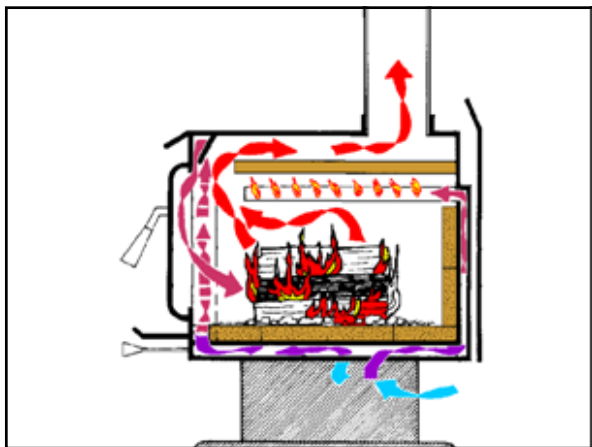
- [The Oregon Department of Energy](#) has a tax credit of up to \$300 available for homeowners who purchase a premium efficiency woodstove or pellet stove. In addition, there is a [federal tax credit](#) of up to \$1500 available for the purchase of an efficient wood burning device. This applies to devices purchased between January 1, 2009 through December 31, 2010.

- There are two kinds of approved wood burning stoves: "catalytic" stoves and "non-catalytic" stoves. Catalytic stoves use a ceramic catalyst inside the firebox to assist with the burning of waste-gases (smoke).





• Non-catalytic stoves use a combination of sophisticated baffles and air supply designs to burn waste gasses efficiently. In general, catalytic stoves are a little more efficient initially than non-catalytic stoves, but catalysts deteriorate over time and need to be replaced every 2-4 years to ensure good performance.





Lead Based Paint in the Home

Outline

- About lead poisoning (a brief history)
- Lead poisoning and kids
- Federal Strategy
- 2010 Year of Action
 - New EPA guidelines
- Testing paint for lead

About Lead Poisoning

A brief history

Lead

- Humans have been mining and using lead for thousands of years
 - Weights
 - Shot & bullets
 - Solder
 - Pewter
 - Batteries



The Romans

- We have known that lead is poisonous ever since the Romans began sprinkling it on their food as a sweetener
- Lead was used so extensively in Rome (for metal pots, wine urns, water pipes and plates) that some Romans began to suspect a connection between the metal and the general befuddlement that was cropping up among the aristocracy – the very people who could afford these urns and plates

Lead is Toxic

- For over two thousand years, humans have known that lead is toxic
- Lead poisoning was one of the first known occupational and environmental hazards
- Lead poisoning was fully documented in medical literature by the 17th century

Starts Poisoning Kids

- Lead based paint for residential use in the 19th century introduced lead poisoning to children
 - Prior to this, most lead poisoning was occupational
- Recognized and documented in Australia in 1897

Why Use Lead In Paint?


- Used as a pigment
 - Yellow and white pigments
- Increases durability
- Resists moisture



Wells/Hovis Boarding June 1942



What's the best paint protection today?



FARSIGHTED people know frugality is mighty important today—that it's good sense to make everything last as long as possible.

So if you're planning to paint your house, it's doubly wise this year to buy the most durable protection known—*pure white lead paint*.

There's plenty of proof that

white-lead-painted job last extra years.

Pure white lead paint costs no more than regular quality paints. And it wears so long, saves so much repainting expense, it's one case where the best is cheapest!

LEAD INDUSTRIES ASSOCIATION
420 Lexington Avenue, New York, N. Y.

good painters recommend pure white lead paint.

Remember, white lead is made from lead, a metal without a superior in resistance to weather and corrosion. White lead imparts similar qualities to paints; makes a tough, pliant film that doesn't crack and scale.

It's this durable toughness, resistance to weather and freedom from brittleness that make a

ready-to-use form, in popular-size containers. Remember you are not confined just to white—white lead can be tinted to a wide range of colors.

White lead is also the backbone of other quality paints. In buying exterior paint it is a safe rule to follow: *"the higher the lead content, the better the paint."*

FREE GUIDE TO BETTER PAINTING — Send today for valuable booklet **"WHAT TO EXPECT FROM WHITE LEAD PAINT"** containing complete information about low-cost quality painting on all types of surfaces.



You're money ahead when you paint with

White Lead

Lead based paint gets phased out

- From the Australian experience
 - France, Belgium and Austria banned lead interior paints in 1909
 - League of Nations followed in 1922
- US banned lead based paint for houses by 1978

Lead Exposure Goes Up!

- 1920's
 - Leaded gasoline
 - Improves combustion characteristics of gasoline
 - Lead in the exhaust
- Worldwide lead blood levels go up and stay up!

Leaded Gasoline Phased Out

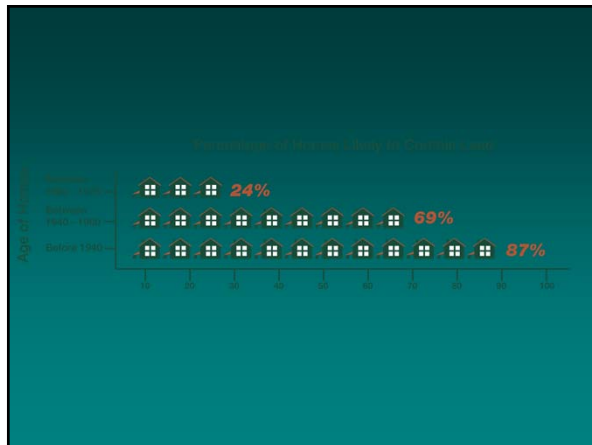
- In the 1980's leaded gasoline was phased out
- Blood lead levels have dropped dramatically since the mid 80's

Today

- Lead levels are way down but kids are still getting lead poisoning
- Household paint and dust are the key route of lead exposure in children
 - Dust at wear surfaces
 - Dust created during renovations

New Understanding

- New understanding of chronic low level lead exposure as well as acute higher level exposure
- We now know that even low levels of lead are unsafe for children
- There is no known "safe level"



Lead Poisoning and Kids

Lead Paint Creates Lead Dust

- Lead based paint on trim
 - Wear surfaces such as door jambs and window sashes
 - Normal wear makes lead dust
 - Peeling and chipped paint is also a problem



Renovations

- Anyone that has had a renovation done can testify that
 - A huge amount of dust is created
 - The dust gets everywhere



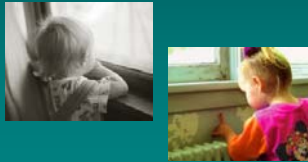
Little Kids Explore

- Children in the age group 1 through 6 explore the world with their hands and mouths
- Lead dust gets on the hands and into the mouth



Ingested or Inhaled

- Lead is dangerous if ingested or inhaled
- Some salts of lead can be absorbed through the skin but this is not a major mode



Kids are More Susceptible

- In addition to kids putting their hands in their mouths
- Kids are more susceptible because
 - Higher absorption of ingested lead (50% for children and only 15% in adults)
 - Longer half life in kids
 - Smaller body weight

Lead poisoning blamed in 160 Nigerian deaths

By **JON GAMBRELL**
THE ASSOCIATED PRESS

LAGOS, Nigeria — More than 160 poor villagers from Nigeria's north died from lead poisoning while trying to leach gold from rock deposits, sparking evacuations as health officials try to come to grips with a crisis six months in the making, au

Dr. Henry Akpan, Nigeria's chief epidemiologist, said that 100 of the dead were children from five villages in Zamfara state, a near-desert region of the Sahel that has seen a growing food crisis in recent weeks. Akpan said the children either played near the leaching process or took part in it, swallowing the lead by putting their hands in their mouths or breathing it in.

Akpan said federal and state authorities, as well as the U.S. Centers for Dis

Lead Poisoning Effects

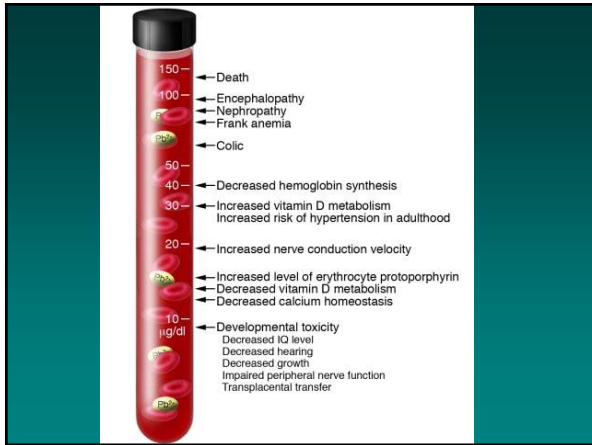
- Interferes with the development of the nervous system
 - A bigger problem for children
- Causes learning disabilities
- Toxic to many organs

Lead Poisoning Effects

- Levels as low as 10 micrograms of lead per deciliter of blood in infants and children
 - Impaired cognitive function
 - Behavioral difficulties
 - Reduced intelligence
 - Impaired hearing
 - Reduced growth

Safe Blood Levels

- No known safe level
- The target level is based on a definition of lead poisoning as follows –
 - At what level does lead poisoning have a preventable adverse impact on health?
 - Lead poisoning defined as blood levels above 10 micrograms per deciliter or above in children under six



- Deciliter = 3.5 fluid ounces
- 10 Micrograms = 3-10 grains of sand



Pregnant Women

- Lead harmful to health of unborn children
 - Lead can pass through the placenta
 - Mother with lead exposure can pass the lead on to unborn children

Federal Strategy 2000 to 2010

Eliminating Childhood
Lead Poisoning



Lead poisoning is a completely preventable disease.

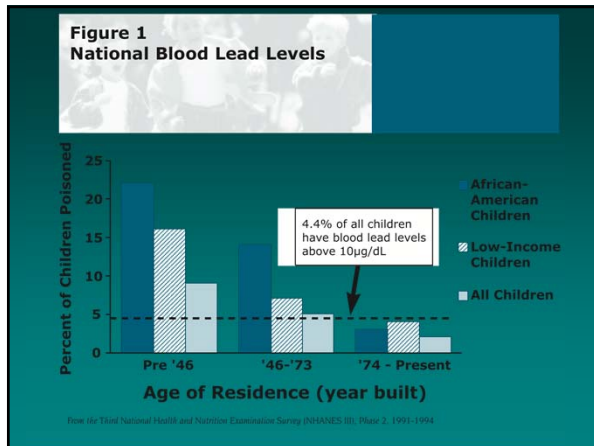
Residential lead paint

houses of children can be eliminated

Eliminating Childhood Lead Poisoning:
A Federal Strategy Targeting Lead Paint Hazards

In 10 years, every child deserves to grow up in a home free of lead paint hazards.

President's Task Force on Environmental Health Risks and Safety Risks to Children



Federal Strategy

- Eliminating Childhood Lead Poisoning
 - A Federal Strategy Targeting Lead Paint Hazards
 - President’s Task Force on Environmental Health Risks and Safety Risks to Children
 - February 2000

Goal

- “Develop a set of recommendations to eliminate childhood lead poisoning in the United States as a major public health problem by the year 2010”
 - Focus is primarily on expanding efforts to correct lead paint hazards

Federal Strategy Premises

- Lead poisoning is harming children
- Lead poisoning is a completely preventable disease
- Residential lead paint hazards in homes of children can be virtually eliminated in 10 years
- Every child deserves to grow up in a home free of lead paint hazards

Recommendations

- Act before children are poisoned
 - Federal grants for low-income housing
 - Leverage private and other non-federal funds to control lead paint hazards
 - Promote education for universal lead-safe painting, renovation and maintenance work
 - Ensure compliance and enforcement of lead paint laws

Recommendations

- Identify and care for lead-poisoned children
- Conduct research
 - Improve prevention strategies
- Measure progress and refine prevention strategies


2010
The year of action

New Guidelines
New Requirements



EPA RRP

- Environmental Protection Agency
- Renovation, Repair and Painting
 - 2008, EPA issued a rule requiring the use of lead-safe practices
 - Ruling must be in full compliance by April 2010



Why?

- Renovation activities such as sanding, cutting and demolition can create hazardous lead dust and chips by disturbing lead based paint



Targets ...

- Housing constructed before 1978
- Child care facilities and schools built before 1978
- Child occupied facilities
 - Building or portion of building built prior to 1978
 - Visited regularly by the same child, under 6 years of age. (definition of “visited regularly” is spelled out in detail)

Excludes ...

- Housing for the elderly or persons with disabilities
 - Unless any child under the age of 6 resides or is expected to reside in such housing
- Zero bedroom dwelling

Applies to ...

- Contractors performing renovations, repair and painting projects that disturb lead-based paint
- **Includes** residential property owners and managers

Excludes Maintenance

- Minor maintenance or repair where
 - less than 6 square feet of lead based paint is disturbed on the inside of the house
 - Less than 20 square feet of lead based paint is disturbed on the outside of the house
- Window replacement is NOT minor maintenance or repair

Homeowners Excluded

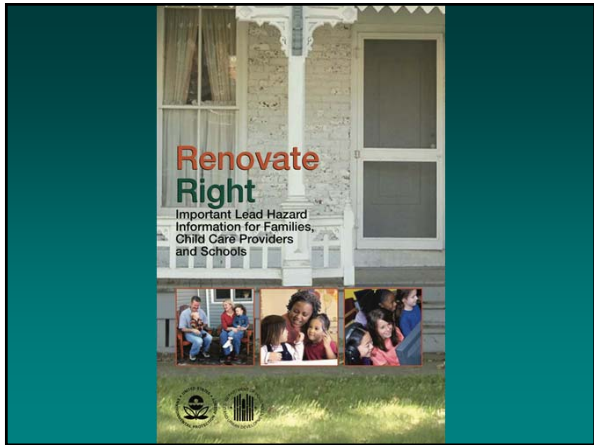
- Homeowner performing their own renovation, repair or painting in their own home
 - The EPA RRP does not apply
- The homeowner should still be concerned and take appropriate precautions if the home was built prior to 1978

EPA RRP Requirements

- Affected contractors must be trained and certified and must follow specific work practices to prevent contamination

The Law

- Contractors who perform renovation, repairs, and painting jobs in pre-1978 housing and child-occupied facilities must, before beginning work, provide owners, tenants, and child-care facilities with a copy of EPA's lead hazard information pamphlet [Renovate Right: Important Lead Hazard Information for Families, Child Care Providers, and Schools](#) (PDF)



- Contractors must document compliance with this requirement; EPA's [pre-renovation disclosure form](#) (PDF)

- Firm re-certification--\$550
- Combined lead-based paint activities and renovation firm certification--\$550
- Combined lead-based paint activities and renovation firm certification for Tribal firms--\$20
- Tribal firm re-certification--\$20
- Individual certification (for all disciplines except worker)--\$410
- Individual worker certification--\$310
- Individual Tribal certification (all disciplines)--\$10

- Individual re-certification (for all disciplines except worker)--\$410
- Individual worker re-certification--\$310
- Individual Tribal re-certification (all disciplines)--\$10 This final rule also establishes the following fees for the Renovation, Repair, and Painting Rule:
- Accreditation for initial renovator or dust sampling technician course--\$560
- Accreditation for refresher renovator or dust sampling technician course--\$400
- Re-accreditation for initial renovator or dust sampling technician course--\$340
- Re-accreditation for refresher renovator or dust sampling technician course--\$310
- Initial renovation firm certification--\$300 • Combined lead-based paint activities and renovation firm certification--\$550
- Combined lead-based paint activities and renovation firm certification for Tribal firms--\$20
- Initial Tribal renovation firm certification--\$20 • Renovation firm re-certification--\$300
- Tribal renovation firm re-certification--\$20

- Contractors who perform renovation, repairs, and painting jobs should also:
- Take training to learn how to perform lead-safe work practices.
 - [Find a training provider](#) that has been accredited by EPA to provide training for renovators under EPA's Renovation, Repair, and Painting (RRP) Program.
 - Please note that if you previously completed an eligible renovation training course you may take the 4-hour refresher course instead of the 8-hour initial course from an accredited training provider to become a certified renovator.

- Provide a copy of your EPA or state lead training certificate to your client.
- Tell your client what lead-safe methods you will use to perform the job.
- Learn the lead laws that apply to you regarding certification and lead-safe work practices beginning April 22, 2010.
- Ask your client to share the results of any previously conducted lead tests.

- Provide your client with references from at least three recent jobs involving homes built before 1978.
- Keep records to demonstrate that you and your workers have been trained in lead-safe work practices and that you follow lead-safe work practices on the job.
- Read about how to comply with EPA's rule
- Read about how to use lead-safe work practices

- "CCB recognizes the new requirements have made for tough state laws," says Richard Blank, Enforcement Manager. "At the same time, the agency takes seriously the enforcement of these laws for the protection of the public."

- Fines for working without the proper licensing or violating standards of practice are
- \$1000 (first violation), \$3000 (second violation) and \$5000 (third and subsequent violations).

- ### Work Practice
- Must use work-area containment
 - No open flame burning or heat guns hotter than 1,100 degrees F
 - No power tools unless HEPA exhaust control
 - Cleaning followed by cleaning verification

Testing Paint for Lead

Testing versus Screening

- Home lead testing
 - Comprehensive & definitive
 - Requires a qualified lead inspector
 - Advanced equipment
- Lead Screening
 - Test the paint in a particular area or areas
 - Not comprehensive, not definitive
 - Not testing the entire house

Why Screening?

- Identify if particular areas are a lead paint risk
 - Old kitchen cupboards, windows
 - Kids bedrooms
- Can then take appropriate precautions
 - Further testing
 - Caution when renovating
 - Frequent cleaning
 - Abatement

Home Inspector's Role

- Lead testing and lead screening are not part of a standard home inspection
- If an inspector does any sampling or testing for LBP and prepares a report on the findings this contractor must have a **lead inspection contractor** license.
- Areas are spot checked or screened as requested by the client

Typical Screening

- A typical screening done by a home inspector would be a swab type test of the paint surface
- The surface is prepared and swabbed

Identify Likely Test Sites

- Wear surfaces
 - Wooden window frames
 - Door frames
 - Closets
- Lead based paint use most where durability was required
 - But could be anywhere

Score Through Layers

- Often the top layer of paint does not contain lead but the layers beneath do
- Need to access all of the layers
 - Accomplished by carefully scoring the surface down to the original substrate

Results

- The test swabs are assessed on site
- Keep in mind that these tests are only a preliminary screening
- The results are only as good as the areas and layers of paint that were accessible

If Your House Has Lead

- Caution when renovating or painting
 - Don't spread lead dust
 - Verify that contractors are certified
- Keep surfaces clean
 - Regular cleaning to remove lead dust that may have accumulated
- Abatement
 - removal and/or encapsulation

Thank you for attending

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