



# **Top 7 FAQs:**

## **Answers to a Building Manager's Questions About Lead Safe Practices**



## 1. What is lead and why is it dangerous?

Lead is an element that naturally occurs in small amounts in the earth's crust and can be toxic to humans. In fact, exposure to lead can affect almost every organ and system in your body and even small amounts of lead in children can result in behavioral and learning problems, slowed growth, hearing problems, and anemia. For a pregnant woman and her developing fetus, lead exposure can cause problems with the growth of the baby or can result in premature birth. Even in the average, healthy adult, there are significant repercussions, including cardiovascular effects, increased blood pressure and incidence of hypertension, decreased kidney functions and reproductive problems.

## 2. But isn't lead poisoning a thing of the past?

No! Although lead-based paint was banned in 1978, buildings that were originally constructed prior to that date often still have a toxic base coat. Renovation, repair, or painting work done in those facilities can release hazardous lead dust, which can be harmful to those who use the building on a daily basis. Lead paint is an invisible danger and it's one that still exists.



## 3. What should I know about the EPA's efforts to minimize lead exposure?

Since lead poisoning is preventable, the EPA has taken steps to protect building inhabitants by implementing the Lead Renovation, Repair and Painting (RRP) rule. This regulation provides important protection for building inhabitants/users by requiring owners and managers to take certain precautions during any sort of renovations, including demolition, new construction, electrical or plumbing work, window replacement or mold removal projects.

## 4. So, what's my responsibility as a building manager?

Well, if you are the individual in charge of planning renovations to your building (this includes mold removal services, general maintenance, or anything that could disturb lead-based paint), it is your responsibility to choose a contractor who is Lead-Safe Certified. Common renovation activities, like sanding, cutting and demolition, can create hazardous lead dust and chips. Proper work practices during renovations can protect the people in your building from exposure to this harmful dust.

## 5. How will I know if a contractor is lead-safe certified?

Ask to see their training certificate! Then verify their certification by checking the EPA website at [www.epa.gov/getleadsafe](http://www.epa.gov/getleadsafe). Staff members at companies like Advanced Mold Diagnostics are certified upon completion of an EPA accredited renovator training course and their certification is good for 5 years from the date of course completion. To maintain their certification, renovators must complete a refresher training course prior to the expiration of their current



## **6. What does mold remediation have to do with lead-safe practices?**

The EPA has stated that lead-safe certification is required for anyone (whether you're doing a DIY project or hiring professionals) who plans to work on renovations that will disturb more than a 6 square foot area of lead-based paint in buildings built prior to 1978. Since most mold remediation work does require some demo and construction in order to clean up the moldy area and fix the root cause of the mold, lead-safe practices must be applied to these projects. In the same way that a quality mold removal contractor should practice proper techniques in the remediation process in order to prevent mold spores from spreading, lead-safe practices should also be implemented because the most common way lead enters the body is by inhaling or ingesting microscopic dust.

## **7. What are the consequences of not following the EPA's PRP rule?**

Failing to comply could be costly on multiple levels. First, there is a significant health risk to those who use your facility. Contamination can be caused by just a small amount of lead dust that is easily absorbed by anyone who inhales or ingests it and once a person is poisoned, that lead will be present in their body for life and the effect can never be reversed. In addition, this rule is a matter of federal law. If you chose to not hire a lead-safe certified contractor, you could face tens of thousands of dollars in fines

**Looking for a trusted, lead-safe certified  
mold remediation contractor?**

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