



I Don't Need Lead-Based Paint Training

BY STEPHEN MASEK

Why waste my money and a day of my time sitting in the 8-hour *Renovator* training class? I'll just hire contractors and let them take care of everything, or I'll send one of my employees, and that will cover us. While they worry about it, I'll be at the beach or pursuing my hobby (restoring 1920s to 1950s vacuum tube radios, in my case). Yep, owning rental property is easy — why worry? You just hire contractors or employees and turn them loose.

Oops, what is that — my contractors now want to charge *how much* for that job? Oh wait, I've got a regulator on the phone asking to review our renovation and repair records for the past three years! Egad, the secretary just told me the health department is here to talk about a lead-poisoned child in Unit 3. Now I really wish I was at the beach.

The new EPA Renovation, Repair, and Painting regulation is one of the most significant events of the past 50 years in the rental housing and contracting industries. Why wouldn't you want to understand what is it all about? Why wouldn't you want to save money and manage, rather than react and guess? Why wouldn't you want to know where there is or is not, lead-based paint on your buildings? Why wouldn't you want to have a leg-up on your clueless competitors?

Your apartment association has thousands of members, and the contractors who work for those members have many thousands of employees,

yet only a few hundred people have attended the *Renovator* training classes offered through your apartment association. Although demand for lead-based paint inspections is higher than ever, and growing, few of the many thousands of buildings those members own and manage have been inspected. Does anyone believe that training or inspections will become less expensive as growing demand meets limited supply?

As an owner or manager, you may never pick up a tool, but you do want to be able to understand what your employees and contractors are doing, be able to analyze bids, and be able to evaluate their performance. Attending the 8-hour *Renovator* training class is one of the best ways to enhance your understanding of the tasks and time required to comply with the regulations. Of course, if you are working on your own buildings, or directly supervising work crews, attendance is a must. If you examine the long list of tasks a *Renovator* must perform, and the times when a *Renovator* must be present at a job site, it is clear that every on-site work crew supervisor should be trained.

Your apartment association has arranged to provide the eight hour training classes. The small number of training providers are very busy, so the apartment association classes are the best opportunity for you, your employees, and your vendors/contractors to obtain training sooner. Remember, all work done on pre-1978 buildings

must now be done according to the new regulations, and there could be heavy fines for violations discovered during future audits. Sign-up now.

The training class discusses the requirement that all paint in pre-1978 residential buildings be assumed to be lead-based, unless a lead survey by a California Department of Public Health certified Inspector & Risk Assessor shows otherwise. All of us can use good news, and testing of buildings constructed from the late 1950s to 1978 often shows there is little or no lead-based paint:

The regulators are not standing still. They have already amended the new regulations. Besides taking the class, it is important to keep up with the regulations. The changes effective July 6, 2010 require additional disclosures of records to tenants. EPA is proposing that a consultant check and test all work, rather than allowing *Renovators* to use wipes and a color chart to check their work. They are also proposing that the regulation be applied to public and commercial buildings. While they have delayed the certification and training deadlines until later this year, they still require that the lead-safe work practices taught in the *Renovator* training classes offered through your apartment association be used. [AM](#)

.....
Stephen Masek is president of Masek Consulting

Services, Inc. and has two decades of experience

Year Built	Total Units	Lead-Based Paint Identified By Recent Surveys
1956	16	1 wall of one dining room, 1 old door used to make a garden tool storage shed
1961	50	2 corridor side unit entry doors and 1 entry door frame, 2 fire doors, a storage room door, the door frames to the roof, a fire door frame, and a storage room door frame
1962	80	No lead-based paint detected, "lead-based paint free" certificate issued
1962	83	Exterior side of 3 entry doors (100% checked), one bathroom door, and metal railings on the exterior second floor walkway and stairs
1963	44	Exterior side of 21 of the 44 entry doors (100% checked), the metal barbecue hood, and the wood picnic table set
1964	46	Heavy metal stringers on one exterior stairway, owner removed and replaced, "lead-based paint free" certificate then issued
1964	8	Exterior of laundry room door
1964	65	3 Exterior metal stairway stringer assemblies, 13 exterior stairway metal hand rail assemblies, fire hydrants, old wood door frames on 3 units, garage doors and door frames on 3 buildings
1964	18	No lead-based paint detected, "lead-based paint free" certificate issued
1965	22	The inside side of 1 of 22 front entry doors (we checked 100% of the doors), owner removed and replaced, "lead-based paint free" certificate then issued
1968	8	2 Interior door frames, several exterior door frames, 1 exterior door, west side metal railings & fence, owner removed and replaced, "lead-based paint free" certificate then issued
1972	99	USPS mail box, steel pipe bollards in the parking lot
1973	24	no lead-based paint detected, "lead-based paint free" certificate issued

helping people stay out of trouble and save money. Please visit his company's web site www.masekconsulting.net for contact information.

Masek Consulting Services, Inc. © 2010 all rights reserved, although clients, prospective clients and rental industry publications may reproduce the article, complete with attribution to Masek Consulting Services, Inc.