



# Lead Lines

A Newsletter for Certified Lead Remediation Workers

Volume 1 Issue 2

July 2008

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## CTED Training Scorecard

Washington State CTED-Lead-Based Paint (LBP) Program recently studied the pass-rates of students who took their certification exams. We included the pass-rate for each active training firm. The study covers the period from August 2004 through May 2008. The purpose of the study was to provide students with information of the success experienced by those taking the LBP exams.

### Training School and its Student Exam Success (Three disciplines combined)

### Discipline Exam Success

<u>Provider</u>	<u>Pass-Rate</u>	<u>Discipline</u>	<u>Pass Rate</u>
Western Regional Lead Training Center @ OSU	87.1%	Inspector	79.5%
Michael T. Hara	82.9%	Risk Assessor	91.4%
RGA Environmental, Inc. (formerly Prezant)	79.8%	Supervisor	82.0%
Cole and Associates Training & Consulting, Inc.	81.3%		

## Reminders

- *Keep your residential address up-to-date with our office so we can send out renewal notices. All reminders go out six months in advance.*
- *CTED provides state certification the first Wednesday of every month.*
- *Refresher courses do not require an additional state test.*
- *Risk Assessors who also hold Inspector certification, need not renew the Inspector certification, just the Risk Assessor certification. This applies to Refreshers only.*

## Introducing new Lead Based Paint Staff

CTED's Lead Based Paint (LBP) Program welcomes its new Compliance and Enforcement person, Robert (Bob) Angeline.

Bob started in May of 2008 as a Compliance and Enforcement Specialist. He will implement a comprehensive and progressive LBP compliance/enforcement program for CTED. The program goals will provide timely compliance/technical assistance to the regulated community, local agencies, and the public.

Before joining the CTED program, Bob worked with the Region 10 office of the U.S. EPA in Seattle.

While there, he assisted processing of Lead Based Paint certifications, and Asbestos accreditation. He continued as an EPA Inspector for the Toxics Substance Control Act including: the Lead Based Paint-Real Estate Disclosure Rule, and the LBP Pre-Renovation Education Rule. Prior to his work at the EPA, Bob worked as an Industrial Hygiene Consultant, inspecting and monitoring projects dealing with hazardous building materials, including asbestos and lead.

Bob enjoys getting out into the field to talk with citizens and the regulated community, helping them to find solutions that work.

## *In Memoriam*

*It is with greatest sadness that we inform you that Mike Hara of MTH Environmental, a training provider for the program passed away June 28, 2008. He was involved in the Washington State lead based paint program from the beginning and worked hand in hand with many of CTED's community partners working towards eliminating lead based paint hazards. Bob, Diane, and I extend our sympathies to Mike's family and want Toni, Kevin, Connie, and other family and friends to know he was a pleasure to work with and will be greatly missed.*

### *Michael T. Hara, May 18, 1946 – June 28, 2008*

*Mike Hara was born and grew up in Honolulu, Hawaii. Mike graduated from the University of Puget Sound with a degree in business in 1968. Mike operated a construction business that would later develop into a successful environmental consulting firm, MTH Environmental, LLC, a local asbestos and lead-based paint consultation firm. MTH's client list consisted of innumerable private clients as well as public clients, including the cities and counties of Tacoma, Lakewood, Spokane, Seattle, Renton, Kent, Clark County; various housing authorities, including Everett, Tacoma, Spokane, Pierce County, King County, Snohomish County; and many non-profit and community-based organizations including Network Tacoma, Lakewood Area Shelters, Homeownership of Tacoma, the Metropolitan Development Council and the Martin Luther King Housing Development Association.*

*To all those involved in any form of housing repair, be it renovation, remodeling, weatherization or demolition, Mike was a constant and endless source of knowledge in regards to lead-based paint and asbestos regulations and accompanying construction practices. Mike was also involved in both lead-based paint and asbestos training as a certified training provider, and as such, was personally responsible for training many of the local abatement firms and employees.*

*Mike's loves were golfing, fishing, baseball, and his family and friends. Mike is survived by his wife Toni, and son Kevin (Connie). Mike lived his life to the fullest and touched many along the way. He will be truly missed.*

## Pitfalls of Risk Assessment Who Owns the Property?

Five days of Lead-Based Paint Lead Inspector/ Risk Assessor training, a foot-high stack of books to take away with you, subjects covered in class you've never heard of, and yes, you'll have to complete a certification exam before six months elapses to get the certification. Leaving the training facility, you're ready to just plop the books on the shelf and stop thinking about lead for about a month. Yet, after a few days of mental R&R you're back at work thinking about your commitment to finish things up and take the certification exam. Successful completion means a certificate to learn what the real world Lead-Based Paint Inspector/ Risk Assessor jockey lives in. Your certificate and badge are in the mailbox. Badge in hand, you're feeling a lot of relief, no training class about lead for nearly three years. Woo whooo!

Months go by; you're seldom sent out to use all the knowledge and skills acquired during your training, such as doing a full-blown risk assessment or lead inspection. Time and again, it's just going out to take a sample of painted iron that a worker will be welding something onto. Simple tasks are the fare of lead inspection and risk assessment! You think? As a risk assessor, you may get sent out to take water samples throughout a 100 unit housing complex. Terrific! A little change up in tasks is good. At some point, you wonder, "Will I ever get assigned to do a large complex? Will a risk assessment inspection and written report ever be assigned to me?" It may be a rarity for some of you; in fact, you may never get one of these. Though you may not, you should keep in mind there are assignments that will demand refreshing yourself with all of the aspects of your training, particularly property research, and regulations connected to federal properties.

One aspect to consider is the regulatory description of target housing. What is target housing? Simple, you think. Remember how it is defined as:

*any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless any one or more children under the age of six resides or is expected to reside in such housing for the elderly or persons with disabilities) or any 0-bedroom dwelling [WAC 365-230-20 (87)]*

Doesn't that apply to HUD or federally funded housing properties? Yes, it does.

Don't forget the definition of child occupied facilities as:

*a building, or a portion of a building, constructed prior to 1978, visited regularly by the same child, under the age of six, on at least two different days within any week (Sunday through Saturday period), provided that each day's visit lasts at least three hours and the combined weekly visits last at least six hours, and the combined annual visits last at least sixty hours. Child-occupied facilities may include, but are not limited to, day care centers, pre-schools and kindergarten classrooms. [WAC 365-230-20 (14)].*

Both of the definitions above apply in all of the defined lead-based paint (LBP) activities: inspection, risk assessment, and abatement as defined by WAC 365-230. What this means is you will need to know as much as possible about the property receiving the LBP evaluation, or abatement.

Before you begin any LBP inspection, risk assessment, or abatement activities, it is critically important that you determine who owns the property. Anyone can act as an agent to sell, to lease, or to maintain a property for an owner. Sometimes owners, property managers, and agents of the owner will order work to be done. The work could be described as window replacement, preparing and repainting siding/trim, removing/replacing siding, and so forth. Never is the word abatement written in these contracts, it's just written as renovation, remodel or repair. Property managers and owners can mislead an untrained contractor to perform work that requires the care and diligence of a certified lead professional. Lead Risk Assessors and abatement firms need to use the county assessor's website in the project's county to learn the build year and owner's name prior to beginning any work activity. The lead professional wants to make sure the project property is, or is not federally-owned.

Some property managers or agents may not know the HUD regulations that require risk assessment and abatement prior to the sale of federally-owned property. Let's review HUD's regulations to be sure you know if the property is under the scope of abatement activities.

Federally-owned property means:

*residential property owned or managed by a Federal agency, or for which a Federal agency is a trustee or conservator. [24 CFR 35.110]*

Please read the definition of "Federal agency" to get a better understanding; e.g. Department of Defense, Veterans Affairs, and Farmers Home Administration. Under 24 CFR 35.110, Subpart C Disposition of Residential Property Owned by a Federal Agency Other Than HUD. There you will find that risk assessments and hazard abatement services certified by CTED in the State of Washington, are required to do these tasks. Certified firms and their services are listed on our website at: [www.cted.wa.gov](http://www.cted.wa.gov)

Bottom line, you want to give your clients the best service for their money. If you are a risk assessor, you want to make sure the lead-based paint evaluation you do truly meets their needs. If you are an abatement firm, you want to make sure the inspection report was performed properly and your firm is not relying on an invalid or incorrect report as a bid base. You are the certified lead professional. Your reputation relies on your expertise. Remember, CTED is here to assist you. If you need help in interpreting the rules, do call 360.725.2929 or e-mail [boba@cted.wa.gov](mailto:boba@cted.wa.gov) with questions, comments, or concerns.

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## Upcoming Refresher Courses

Don't wait until the last minute!. You can take your refresher course up to six months before your expiration date.

Some training providers have websites that can be accessed through [www.cted.wa.gov/lead](http://www.cted.wa.gov/lead). Contact the providers directly for current class information.

The following training providers have notified us of upcoming classes:

### **Cole and Associates** **1-877-455-BEAR**

*Lead Worker*  
August 27  
September 12  
October 10  
November 13  
December 4

*Lead Supervisor*  
August 28  
September 30  
October 31  
November 28

*Lead Inspector*  
August 14  
September 11  
October 16  
November 17

*Lead Risk Assessor*  
August 1  
September 5  
October 3  
November 17

### **OSU** **541 737-6869**

*Lead Worker*  
September 30

*Lead Supervisor*  
September 30

*Inspector/Risk Assessor*  
September 29

### **RGA** **1-888-281-8858**

*Lead Worker*  
September 5  
September 24  
November 7

*Lead Supervisor*  
September 22  
November 14

*Lead Inspector*  
November 11

*Lead Risk Assessor*  
October 17  
November 12