



Maryland Department of the Environment

Is your Maryland Property built between 1950-1978?

ON JANUARY 1, 2015, ALL RESIDENTIAL RENTAL PROPERTIES CONSTRUCTED PRIOR TO 1978 MUST BE REGISTERED AND LEAD INSPECTED PRIOR TO EACH CHANGE IN OCCUPANCY.

“Universe of Affected Properties to Increase in 2015”

On January 1, 2015 Maryland will be expanding the universe of Affected Properties under the Environment Article Title 6, Subtitle 8 to also include residential rental dwelling units built 1950-1978. Because the residential use of lead based paint was not banned until 1978, the amendment to the law that was passed during the 2012 legislative session expands the primary prevention aspects of the existing lead law that previously only mandated compliance for rental dwelling units built prior to 1950.

For more information, please contact CEI, 410-766-0222 or Hahn@ceiinc.com.

Lowe’s RRP Lead \$500,000 Settlement

By **Grace Hahn**, *Marketing Associate*, Compliance Environmental International, Inc.

What exactly happened?

The Environmental Protection Agency (EPA) and Department of Justice have conducted a comprehensive investigation on Lowe’s Home Improvements Centers to ensure that hired contractors are in adherence to the Renovation, Repair and Painting Rule. EPA inspectors discovered

renovations being performed by Lowe’s contractors were not only unable to provide documentation showing they have been certified by EPA, but failed to have proper training, use lead-safe work practices, correctly use EPA-approved lead test kits, and failed to properly contain and clean work areas during renovations.

What will Lowe’s have to do now?

The company will be required to pay the largest civil penalty for the RRP Rule in its history of \$500,000. Lowe’s will also have to implement a corporate-wide compliance program to over 1,700 stores nationwide.

(Continued on page 2)

“Turning Problems into Solutions” since 1993

Lead-based Paint Inspections

Asbestos Surveys and Remediation Design

Mold Assessments, Testing, & Remediation Verification

Construction Risk Assessments

Compliance Monitoring

Industrial Hygiene

Environmental Due Diligence

Healthcare Consulting

Facilities Services

Safety & Health Consulting

Training

Expert Witness Services

Contents

New MDE Lead Regulation	1
Lowe’s RRP Lead Settlement	1
Agency Criticizes MD Lead	2
Company Newest Updates	3
About Our Organization	3



(Continued from page 1)

What is the RRP Rule?

The RRP Rule is intended for contractors performing home renovations on housing built before 1978 and child-occupied facilities to be properly trained and certified by the EPA. This rule aims to protect young children from lead paint exposure. Lead-based paint is particularly toxic to children six and under impacting their nervous system which directly affects their developmental stages in the cognitive learning process.

How to *not* run into this issue?

Successfully complete the 8-hour initial renovator training

course. The course includes a lecture portion as well as hands-on activities. Students will be tested at the end of the course. Those earning a passing score on the exam will receive an EPA Certified Renovator certification that will be valid for 5 years.

The contracting firm will also have to have a RRP Firm Certification. Submit an application to the Federal EPA (or if state-run, the applicable state agency) to receive the RRP Firm Certification.

Who needs this training?

RRP is a federal regulatory program impacting contractors, property managers, and others who receive payment for services. Anyone who is paid to perform work in pre-1978

housing or child-occupied facilities and disturbs more than 6 square feet inside, more than 20 square feet outside, or repairs or replaces windows, needs this training. This includes – but is not limited to – contractors, carpenters, painters, residential property managers, plumbers, water damage restoration firms, electricians, drywall installers, HVAC technicians, window and door installers, and many more.

To read official news release by EPA, [click here](#).

Agency Criticizes Lead Paint Enforcement in Maryland

A Maryland state auditing agency found almost 1,000 rental housing units with lead paint whose owners have not maintained the required annual registration with the state's Department of the Environment.

State law requires all housing units built before 1950 that are rented to families be registered and have lead paint risks remediated, because children who ingest lead dust or paint flakes can suffer significant learning and behavioral problems. The registrations must be renewed annually until the lead paint hazard is gone.

In a letter to state lawmakers, the Office of Legislative Audits (OLA) said that the Environment Department has failed to investigate why these landlords have ceased filing the annual registrations.

OLA is an agency that makes factual findings and reports to legislators, similar to the Government Accountability Office at the federal level.

The Environment Department pointed out that it has actually been reducing the backlog of rental properties with lapsed registrations. In 2011, there were about 3,000 such units.

After the 2011 report, the department mailed letters to property owners to warn them about registration. But the OLA auditors say that "the follow-up process was not comprehensive or timely," leaving hundreds of properties unaccounted for.

Revenue from the annual registration fee of \$30 per unit helps pay for the MDE to manage the lead-poisoning prevention program.

Lawmakers in Annapolis have threatened to withhold money from the Environment Department's budget unless it comes up with a method for reducing the backlog more quickly.

This article is reprinted with permission from Indoor Environment Connections, www.ieconnections.com. Copyright © 2014 Indoor Environment Communications.

CEI's Newest Equipment: The **Niton XRF** Lead Paint Analyzer

Are you a property manager? **Is your property a Pre-1978 property?**

Compliance Environmental International, Inc. has added to its equipment collection, a new **Niton**

XRF lead-based paint analyzer. The Thermo Scientific x-ray fluorescence (XRF) machine provides immediate lead-based paint results, eliminates time by allowing lab-quality results on the spot. CEI's Lead

Inspectors have been successfully trained to properly use the handheld **Niton XRF** analyzer.



Welcome Loren Barrett and Shannon Carpenter to CEI!



CEI is delighted to have Loren Barrett join our team in November 2013. Loren is a licensed Lead Inspector in Maryland and Washington DC as well as a licensed Virginia Asbestos Inspector. Mr. Barrett is a Project Manager at CEI, Inc.



We are excited to have Shannon Carpenter join CEI as of May 2014. Shannon is currently finishing her dual bachelor's and master's degrees in Environmental Science from Oregon State University. She is the newest addition to join our team of Project Managers.

About Our Organization



CEI is a full-service industrial hygiene and environmental consulting firm which provides a full range of environmental services, with a specialization in:

- Healthcare Facilities**
- Property Management**
- Lead Paint Inspection**
- Asbestos Monitoring**
- Forensic Investigation**

Indoor Air Quality Industrial Hygiene Project Management Training

Based in Baltimore (Glen Burnie), Maryland, CEI prides itself on having the capability to perform a multitude of environmental and industrial hygiene services. We endeavor to solve problems in an economic manner,

limiting clients concerns; and take satisfaction in helping our clients attain their goals.

"Turn problems into solutions."

Contact us at no cost for a qualification package, a proposal, or for any inquiries.

Contact Information

509B McCormick Drive,
Suite Q
Glen Burnie, MD 21061
410-766-0222
Info@ceiinc.com