



Burns & Wilcox RRP

What Is the Lead-Based Paint Renovation, Repair and Painting Program?

The Lead-Based Paint Renovation, Repair and Painting Program (RRP) is a federal regulatory program affecting contractors, property managers, and others who disturb painted surfaces. It applies to residential houses, apartments, and child-occupied facilities (such as schools and day-care centers) built before 1978. It mandates training, certification, and work practice requirements that become effective April 22, 2010.

Who Must Follow the EPA's Lead Rule Requirements?

In general, anyone who is paid to perform renovation work that disturbs paint in housing and child-occupied facilities built before 1978. This may include, but is not limited to:

- Residential rental property owners/managers
- General contractors
- Special trade contractors, including
 - Painters
 - Plumbers
 - Carpenters
 - Electricians
 - Window replacement contractors

Because renovation is broadly defined as any activity that disturbs painted surfaces, anyone who is compensated for most types of repair, remodeling, and maintenance activities must comply.

How Are the Requirements Met?

Firms are required to be properly certified, and their employees must be trained in use of lead-safe work practices. Firms may apply to EPA for certification to perform renovations or dust sampling. To apply, a firm must submit to EPA a completed "Application for Firms," signed by an authorized agent of the firm, and pay the correct amount of fees. For an application, contact the NLIC at 1-800-424-LEAD (5323) or visit www.epa.gov/lead/pubs/renovation.htm.

What Other Measures Should Be Considered?

Lead is typically excluded from the standard Commercial General Liability policy. Although the RRP does not require the purchase of pollution insurance, firms subject to its heightened safety standards may desire added protection. Contractors Pollution Liability coverage can address liability for Bodily Injury, Property Damage, and Cleanup Costs for pollution associated with covered operations. For the most up-to-date pricing, availability, and competitive features of this coverage, please contact Burns & Wilcox's Environmental Center of Excellence.

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