

Post-Disaster Renovations and Lead-Based Paint

What is EPA's Renovation, Repair and Painting (RRP) Rule?

Contractors performing renovation, repair and painting projects that disturb more than six square feet of painted surfaces in homes and child-occupied facilities (including day care centers and schools) built before 1978 must, among other things, be certified and follow lead-safe work practices. Colorado law also requires that individuals receive EPA's Renovate Right brochure from their renovation contractor before starting work.

To get a copy of EPA's Renovate Right brochure, learn how to become certified, find an accredited trainer in your local area or get additional info, go to www.epa.gov/getleadsafe, contact the National Lead Information Center, at 1-800-424-LEAD (5323) or call the EPA Region 8 Office in Denver, Colorado at 303-312-6966.



RRP Rule Emergency Provision

To ensure that property owners and occupants are able to act quickly to preserve their homes and property in the wake of disasters, the RRP Rule includes an emergency provision exempting firms from certain requirements. See 40 CFR 745.82(b). Emergency renovations are defined as renovation activities that were not planned but result from a sudden, unexpected event that, if not immediately attended to, present a safety or public health hazard, or threaten equipment and/or property with significant damage.

Under the emergency provision of the RRP Rule, contractors performing activities that are immediately necessary to **protect personal property and public health** need not be RRP trained or certified and are exempt from the following RRP Rule requirements: information distribution, posting warning signs at the renovation site, containment of dust, and waste handling. Firms are NOT exempt from the RRP Rule's requirements related to cleaning, cleaning verification, and recordkeeping. Further, the exemption applies only to the extent necessary to respond to the emergency. Once the portion of the renovation that addresses the source of the emergency is completed, the remaining activities are subject to all requirements of the RRP Rule.

Does the RRP Rule apply if the pre-1978 home has been severely damaged and will require extensive renovations?

The RRP Rule does not apply to an activity that demolishes and rebuilds a structure to a point where it is effectively new construction. Thus, in pre-1978 homes and child-occupied facilities where all interior and exterior painted surfaces (including windows) are removed and replaced, the provisions of the RRP Rule would not apply. Activities involving the removal and replacement of only some interior and exterior painted surfaces would still be covered under the RRP Rule.

For more information on how to apply the RRP Rule to emergency renovations or severely damaged property see the RRP Rule Flood-Related Frequent Questions available at:
<http://www2.epa.gov/region8/rrp-rule-flood-faqs>