HOMEOWNER REPAIR GUIDE

# LEAD-SAFE PAINT REPAIR

*Addendum to Bid · Paint repair of presumed lead-based paint surfaces on houses built prior to 1978*

The following items and responses are to be incorporated into the bid

*for* _____ *(customer)*

*at* _____ *(address)*

If the bid is accepted, then this addendum will be incorporated as part of the contractual understandings.

> *These additions are NOT INTENDED to be, or to substitute for, a complete written description of the scope of the work or materials.*

## CONTRACTOR REQUIREMENTS

1. The contractor will not use the following methods to remove paint that is, or may be, lead-based paint:
   a. open flame or burning torch;
   b. machine sanding or grinding without a high-efficiency particulate air (HEPA) local exhaust control;
   c. abrasive blasting or sandblasting without HEPA local exhaust control;
   d. heat guns operating above 1100 degrees Fahrenheit or charring the paint;
   e. dry sanding or dry scraping, except dry scraping in conjunction with heat guns or within 1.0 ft. (0.30m.) of electrical outlets, or when treating defective paint spots totaling no more than 2 sq. ft. (0.2 sq. m.) in any one interior room or space, or totaling no more than 20 sq. ft. (2.0 sq. m.) on exterior surfaces;
   f. paint stripping in a poorly ventilated space using a volatile stripper that is a hazardous substance in accordance with regulations of the Consumer Product Safety Commission at 16 CFR 1500.3, and/or a hazardous chemical in accordance with the Occupational Safety and Health Administration regulations at 29 CFR 1910.1200 or 1926.59, as applicable to the work.
2. The contractor will use protective coverings (a durable material such as polyethylene or its equivalent) on the floor, horizontal surfaces or ground, extending a minimum of 5 feet out in all directions from the surfaces being worked on.
3. The contractor will protect the occupants by:
   a. ensuring that occupants do not enter the worksite until after all paint repair and cleanup have been completed. (For projects that extend beyond one day, the contractor will clean up sufficiently each day to ensure that occupants have safe, uncontaminated access to sleeping areas, bathroom and kitchen facilities, and entryways after work hours);
   b. relocating or protecting the occupants' personal belongings in the work area; and
   c. containing dust to the work area by installing an airlock flap or comparable device.

4. The contractor will remove all loose paint and other material from deteriorated paint surfaces by wet scraping or wet sanding before repainting, except where wet scraping/sanding cannot be performed safely, such as around electrical outlets.

5. The contractor shall complete the repair of the surface by applying new paint according to manufacturer's recommendations.

6. The contractor shall complete a final cleanup of the work area. This final cleanup may not begin earlier than one hour after paint repair has been completed. The cleanup is to include, at a minimum:

   a. carefully removing all protective coverings to control the spread of dust;
   *and, for interior repairs:*

   b. washing with a lead specific detergent or equivalent all hard, interior uncarpeted surfaces in the area of the repair, including floors within at least 10 feet of the repaired surface and all other surfaces within 5 feet in all directions of the repaired surface (i.e., walls, window sills, and other horizontal surfaces, excluding ceilings unless they have been repaired);

   c. if the paint repair has occurred at or near door openings, extending the cleanup procedures specified above into the adjacent rooms; and

   d. cleaning carpeted floors in the work area with a HEPA vacuum equipped with a beater-bar (available at a modest fee to low-moderate income residents through HRRC's tool loan program).

7. The contractor will dispose of waste from paint repair by enclosing it in such a way as to prevent recontamination of the interior or exterior of the residential property.

The contractor, by his/her signature, agrees to all the terms and conditions of this Addendum, unless otherwise noted above.

**CONTRACTOR'S SIGNATURE:** _____

**CONTRACTOR'S NAME (PLEASE PRINT):** _____

**DATE:** _____

## CLIENT RESPONSIBILITY

Responsibility for some of the above procedures might be assumed by the client; if so, the procedures to be completed by the client are circled and initialed by the client, and the client will sign below indicating acceptance:

**CLIENT'S SIGNATURE:** _____

**NOTE**

The above requirements are methods for paint repair in houses built before 1978, where some or all of the paint is presumed to contain lead. These requirements for controlling lead-based paint dust must be followed as a condition of participation in CDBG-funded programs. They are, however, only minimum requirements. Home Repair Resource Center encourages both client and contractor to discuss other procedures that might be used during this project and to adopt those that provide the desired level of protection. For a checklist of suggested procedures to carry out the above requirements, see HRRC's handout, "Controlling Lead-Based Paint during Your Paint Repair Project."

Home Repair Resource center

Home Repair Resource Center empowers homeowners to maintain their homes for sustainable and diverse communities.

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