CHAPTER 5

Controlling Lead-based Paint Hazards

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Learning objectives

In this chapter you will learn about

- Title X
- six situations where lead is a hazard
- who will reduce lead hazards
- lead-paint abatement
- interim controls
- special cleaning
- how to use interim controls for a home
- operations and maintenance programs
- the parts of a HEPA vacuum
- how to use a HEPA vacuum
- how to use the four-step system.

Instructor's notes:

This chapter will give trainees an overview on how lead hazards can be controlled. It is important to realize that the elimination of all lead hazards is probably not possible, so decisions need to be made about who is most at risk, which housing units need action, and what action will be taken.

In this chapter you can fully review the importance of special cleaning methods: HEPA vacuuming and wet cleaning with an all-purpose cleaner or a cleaner made just for lead dust cleanup. How much time you spend on abatement, interim controls and operations and maintenance will depend on who is in your class and what states they work in. Some states do not allow interim controls in certain situations. Also, if most people in the class are from the custodial staff of a hospital or school, you will spend more time on operations and maintenance. (Remember, EPA and HUD have an Operations and Maintenance model course available from NTIS [703-605-6000]. Another useful resource for training maintenance, rehab or renovation workers is the *Lead Paint Safety: A Field Guide for Painting, Home Maintenance, and Renovation Work;* see the For More Information section of Chapter 5 of the student manual).

Note that Chapters 8, 9 and Appendix A go into **much** more detail on lead-based paint abatement methods, so you can choose to just outline the methods in this chapter.

Training methods

A. Skit and discussion 30 minutes

B. Lecture/Slides 30 minutes

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Skit and discussion

Purpose: To get the class to talk about the risks involved with setup and factors that affect decision making about health.

Materials: Use the skit on page 5-4 in the student manual.

Directions: Ask for two volunteers from the class to do the skit. Give them a little time to review it before doing it. (Review your role as a facilitator on page Intro-14) Discussion questions are on the next page.

Skit: What do you need to know about lead?

Sandy and Tim are maintenance workers at a local elementary school. The school was built in 1960 and needs repair. Since summer is coming and school will be out, Sandy and Tim are told to take care of the lead-based paint in the building. The school district can not afford complete abatement.

Sandy: I'm a little concerned about this lead-based paint. That's all you read about in the papers.

Tim: Well, it should not be such a big problem. I hear the main thing to deal with is the windows.

Sandy: I don't know. I wish I knew more about it.

Tim: Don't make such a big deal. Look, we'll scrape the peeling paint, vacuum everywhere and then paint over it. That should take care of it.

Sandy: I'm not sure.

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Discussion questions

1. **Do Sandy and Tim seem to know enough about lead-based paint to take on the job?**

   Sandy says he is not sure. Tim mentions windows as the most important area, which is usually true. However, his plan includes scraping, vacuuming, and repainting. There is no mention of wet scraping, covering window troughs, using a HEPA vacuum and washing with a cleaning solution before and after the repairs are made.

2. **What should Sandy and Tim do before they begin any work?**

   Review any lead-based paint inspection reports (if available), obtain lead safe work practices training, study a written occupant protection and safety and health plan (if applicable), attend lead-based paint awareness, O&M, or worker training, as applicable to their job.

3. **What surfaces should be a high priority for Sandy and Tim?**

   Windows and other friction or impact surfaces such as floors and doors.

4. **What type of interim controls can they use on these surfaces?**

   HEPA vacuum and wet wash the whole school. Cover the window troughs with sheet metal. Wet scrape the interior window sills (also referred to as "stools"). Wet scrape any loose, peeling paint. Wet wash and HEPA vacuum the entire school again. Repaint window sills (stools) and other surfaces that need it.

5. **What components are essential to a good Operations and Maintenance program?**

   Training, written program to identify lead sources, manager in charge, ongoing monitoring of the condition of lead painted surfaces, recordkeeping of all inspections, work activities, monitoring, worker medical exams, waste disposal, clearance sampling results, etc.

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Lecture/Slides

Purpose: To provide information on Title X and the role of the Federal government, the location of lead hazards in a dwelling, and introduce abatement and interim control strategies.

Materials: Slide projector, slides

Directions: Make sure you involve the class in the slide presentation. Ask questions of the class to keep them involved.

Try not to read from the supplied notes about each slide. Using your own words will make it more interesting for the class. You can add any personal experience that you may have that is relevant. Notes are supplied for slides that are a part of this training kit. The notes include a copy or description of each slide.

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For more information

These publications have more information on the topics covered in this chapter. You should have a copy of some of the publications marked with a star (*). You can order your own copies by calling 1-800-424-LEAD.

Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992).

EPA, *Minimizing Lead-Based Paint Hazards During Renovation, Remodeling and Repainting* (September 2000).

EPA and HUD, *Addressing Lead-Based Paint Hazards During Renovation, Remodeling and Rehabilitation in Federally Owned and Assisted Housing* (February 2001).

EPA and HUD, *Lead-Based Paint Maintenance Training Program* (1997).

HUD, EPA, and CDC, *Lead Paint Safety: A Field Guide for Painting, Home Maintenance, and Renovation Work* (June 1999).

EPA, HUD, and CPSC, *Protect Your Family From Lead in Your Home* (June 2003).

HUD, *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing* (July 1995).

NIBS, *Lead-Based Paint Operations and Maintenance Work Practices Manual for Homes and Buildings* (May 1995).

National Technical Information Services (NTIS), 5285 Port Royal Road, Springfield, Virginia 22161. Telephone number: 703-605-6000.

Society for Occupational and Environmental Health, *Protecting Workers and Their Communities from Lead Hazards: A Guide for Protective Work Practices and Effective Worker Training* (1993).

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