

Burlington's Lead Safety Ordinance

In February 2009, the Burlington City Council unanimously approved the Minimum Housing Amendments related to Lead-Based Paint. This ordinance gives various City Departments explicit authority to ensure compliance with existing Federal and State laws. **Code Enforcement Officers will check for compliance with all of the rental requirements noted below, and can issue orders for compliance. These requirements are part of the Burlington Minimum Housing Code.** (The following are **not complete** and are meant to be used as guidelines).

If you **own pre-1978 rental housing units**, you are responsible for complying with the State of VT Lead Law a.k.a. the EMP (Essential Maintenance Practices) Law:

- Successfully complete the 4 hour EMP class
- Perform annual visual assessment and repair areas (interior and exterior) using Lead Safe Work Practices if disturbing more than 1 ft² of painted surfaces, followed by proper cleaning
- Coil stock window wells
- Keep outside areas free from paint chips
- Annual proper cleaning of common areas
- Post State of Vermont EMP poster
- Provide tenants with appropriate EPA brochure
- Properly clean unit at tenant turnover
- Complete State of Vermont Compliance Statement and submit to the Health Dept, tenants and (upon request) the Code Enforcement Office
- Disclose to tenant any known Lead-Based Paint activity
- Post City Notification Poster prior to disturbing more than 1 ft² of exterior painted surfaces (**Burlington Ordinance specific**)

If you **own a pre-1978 dwelling**, you are responsible for:

- Using Lead Safe Work Practices when disturbing more than 1 ft² of exterior painted surfaces
- Posting the City Notification Poster prior to disturbing more than 1 ft² of exterior painted surfaces

If you are a **contractor working in a pre-1978 dwelling**, you are responsible for complying with the Federal Renovation, Repair and Painting Rule (RRP):

- Have at least one site person successfully complete the 8 hour RRP class (firm also needs to be certified)
- Provide owner and occupant with appropriate EPA brochure prior to commencement of work that will disturb more than 6 ft² of interior or 20 ft² exterior painted surfaces
- Use of Lead Safe Work Practices
- Lead specific cleaning and verification required
- Recordkeeping required

The following activities are prohibited on all pre-1978 dwellings:

- Dry scraping
- Open flame burning
- Uncontained power washing
- Heat guns over 1100° F
- Uncontained sandblasting
- Power sanding (unless fitted with HEPA filter)
- Chemical stripping using products with methylene chloride

If you require guidance on available EMP & RRP classes, using Lead Safe Work Practices, or proper cleaning techniques, please contact: The Burlington Lead Program at 865-LEAD or visit the CEDO website at www.cedoburlington.com. Please contact the Code Enforcement Office at 863-0442 on how to comply with the lead paint requirements and for general questions about minimum housing (rental property) requirements and inspections.