

A Brief Summary  
Of  
Georgia Environmental Protection Rules  
For  
Lead-Based Paint

Childhood lead poisoning is a devastating environmental health hazard for young children. Exposure to even low levels of lead increases a child's risk of developing profound and permanent learning disabilities, intelligence quotient deficiencies, behavioral problems, and other developmental and neurological problems, while extreme exposure can cause death. The most significant source of exposure for small children, particularly in housing constructed prior to 1978, is lead-based paint – not just from paint chips, but from lead-contaminated household dust or soil.

In response to this critical public health hazard, the Georgia General Assembly passed the Lead Poisoning Prevention Act of 1994. This Act empowers the Board of the Department of Natural Resources to promulgate those Rules and Regulations necessary to establish minimum standards for the accreditation of lead abatement training providers; training and certification of individuals and firms conducting lead inspections, risk assessments, project designs, abatement and control; and the manner in which those abatements and controls are conducted. These Rules cover only target housing and child-occupied facilities as defined within the rule, and are published as Chapter 391-3-24 of the Environmental Protection Rules (hereinafter referred to as the “Lead Rules”).

The Lead Rules are ever evolving in detail, but at their core is the establishment and enforcement of the following guidelines:

1. **Standards that identify dangerous levels of lead in paint, dust and soil.** These standards provide specific levels on which to base remedial actions regarding lead found in homes, schools, daycare centers, play areas, and other locations of potential exposure.
2. **Standards for the certification of firms that conduct lead abatement and control.** These standards allow the Division to carefully review and regulate those firms that wish to engage in lead-based paint related activities, to ensure that all applicable state and federal rules regarding work practices and certification of individuals are adhered to and that all work is conducted in such a way as to protect project workers, facility occupants, and the environment from possible contamination from lead-based paint and/or lead-contaminated substances.
3. **Standards for the certification of individuals involved in lead abatement activities.** These standards ensure that individuals conducting lead-based paint inspections, risk assessments, project designs, abatement and control are properly trained and certified. The regulated disciplines within the lead industry are Inspector, Risk Assessor, Project Designer, Supervisor, and Worker. Prior to certification, and each thirty-six months thereafter, individuals seeking these certifications must attend training courses through Georgia approved training providers and pass post-training examinations based on that training.
4. **Standards for accreditation of lead training programs.** These standards regulate those institutions that provide training for Inspectors, Risk Assessors, Project Designers, Supervisors, and Workers. Such training programs must meet specific minimum requirements for training curriculum, number of training hours, hands-on training, trainee competency and proficiency, and training program quality control. Such training programs are subject to review or “audit” of both their classrooms and their class records by the Division during normal business hours. Careful monitoring of lead-based paint training providers helps ensure the availability of a trained and qualified work force to identify and address lead-based paint concerns.
5. **Standards for conducting lead-based paint activities in target housing and child occupied facilities.** These standards assure that activities meant to reduce or eliminate the possibility of exposure to lead-based paint or lead-contaminated substances are conducted according to reliable, effective and safe work practices. Each project must have been carefully planned and prepared in advance, and must be conducted in such a way as to protect project workers, facility occupants, and the environment from current and future contamination by lead-based paint.

Proper notification must be made to the Program prior to commencement of such projects, which are subject to inspection by the Division at any time during regular work hours.

While the Lead Rules are only mandatory for specified lead-based paint activities in target housing and child-occupied facilities, other building owners can make any or all of them mandatory for their projects by placing them in their project specifications. This voluntary use of the Lead Rules for circumstances in which they are not mandatory can help control lead hazards and reduce legal liability.

In addition to the Lead Rules, which are limited to target housing and child occupied facilities, there are three other sets of EPD Rules that can be applied to all building and facility projects:

- **Hazardous Site Response Inventory (HSRI) Rules**, which require a limited choice of actions when soil is found to contain more than 400 PPM lead, and
- **Solid Waste Rules**, which require nonhazardous waste to be disposed of offsite at a landfill permitted to receive such wastes, and
- **Hazardous Waste Rules**, which allows residential waste to be exempted from Hazardous Waste determination, but requires lead-contaminated waste from other sources to be tested by Toxicity Characteristic Leachate Procedure (TCLP) to determine if it is Hazardous Waste.

More information on these subjects, technical guidance, and copies of all the referenced Rules can be obtained from the Georgia Environmental Protection Division website at [www.dnr.state.ga.us/dnr/environ](http://www.dnr.state.ga.us/dnr/environ) or by calling the Lead and Asbestos Program at (404) 362-2704.