

Information for Property Owners of Rental Housing, Child-Occupied Facilities

Lead Based paint and the new EPA/HUD RRP – Renovation Repair and Painting Rule)

(from: <http://www.epa.gov/lead/pubs/renovation.htm#homeowners>)

Lots of information at <http://epa.gov/lead> and www.michigan.gov/leadsafe (including schedules of training classes)

EPA Requirements

Common renovation activities like sanding, cutting, and demolition can create hazardous lead dust and chips by disturbing lead-based paint, which can be harmful to adults and children.

To protect against this risk, on April 22, 2008, EPA issued a [rule requiring the use of lead-safe practices](#) and other actions aimed at preventing lead poisoning. Under the rule, beginning in April 2010, contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination.

Information for Property Owners of Rental Housing, Child-Occupied Facilities

Property owners who renovate, repair, or prepare surfaces for painting in pre-1978 rental housing or space rented by child-care facilities must, before beginning work, provide tenants with a copy of EPA's lead hazard information pamphlet [Renovate Right: Important Lead Hazard Information for Families, Child Care Providers, and Schools](#) (PDF) (20 pp, 3.3MB). [en español](#) (PDF) (20 pp, 3.2MB). Owners of these rental properties must document compliance with this requirement - EPA's sample [pre-renovation disclosure form](#) (PDF) (1 pp, 36K) may be used for this purpose.

After April 22, 2010, property owners who perform these projects in pre-1978 rental housing or space rented by child-care facilities must be certified and follow the lead-safe work practices required by EPA's Renovation, Repair and Remodeling rule. To become certified, property owners must submit an [application for firm certification](#) (PDF) (9 pp, 642K) and fee payment to EPA. EPA will begin processing applications on October 22, 2009. The Agency has up to 90 days after receiving a complete request for certification to approve or disapprove the application.

Property owners who perform renovation, repairs, and painting jobs in rental property should also:

Take [training](#) to learn how to perform lead-safe work practices.

Learn the lead laws that apply to you regarding certification and lead-safe work practices beginning in April 2010.

Keep records to demonstrate that you and your workers have been trained in lead-safe work practices and that you followed lead-safe work practices on the job. To make recordkeeping easier, you may use the [sample recordkeeping checklist](#) (PDF) (1 pg, 58K) that EPA has developed to help contractors comply with the renovation recordkeeping requirements that will take effect in April 2010.

Read about how to comply with EPA's rule in the [EPA Small Entity Compliance Guide to Renovate Right](#) (PDF) (34 pp, 2.5MB) | [en español](#) (PDF) (34 pp, 1.3MB).

Read about how to use lead-safe work practices in EPA's [Steps to Lead Safe Renovation, Repair and Painting](#) (PDF) (36 pp, 878K) | [en español](#) (PDF) (36 pp, 1.5MB).

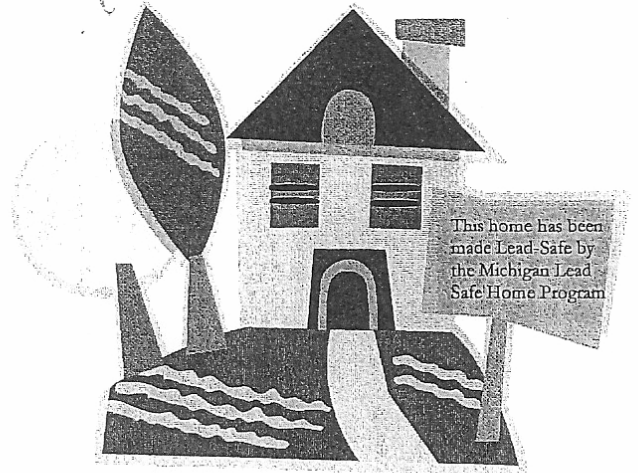


\$\$\$\$\$ TO MAKE YOUR HOME LEAD-SAFE!

Do you live in an old home and have old windows or peeling paint? If so, we can help!

You qualify for help if meet ALL the following:

- ❖ You have a child under 6 years old or pregnant female LIVING IN the home
- ❖ You are a low-moderate income family
- ❖ You live in a home built before 1978
- ❖ You live in the county of Calhoun, Ingham, Kalamazoo, Muskegon, Oakland, Saginaw (excluding city of Saginaw) or the city of Detroit OR elsewhere if your child has an elevated blood lead level (10 or above)
- ❖ You own or rent the home



What may be included?

- ❖ Free Lead Inspection/Risk Assessment (\$750 value) and report of findings
- ❖ Lead Hazard Control work which **may** include **new windows and doors** and special cleaning and painting.

What is the cost?

- ❖ **Owner Occupied** – Up to \$8,000 per unit in FREE work is provided. A small fee is required depending on income.
- ❖ **Landlords**- We provide from \$2,000-\$6,000 per unit; Landlords must come up with the rest. We will also provide assistance in applying for a low-interest loan for lead hazard control.
- ❖ **Tenants**- There is no cost to you. We need your landlord's permission before starting work.

Getting Started is Easy!

If you would like a Lead Safe Home Program application mailed to you, just complete the information requested below and return this sheet by mail, fax or e-mail:

Name _____ Phone _____

Address: _____ City _____ ZIP _____

How Did You Hear About Us? _____

Are you the (please check one): Homeowner Tenant Landlord

Contact Us with Questions:

Carin Speidel

Michigan Department of Community Health
Healthy Homes Section
PO Box 30195
Lansing, MI 48909

Phone: (517) 335-9833

Toll Free: (866) 691-5323

Fax: (517) 335-8800

Email: SpeidelC@Michigan.gov

Website: www.michigan.gov/leadsafe