



From the Director...

We pushed this publication of *The Monitor* up one month to bring our readers up to date on some new environmental laws impacting the residential markets for lead paint and mold. Additionally, we are holding a ½ day seminar to address these new laws and to hear from those who will implement the new regulations.

In response to these new regulations, AMA will be revising and expanding several of our courses to meet the changing regulations and to better serve our clients.

As always, our goal is to provide you with the resources necessary to keep your organization in compliance and to make it a safer and healthier place of employment. To that end, if you have any questions regarding articles in this issue or any other EH&S matters, please do not hesitate to contact me or any other staff member at AMA.

Sincerely,

E. Rush Barnett, CSP, CIH
Director of Training



TIPS FOR ENFORCING SAFETY WITH A BILINGUAL WORKFORCE

1. Make it a point to include safety performance in your daily and weekly goals. (It is most important for an employer to provide a safe work environment for any person on or near the jobsite.)
2. Create a safety program that addresses the needs of both language barriers. (As an employer you must assure that your audience truly understands the message you are trying to convey. Workers who speak English as a first language can have just as hard a time understanding your message as the workers who have English as a second language.)
3. Make it a point to review past incidents, including near misses, when promoting your safety program. (This will help you focus attention to areas where you are most at risk.)
4. The key to ensuring safety is through good training. (Everyone should be on the same page. Pay extra attention to your new workers.)

VIRGINIA INSPECTOR APPLICANT EXPERIENCE?



Do you qualify to perform asbestos inspections upon completion of the initial AHERA Inspector training class? The answer is YES in Maryland and the District of Columbia, but not in Virginia.

The Virginia Asbestos Regulations require an Asbestos Inspectors License for individuals who inspect buildings to identify asbestos-containing material. In order to obtain that license, an individual must submit a completed application that includes all required training documents, experience and education verification forms. How much experience is required before receiving a license depends upon the applicant's formal education, and ranges from 6 months experience or completing a minimum of 5 inspections to 24 months of experience or 15 inspections. Virginia will accept experience gained in other jurisdictions as long as the inspections were performed under the direct supervision of a licensed or EPA-accredited inspector.

MARYLAND PASSES MOLD REMEDIATION SERVICES ACT

The State of Maryland has passed the Maryland Mold Remediation Services Act (House Bill 1309), which will have a meaningful impact for providers of mold remediation services. The bill requires the Maryland Home Improvement Commission (MHIC) to establish a licensing program for companies and firms that provide mold remediation services on residential property. To qualify for licensure as a supervisor or a firm, an applicant must submit proof that each employee who provides mold remediation services is certified by an accreditation body as a Microbial Remediation Supervisor or Microbial Remediation Technician. A license is valid for a period of two years. An application for a renewal license must be accompanied by proof of active employee certification and proof of insurance. A person licensed by the commission must maintain insurance of at least \$1 million.



A person may not use the titles "mold remediation license holder" or "registered mold remediation contractor" or otherwise portray himself as a provider of mold remediation services unless licensed by the MHIC. The commission may take disciplinary action against an applicant or licensee fraudulently obtained, or against those who disregarded the commission's regulations or other laws, or for work performed inadequately or misrepresentation of the Maryland Mold Remediation Services Act. Civil penalties of up to \$5,000 may be imposed. A company or firm providing mold remediation services must be licensed by the commission by June 1, 2010. The MHIC will begin to accept applications for licensing in fiscal year 2009.

THE ACCREDITATION PROCESS



The bill requires the employees of a licensed mold remediation company or firm to be certified by an accreditation body as a Microbial Remediation Supervisor or Microbial Remediator. The American Indoor Air Quality Council, which is recognized as an accreditation body in the bill, is one such organization that establishes standards for these professionals.

To qualify for council certification as a Microbial Remediation Supervisor, an applicant must have a combination of five years of education and relevant field experience, including abatement, mitigation and remediation. The applicant must demonstrate familiarity with basic concepts of microbial remediation as established by the EPA, OSHA and other industry manuals and reference guides. An applicant must also achieve a minimum of 75% passing score on the council's 120-question examination to qualify for a two-year certification; 40 hours of re-certification credits are required for renewal. Microbial Remediators (non-supervisors) are subject to similar requirements, but must instead demonstrate two years of combined education and experience and pass a 100-question exam. It is understood at the time of the article, that a Spanish language exam is also being developed.

To find out more about this new law, see our ad for a Seminar on Sept. 17, 2008.

EPA's NEW FINAL RULE ON LEAD: RENOVATION, REPAIR, and PAINTING PROGRAM **(New rule set to protect families from lead hazards)**

EPA has issued a final rule to address lead-based paint hazards created by renovation, repair, and painting activities that disturb lead-based paint in target housing (pre-1978 construction) and child-occupied facilities. **Trades potentially affected by this rule include remodeling, plumbing, HVAC, painting, carpentry, drywall installation, and electricians.**

Basically, the new rule requires persons and/or companies performing renovations in pre-1978 housing and child-care facilities to attend 1-day of training to become Certified Renovators AND to perform all work using Lead-Safe Work Practices. In addition, owners of the property where the renovation work is performed must be provided with the EPA pamphlet, *Renovate Right: Important Lead Hazard Information for Families, Child Care Providers, and Schools*.

The rule applies to all maintenance or repair activities where more than 6 sq. ft. of paint is disturbed in a room or where more than 20 sq. ft. of paint is disturbed on the exterior. **Window replacement is always subject to the rule.**

The rule's requirements will be phased in over the next year and a half.

June 23, 2008. Persons performing renovations in pre-1978 housing may use either the *Protect Your Family* or *Renovate Right* pamphlet to comply with the existing requirement to provide lead hazard information to the owners and occupants of target housing before beginning renovation activities.

December 22, 2008. Before starting a renovation in pre-1978 housing the contractor must provide the *Renovate Right* pamphlet to the owners and occupants. Also, the owner/tenants must sign the new EPA *Pre-Renovation Disclosure Form*.

April 22, 2009. Training providers may begin applying for accreditation to provide Renovator or Dust Sampling Technician training and persons seeking certification as Renovators or Dust Sampling Technicians may take accredited training as soon as it is available.

October 22, 2009. Firms may begin applying for certification to conduct renovations.

April 22, 2010. All affected property owners must use only certified Renovation Firms or individual Certified Renovators to perform renovation, repair, and painting projects that disturb lead-based paint. The lead-safe work practices of the rule must be followed. Refresher training and re-certification by firms is required every 5 years.

Trained contractors must post warning signs, restrict occupants from work areas, contain work areas to prevent dust and debris from spreading, conduct a thorough cleanup and verify through testing that cleanup was effective. The lead abatement prohibited work practices also apply to renovation, repair, and painting projects.

AMA RE-DEVELOPING MOLD TRAINING COURSES

AMA is revising our Mold Remediation Worker and Mold Remediation Supervisor courses in order to prepare students to take the American Indoor Air Quality Council 3rd Party examination for Maryland.

Mold/Lead Seminar on New Regulations

READ DETAILED ARTICLES INSIDE THIS ISSUE OF *THE MONITOR*

MARYLAND MOLD REMEDIATION SERVICES TO REQUIRE MHIC LICENSING

Companies conducting mold remediation for residential properties will require licensing by the Maryland Home Improvement Commission and employee certification.

EPA ISSUES TRAINING REQUIREMENT for WORK IN PRE-1978 HOUSING

Companies conducting renovation activities in pre-1978 housing, where lead paint may be disturbed, will require a 1-day Certified Renovator course.

REGISTER AT WWW.AMATRAINING.COM, CLICK MOLD COURSES

HEAR FROM GOV'T
AND INDUSTRY
EXPERTS

1/2 Day Seminar Date - Sept. 17, 2008
BWI-Marriott 8:00am-11:30am Only \$25/person
Continental Breakfast Included



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The Monitor

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