

LEAD-BASED PAINT



Flaking paint on a windows sill: assume it contains lead paint unless testing indicates otherwise

Facts about Lead-Based Paint:

- Lead paint is a major source of lead poisoning in children and can affect adults
- Buildings constructed or renovated prior to 1978 can contain lead-based paint (affects many UVA-owned buildings)
- Regulations differ for commercial and residential structures
- OSHA Lead in Construction Standard governs contractors and their workers who may be exposed to lead-based paint during construction or renovation projects

Lead Paint Identification:

- Home test kits are available, but are unreliable
- Testing of commercial buildings can be done by a qualified professional who does screening and sends samples to a lab for testing

Preventing Exposure:

- Lead-based paint in good condition does not pose a problem (except in residences with children under 6)
- Lead paint can be covered (e.g., drywall, vinyl or aluminum sills)
- Lead-based paint in poor condition should be properly removed
- Lead-based paint in residential buildings with children under the age of 6 **MUST** be de-lead.

De-Leading

- Low to moderate risk de-leading can be done by anyone. This involves obtaining the proper training (for moderate risk this includes an exam) and only allows MINOR projects such as removing windows, putting on aluminum sills, repairing small amounts of lead paint (less than 2 square feet without sanding to bare wood)
- MAJOR de-leading projects **MUST** be performed by a licensed contractor
- Surface beneath the area to be de-leaded must be covered with a layer of fire proof 6-mil poly sheeting
- Areas where lead dust may migrate (windows, HVAC components, vents) must be covered
- Appropriate PPE is worn (respirators and protective clothing on hands and body) and available engineering controls must be applied
- Lead is then removed by wet scraping (manual tools with water misting of working surface)
- Wet or dry sanding or dry scraping can only be done if tools are equipped with a HEPA vacuum attachment
- Lead-based paint chips/debris and PPE **MUST** be containerized for disposal
- Residential properties with children under 6 require a follow up inspection by a licensed lead inspector



Wet scraping (removal of loose and flaking paint) performed by a licensed de-leading contractor



FM-OHS:

fm-ohs@virginia.edu

(434) 297-6379