

LBS-LEAD CONTAINING MATERIALS GUIDELINES

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Lead Bearing Substances (LBS) are found in the older buildings on Campus. If projects involve housing constructed before 1978 or buildings occupied by children, special procedures may be required. In these instances, the appropriate actions will be outlined by Environmental Health and Safety.

Procedure:

- A. For all renovation and demolition projects, the Project Manager should request EH&S do sampling for LBS as they do sampling for asbestos containing materials. They will provide a proposal including fees for this work.
- B. If EH&S cannot do the required survey/sampling, an outside environmental Consultant can be used with the concurrence of EH&S. All proposals, scopes of work, reports and recommendations should be reviewed by EH&S. PD&C maintains blanket contracts with environment consulting firms that can provide these services.
- C. EH&S or the LBS Consultant will provide a report of the LBS survey that describes any LBS found and gives its location on a floor plan.
- D. If no lead is found, no modifications to standard demolition and renovation specifications are needed.

If lead is found, the scope of the construction work determines what specification and/or drawing special requirements are needed.

1. Full or Partial Demolition – Example – Demolition of a residential structure that has lead paint on the windows.
 - a. Include LBS report in the specifications so the Contractor can notify their employees.
 - b. Demolition specification must include a provision to minimize dust and keep the demolition moist. The specification must include language that advises the Contractor where lead containing materials are in the structure.
 - c. Waste is disposed of as normal construction debris.
2. Repainting Project that Includes Large Amounts of LBS – Example – Exterior renovation of Swallow Hall.
 - a. Include LBS report in the specifications.
 - b. Use full specification (modified for project conditions) for removal and disposal of LBS, including unit pricing from EH&S for disposal.

Drawings should also be used where appropriate to delineate the extent of LBS on the project and what needs to be removed.

- c. Disposal of LBS will be by EH&S.
3. Small Scope Repainting Project – Example – Repainting two windows that contain LBS.
- a. Same procedure as for large repainting project except the specification should be edited to fit the scope. Unit pricing of disposal containers may not be appropriate. Consult with EH&S during development of the construction documents.

EH&S or the Consultant should estimate the cost for the LBS removal to include in all cost estimates.

Responsibilities of the Project Consultant:

- A. Send project Consultant a copy of the:
 - 1. LBS sampling report.
 - 2. Specification to be updated/modified.
- B. Direct Consultant to:
 - 1. Modify the specification for the removal of LBS materials in repainting applications. This will be done in consultation with EH&S.
 - 2. Include the LBS report in the project manual.
 - 3. Include language to minimize dust for all demolition operations in the demolition specification. Advise Contractor that LBS is present in demolition specification.