



The Vermont Lead Law requires owners of residential rental buildings and child care facilities built before 1978 to perform Essential Maintenance Practices (EMPs) to help prevent people from being poisoned by lead. These are relatively inexpensive maintenance activities that reduce lead-based paint hazards. In addition, if any work on the property is needed that will disturb a certain amount of lead paint, it must be done by an EPA-registered contractor.

How can I comply with the Lead Law?

- Assume all paint or coatings are lead-based, unless tested by a Vermont-licensed lead inspector.
- Take precautions to prevent the spread of lead dust and use safe practices.
- Perform Essential Maintenance Practices at least once a year.
- Make sure work is done by an EMP-certified person who has attended a Health Department approved training. You can find a training schedule at www.leadsafevermont.org. These trainings are offered online.
- If work is greater than 6 square feet per interior room or 20 square feet per exterior surface, make sure it's done by an EPA-registered contractor.

How do I perform Essential Maintenance Practices?

Every year you need to:

- Inspect the property inside and outside.
- Identify areas where paint is in poor condition (chipping or peeling) and promptly fix it in a lead-safe way.
- Verify that all wooden windows have window well inserts.
- Remove any visible paint chips on the ground outside the building.
- Perform a specialized cleaning in common areas.
- Post a [notice for building occupants](#) to report chipping or damaged paint and provide them with the [Protect Your Family from Lead in Your Home](#) booklet. You can find these documents at www.healthvermont.gov/emp.
- File a compliance statement at <http://secure.vermont.gov/VDH/emp> certifying that EMPs have been done and provide a copy of the statement to tenants for rental owners, the Department for Children and Families for child care providers, and your insurance carrier.

Need help filing an EMP Compliance Statement?

You can find instructions on filing EMP Compliance Statements at www.healthvermont.gov/emp.

What types of work practices are prohibited?

The following practices are **not allowed** to be used:

- Dry scraping
- Using chemical strippers, particularly those containing methylene chloride
- Open flame burning or torching
- Heat guns operating above 1100°F
- Dry sweeping lead-contaminated areas or surfaces

Doing renovation or repair work that will disturb lead-based paint?

In addition to Essential Maintenance Practices, if you are hiring a contractor to do renovation, repair, and painting projects that disturb lead-based paint of more than 6 square feet per interior room and 20 square feet per exterior surface, you must use contractors certified and registered under the EPA's Renovation Repair and Painting (RRP) Rule.

If you're a landlord, you can do the work yourself, but you also need to be RRP-certified and registered. You can find an RRP training schedule at www.leadSAFEvermont.org. Once you've taken this training, you will be able to register on the EPA website as an RRP firm. Learn more at www.epa.gov/lead/lead-renovation-repair-and-painting-program.

By reducing lead hazards, you can help prevent lead poisoning

Dust from lead-based paint is the major source of lead poisoning among children. Lead poisoning can cause serious and permanent health problems, including behavioral and reproductive problems. Learn more at www.healthvermont.gov/lead.

For More Information

For questions about working with lead-based paint or asbestos when performing maintenance, repairs, renovation, or demolition on a building, email the Asbestos & Lead Regulatory Program at ahs.vdhalrpgeneral@vermont.gov or visit www.healthvermont.gov/environment/asbestos-lead.

If you notice unsafe lead-based paint work practices being done, please submit a tip to our program at tinyurl.com/submit-lead-tip.

Find this information sheet online:

