

Vermont Lead Paint Law	Shaded items are more restrictive	EPA Renovation, Repair & Painting Rule
* Pre-1978 rental housing and child care facilities must complete EMP's * LSWP required in pre-1978 owner occupied	Applicability	Pre-1978 housing and child occupied facilities, <i>including schools, etc.</i>
LSWP required if more than 1 SF of paint to be disturbed, either interior or exterior	Threshold/ Trigger	LSWP required if more than 6 SF disturbed interior; 20 SF disturbed exterior
EMP certification only (no cost)	License	Renovation Firms licensed by EPA (\$300)
* 4-hour EMP Training - one time (generally free) * 1 trained supervisor per job site	Training	* 8-hour EPA initial training * 4-hour EPA refresher every 3 yrs. * 1 trained supervisor per job site
Not required	Pre-Work Notification	* Provide owners/occupants with Renovate Right pamphlet, info about work to be completed. * Keep records of notification * Requirement in place since 1996
* Copies of EMP Compliance Statements provided to tenants when submitted to VDH * Protect Your Family pamphlet provided to tenants at lease-up and with compliance statements annually * State specific requirements for sale or transfer of pre-1978 residential prop.	Disclosure	* Since 1996, owners required to disclose all records of LBP activities to potential buyers and/or tenants. * Standard form, pamphlet provided to buyers/tenants. * Keep all records of disclosure activities.
* Visual inspections for paint deterioration * Prompt repairs using LSWP * Window well inserts * Poster to report problems * Specialized cleaning at turnover * Specialized cleaning after work * Removal of exterior paint chips	Property Maintenance	Not required - LSWP by licensed renovator only when paint is disturbed or repaired over threshold amount.
In addition to EPA prohibited practices: * dry scraping / dry sanding * all machine sanding or grinding * uncontained power washing * strippers containing methylene chloride	Prohibited Practices	* open flame burning/torching * power sanding or grinding without HEPA exhaust controls * heat guns over 1100 degrees
* Visual check after all cleaning * No visible dust and debris	Clearance	* EPA cleaning verification procedure * 3rd party dust clearance & lab analysis in some situations
* Completed EMP Compliance Statements provided to residents when submitted	Post-Work Notification	* Provide records of activities and cleaning verification to owner and occupants
* Compliance Statements * Records of providing Compliance Statements and pamphlets to tenants, others. * Records of inspections/work done	Recordkeeping	* Renovation firms must maintain all records, sign-offs, etc. for 3 years after project completion. * Property owners must keep all records and disclose them to appropriate parties as noted above.