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# HERE'S A GREEN RESPONSE TO EPA'S RRP

**T**here is a "green" approach to preventing the waste and pollution otherwise required by the U.S. Environmental Protection Agency's new Renovation, Repair, and Painting (RRP) regulation, and it also saves money for apartment owners. It is clearly a win-win situation. Some people may be surprised that EPA's regulation causes

assume that all paint in housing built before 1978 is lead-based paint. Following this assumption requires you to use lead-safe work practices for all but trivial maintenance, repair, and renovation projects that disturb painted surfaces. Lead-safe work practices involve enclosing a work area and covering surfaces with polyethylene sheeting made from oil.



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waste and pollution. Before considering the solution, it is necessary to understand the problem.

RRP requires that you

The sheeting is discarded to landfills, not reused or recycled.

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Fortunately, lead-based paint is rare in buildings built from 1960-1978, and is not, contrary to popular perception, everywhere in older buildings. EPA's own studies bear this out. Lead-based paint is most prevalent on exterior wood and metal, is less common on interior wood, is still less common on interior

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kitchen and bathroom plaster, and is rare on other surfaces. It is more common on interior surfaces in fancy neighborhoods where more expensive paint is used.

The key to preventing all of the wasted polyethylene sheeting and electricity is knowing which surfaces are not coated with lead-based paint. If lead-based paint is not present, lead-safe work practices are not necessary.

Lead-based paint surveys or inspections are inexpensive. They are a one-time expense, and provide the information needed to prevent some waste and pollution. They also save time and money that would otherwise be wasted on lead-safe work practices when no lead-based paint is actually present.

Low-cost inspections are performed using high-tech X-Ray Fluorescence instruments that do not damage surfaces, and which provide on-the-spot results.

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