

What are the dangers of lead?

Lead is a highly toxic metal. Too much lead in the body, or lead poisoning, can cause serious and permanent health problems for anyone, but children and pregnant women are at special risk. The Health Department recommends testing all children at ages 1 and 2. Talk to your health care provider about testing.

Where does lead come from?

In 1978, lead was banned in house paint. About 70% of Vermont homes were built before 1978 and likely contain lead-based paint. Over time, lead paint on surfaces crumbles into invisible dust that contaminates homes and soil. Dust or soil clings to hands, toys, and objects that children put in their mouths. Young children are at highest risk because their developing bodies absorb lead more easily. Children can also be exposed to lead by eating, chewing or sucking on lead-painted objects such as windowsills or furniture.

Children, pregnant women and adults can be exposed to lead during renovation projects or whenever lead-based paint is improperly sanded, scraped or burned. Lead exposure can occur from breathing in lead dust, or from swallowing the lead dust if it gets onto hands and then into mouths. This commonly occurs through eating, drinking or smoking.

What is the Vermont Lead Law?

The Vermont Lead Law—passed in 1996 and updated in 2008—requires landlords of older buildings and child care facility owners to help

prevent children from being exposed to lead. If a residential rental property or child care facility was built before 1978, the owner of the property or the property management company is required to:

- Provide tenants with “Protect Your Family from Lead in Your Home” booklet (available at: healthvermont.gov/emp)
- Post an approved notice asking people to report chipping or damaged paint (available at: healthvermont.gov/emp)
- Attend a training program approved by the Health Department and or ensure that anyone who performs Essential Maintenance Practices (EMPs) on the property has completed the training program
- Complete EMPs annually
- Sign a compliance statement certifying that EMPs have been done and provide a copy to their tenants, insurance carrier and the Health Department at least every 365 days

What are Essential Maintenance Practices?

EMPs, which must be completed annually, include:

- Inspecting the property inside and outside
- Identifying areas where paint is in poor condition and promptly fixing it in a lead-safe way
- Verifying the installation of low-cost inserts in window wells in all wooden windows
- Removing any visible paint chips on the ground outside the building
- Performing a specialized cleaning in common areas

- Taking precautions when remodeling to prevent the spread of lead dust

What are safe work practices under the Lead Law?

The Vermont Lead Law (18 VSA Chapter 38) prohibits unsafe work practices that increase the risk of lead exposure, including removing lead-based paint by burning, using a heat gun, water or sand blasting, dry scraping, power sanding, and chemical stripping.

The law requires using lead-safe work practices including limiting access to work areas, using plastic dust barriers, wearing protective clothing, and using water to dampen painted surfaces or debris before disturbing them.

What are the Lead Law's benefits?

Protects children: Simple ongoing maintenance practices prevent children from being exposed to lead.

Protects property owners: Property owners who follow the law receive increased liability protection.

Protects workers: Using lead-safe work practices reduces workers' exposure to lead.

Saves money: By reducing children's exposure to lead, property owners may avoid the high cost of abatement that could be required in the case of a lead-poisoned child.

What will I learn in an EMP class?

The EMP class is offered around the state by trained instructors. The class, which is four hours long and usually free, helps participants to:

- Comply with the Vermont Lead Law
- Understand the health effects of lead exposure
- Learn ways to protect children from exposure to lead
- Know how to perform EMPs safely
- Identify work practices that increase the risk of lead poisoning

A schedule of classes is online at leadsafevermont.org. For a full description of the Lead Law requirements, visit: legislature.vermont.gov/statutes/chapter/18/038.

To file or search for a compliance statement on a property, visit: secure.vermont.gov/VDH/emp.

For More Information

Vermont Asbestos & Lead Regulatory Program

- Call: 802-863-7220 or 800-439-8550 (toll-free in Vermont)
- Visit: www.healthvermont.gov/environment/asbestos-lead

Vermont Housing & Conservation Board

- Call: 802-828-5064 or 800-290-0527 (toll-free in Vermont)
- Visit: www.vhcb.org/Lead-Paint

Burlington Lead Program (serves the Burlington and Winooski areas only)

- Call: 802-865-5323
- Visit: burlingtonleadprogram.org

Will your projects involve buildings built before 1978?

Pre-1978 buildings may have lead-based paint, and you could put yourself and others at risk of poisoning from this dangerous toxin.

Protect your customers, your workers and yourself by using lead-safe work practices and complying with state and federal lead safety laws.

Here's what you need to know:

Assume paint is lead-based.

If you are working in a pre-1978 building, assume that all paints and coatings are lead-based unless a Vermont-licensed lead inspector has inspected the property and found otherwise by use of an X-ray fluorescence (XRF) analyzer or the submittal of paint chips for laboratory analysis. Vermont law does not recognize the use of swab test kits for paint testing. Lead-based paint is also commonly found on structural steel beams or other building systems and material coatings in post-1977 commercial/ industrial buildings.

Always use lead-safe work practices and avoid prohibited practices.

Use lead-safe work practices in all pre-1978 buildings.

Lead-Safe Work Practices

- Limit unauthorized access to the work area.
- Enclose the work area with plastic sheeting or other effective lead dust barrier.
- Wear protective clothing.
- Mist painted surfaces before disturbing paint.
- Use manual surface preparation methods – do not use work practices that could generate dust.
- Follow good hygiene practices before leaving the work area to ensure that lead remains in the work area, and is not transported to break areas, public spaces, vehicles or home.
- Use housekeeping and cleanup procedures that will leave the work area in a condition that is safe for re-occupancy.

Prohibited Work Practices

- dry scraping
- use of chemical strippers, particularly those containing methylene chloride
- open flame burning or torching
- heat guns operated above 1100° F
- dry sweeping lead contaminated areas or surfaces.

Certain work requires a lead abatement permit, and must be conducted by a Vermont-licensed Lead Abatement Contractor.

Activities where lead-based paint is present are only authorized under a Lead Abatement Permit and must be conducted by a Vermont-licensed Lead Abatement Contractor, using control methods and work practices approved by the Vermont Department of Health. Activities only authorized by permit:

- use of sanding machines and other mechanical abrasive methods
- hydro-blasting (including high-pressure washing)
- chemical stripping
- full removal of lead-based paint from a component (also known as de-leading)

Comply with state and federal lead laws.

Vermont's Essential Maintenance Practices (EMP) Law:

- applies to residential rental buildings and daycare facilities
- applies when disturbing one (1) square foot or more of lead-based paint
- requires the use of lead-safe work practices and prohibits unsafe work practices
- requires that the person performing the work, or an on-site supervisor, has an Essential Maintenance Practices (EMP) Certificate from the Vermont Department of Health

Environmental Protection Agency (EPA) Lead Renovation, Repair, and Painting (RRP) Rule:

- applies to projects in a residential building, daycare facility, kindergarten, or other place frequented by children under age 6
- applies when the total amount of lead-based paint to be disturbed exceeds either 6 square feet (per interior room) or 20 square feet (per exterior surface)
- requires the use of lead-safe work practices and prohibits unsafe work practices
- requires that the contractor be an EPA-certified Lead Safe Firm and have at least one EPA-certified renovator who is supervising job site activities. EPA certification is obtained by taking the RRP course (8 hours)
- requires compliance with all the notification and recordkeeping requirements set forth in the RRP Rule

VOSHA Lead in Construction Standard:

- applies when you have employees
- aims to protect workers from exposure to lead
- Find out more at: <http://www.osha.gov/Publications/osha3142.pdf>.

FOR MORE INFORMATION

Vermont Department of Health

Asbestos and Lead Regulatory Program • TEL 800-439-8550

Lead Resource Guide:

http://healthvermont.gov/enviro/lead/lead_contractor.aspx

Environmental Protection Agency • RRP website:

<http://www.epa.gov/region1/enforcement/leadpaint/index.html>

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