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## Questions and Answers

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### Pre-Renovation Lead Information Rule (TSCA 406B)

**Q: What is the Pre-Renovation Lead Information rule?**

A: The Pre-Renovation Lead Information Rule (PLIR), also known as section 406(b) of the Toxic Substances Control Act, is a rule requiring people performing renovation on residential housing built before 1978 and receiving compensation, to distribute a lead hazard information pamphlet before starting the renovation.

**Q: Why is the Pre-Renovation Lead Information rule necessary?**

A: Through Title IV of the Toxic Substances Control Act, Congress directed EPA to address the public's risk of exposure to lead-based paint hazards through regulations, education, and other activities. Of particular concern were potential lead exposure risks that could occur during renovations of housing containing lead-based paint. The Pre-Renovation Rule ensures that owners and occupants of pre-1978 housing are provided information concerning potential hazards of lead-based paint exposure before certain renovations are begun on that housing.

**Q: What are the risks of lead-based paint in housing?**

A: Approximately three quarters of the nation's housing stock contains lead-based paint. Lead from paint can threaten the health of occupants, especially children under 6 years of age. Exposure to lead from paint, dust, and soil can cause a range of health problems including permanent damage to the brain, nervous system and kidneys. Lead can also cause health problem in adults. Because of its effects on fetal development, lead exposure can also be harmful to pregnant women and women of child-bearing age.

**Q: Does the Pre-Renovation Lead Information rule apply to me?**

A: If your job is for compensation and will require you to disturb more than 2 square feet of paint in pre-1978 housing, then you are a renovator for the purposes of PLIR. This is not dependent upon whether what you do is typically considered a renovation. Whether you are a plumber, a drywaller, a painter, or an electrician, if your job requires that you disturb more than 2 square feet of paint, then you must comply with the rule. The rule also applies to landlords, property managers, and maintenance staff if any maintenance or work disturbs paint.

The term compensation extends beyond money. Providing services in exchange for other services (e.g., bartering) is included within the term. PLIR applies to owners renovating their own apartment buildings using maintenance staff as well as neighborhood handymen providing services to those in the neighborhood for services or goods other than money.

Work that is performed for free (e.g., no exchange of money, goods, or services) or work performed by Do-It-Yourselfers in their own homes is not covered by PLIR. Work that is performed during an emergency (i.e., a hazardous, non-routine situation that could either threaten public health or cause substantial property damage) is also excluded from this rule.

**Q: What exactly do I have to do if the Lead Pamphlet Distribution rule applies to me?**

**A:** If you are performing a renovation in pre-1978 housing and that renovation will disturb more than 2 square feet of paint, then you must give the owner of the housing a copy of the pamphlet and get her acknowledgment of receipt. If the housing is tenant occupied, then in addition to giving a copy of the pamphlet to the owner, you must provide a copy to the tenant and get her signature as well. The same requirements apply to apartments in housing with more than four separate dwelling units.

If the renovation is to occur in a common area (e.g., laundry room, hallway, playground) of housing with more than four separate dwelling units, you must provide all residents of the building information on the timing and extent of the renovations slated to occur.

**Q: What are the basic steps I need to take in order to comply with the rule?**

**A:** There are four easy steps to follow:

1. Distribute the lead pamphlet to the housing owner and occupants before renovation starts.
2. Obtain confirmation of receipt of the lead pamphlet.
3. For work in common areas of multi-family housing, distribute pamphlet to all tenants.
4. Retain records for 3 years.

**Q: How do I get copies of the pamphlet?**

**A:** The pamphlet has been made available to the general public as well as the regulated community. Copies of the publication, *Protect Your Family From Lead In Your Home*, are available in multiple languages and can be downloaded from the EPA website: <http://www.epa.gov/lead/pubs/leadprot.htm> or by calling the National Lead Information Center at 1-(800) 424-LEAD.



**Q: What if the tenant or owner won't accept or isn't home to accept the pamphlet?**

**A:** If the tenant or owner refuses or is unavailable to accept the pamphlet, PLIR allows for the renovator to certify the attempt. PLIR also allows the renovator to mail the pamphlet (at least 7 days prior to the renovation) if she purchases a certificate of mailing from the Post Office when mailing the pamphlet.

**Q: Do I have to give out the lead pamphlet 7 days prior to renovation activities?**

**A:** The 7-day advance delivery requirement applies only when you deliver the lead pamphlet by mail. Otherwise, you may deliver the pamphlet anytime before the renovation begins. However, the renovation must begin within 60 days of the date that the pamphlet is delivered.

**Q: Where can I get more information on the pre-renovation rule?**

**A: By Phone:** call and speak with a specialist Monday through Friday, 8:00 am to 6:00 pm eastern time (except Federal holidays) at **1(800) 424-LEAD [5323]**.

**Website:** <http://www.epa.gov/lead>