

## LEAD ADVISORY BULLETIN

Issue ADV-02-17

June 2017

### RENOVATION AND REMODELING IN YOUR HOME MAY DISTURB LEAD-BASED PAINT

- Are you planning renovation and remodeling activities in the near future?
- Was your home built before 1978?
- Are you planning to perform the work yourself or will you hire a general contractor to perform the work?

**If you answered "yes" to any of these questions, you may be putting yourself and your family at risk of lead poisoning.**

In 1978, the use of lead-based paint in United States housing was banned due to the significant health problems caused by lead including adverse effects on the central nervous system, kidneys, and blood formation system. It is also associated with decreased intelligence and impaired neurobehavioral development in children. Although children under six years of age are especially at risk for lead poisoning, adults can be poisoned as well. Renovation and remodeling activities in homes constructed prior to 1978 may create lead contaminated dust and fumes which may enter the body by ingestion or inhalation. Ingestion of lead contaminated dust is the primary way children get lead poisoned.

**Renovation and remodeling activities that involve cutting, scraping, drilling, sawing, sanding, patching, and tearing down walls may disturb painted surfaces that contain lead.** Replacement of windows is a special concern since they are seldom removed and tend to have numerous coats of paint. Recent research has shown that following window replacement, the amount of lead debris deposited on floors may be up to 400 times higher than acceptable levels. Even performing work on plumbing, electrical, and heating and ventilation systems may potentially disturb lead. Work on painted building exteriors can produce lead dust and paint chips that may contaminate the soil and be easily tracked into your home.

**Prior to beginning any renovation and remodeling projects, it is recommended that a New Jersey certified lead evaluation professional be hired to test for the presence of lead-based paint in the designated work area.** These professionals can provide recommendations that will protect you and your home from potential hazards. In some instances, based upon factors such as the age of children in the home or the extent of the renovation, they may recommend that the work be treated as a lead abatement project. If the work is to be performed as a lead abatement, then a New Jersey certified lead contractor must be hired. If a professional is not hired to inspect and assess any painted surfaces, it is prudent to assume that these surfaces contain lead and to follow the guidance described herein.

**It is important to choose your renovation and remodeling contractor wisely.**

- They should be knowledgeable of lead-based paint hazards and the ways to minimize them.
- They must adhere to all applicable federal and state worker protection requirements.
- Check to see if they have taken training courses in lead-safe work practices.





**BEFORE CONDUCTING ANY RENOVATION OR REMODELING WORK IN HOMES BUILT BEFORE 1978, THE CONTRACTOR MUST PROVIDE YOU WITH AN INFORMATION PAMPHLET ON LEAD-BASED PAINT. A BOOKLET ENTITLED "PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME" MUST BE PROVIDED.**



**When renovation and remodeling is scheduled, everyone, especially children and pregnant women, should be kept out of the work area until the work and clean-up are complete.**

Forced-air heating and air conditioning systems can spread lead-contaminated dust throughout a home or building, therefore, it is important to seal intake and exhaust ducts in the work area before work begins. Certain work practices such as dry scraping, machine sanding, open flame burning, or using a heat gun should be avoided. Alternate work practices that either minimize dust and/or collect the dust generated are available.

Simple, yet effective clean-up methodologies that include high efficiency particulate air (HEPA) vacuuming and the wet-wiping of surfaces using a lead-specific detergent should be utilized.

Once renovation and remodeling activities are complete and cleaning has been performed, it is recommended that dust wipe samples be collected by a certified lead evaluation professional to ensure that the work area is safe for re-occupancy.



If you have questions, please contact the **Department of Health's Environmental and Occupational Health Assessment Program** at (609) 826-4950, or on the Internet at the following website:

[www.nj.gov/health/ceohs/lead](http://www.nj.gov/health/ceohs/lead).

If you have questions regarding lead poisoning in children, please contact the **Department of Health's Childhood Lead Poisoning Program** at 609-292-5666 or go to their website:

<http://www.state.nj.us/health/childhoodlead/>

For a list of New Jersey certified lead evaluation and abatement professionals or for information on the lead abatement regulations under N.J.A.C. 5:17, contact the **Department of Community Affairs** at (609) 633-6224 or at the following website:

[http://www.state.nj.us/dca/divisions/codes/offices/leadhazard\\_abatement.html](http://www.state.nj.us/dca/divisions/codes/offices/leadhazard_abatement.html).

### **Federal Agencies**

For information on lead-safe renovation training and/or lead-safe work practices contact **the U.S. Environmental Protection Agency-Region II Office** at (800) 424-LEAD or on the Internet at the following website: [www.epa.gov/lead](http://www.epa.gov/lead)

The **U.S. Department of Housing and Urban Development – Office of Health Homes and Lead Hazard Control** at (800) 333-4636 or on the Internet at the following website:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/healthy\\_homes](http://portal.hud.gov/hudportal/HUD?src=/program_offices/healthy_homes)