



What you need to know about Essential Maintenance Practices

Vermont Housing & Conservation Board - Lead Hazard Reduction Program
149 State Street, Montpelier, Vt. 05602 Phone 1-800-290-0527

In 1996, the Vermont State Legislature passed the Essential Maintenance Practices Law, to help prevent childhood lead poisoning in rental housing and child care facilities. Under this law, property owners must take specific actions in pre-1978 rental housing, unless a certified inspector has determined that the property lead free.

The owner must:

- Provide written information on lead paint hazards to current and prospective tenants;
- Post a notice in the building asking occupants to report deteriorated paint to the owner or agent;
- Perform Essential Maintenance Practices (EMPs)
- Complete a Vermont Department of Health (VDH) training course, or have a representative of the owner's maintenance staff complete the course;
- Sign an affidavit indicating that EMPs have been completed and file a copy annually with their insurance carrier and the VDH.

Vermont's Essential Maintenance Practices are:

- Perform a visual on-site inspection of interior and exterior surfaces to identify deteriorated paint;
- Install window well inserts in all window wells;
- Stabilize paint if more than one square foot of deteriorated paint is found on any interior surface or on any exterior porch surface accessible to the tenant within 30 days of identification or report by the tenant;
- Take reasonable precautions when disturbing paint as described by the VDH, which includes not utilizing prohibited practices;
- Use lead safe work practices to prevent the spread of dust;
- Perform specialized cleaning at the conclusion of work, annually and when the unit turns over.

The law also has other provisions relating to VDH authority to inspect units, issuance of EMP training certificates, owner liability and future rule making authority. The law has been in effect since July 1, 1996. As of February 2004, over 9,500 people had taken the EMP course, and over 19,000 affidavits had been filed.

For a copy of the Vermont Lead Law, please contact:

**Vermont Department of Health, Lead Poisoning Prevention Program
108 Cherry Street, Burlington, Vermont 05402. Phone 1-800-439-8550**