

Lead-Safe Renovation Regulations in Massachusetts: Information for Contractors

The Massachusetts Department of Labor Standards (“DLS”) has recently adopted new requirements under its lead standard, 454 CMR 22.00, that apply to renovation, repair or painting (“RRP”) work conducted for a fee in target housing¹ or any child-occupied facility², where more than threshold amounts³ of lead paint are disturbed.



- With certain exceptions, contractors and other entities who carry out work covered by these requirements must be licensed as “Lead-Safe Renovation Contractors” by DLS. Affected occupations include, but are not limited to: painters, plumbers, electricians, window installers, general contractors, property maintenance workers, and remodelers.
- A person who has taken a one-day “Lead-Safe Renovator-Supervisor” or “Certified Renovator” course and is in possession of a current certificate of training issued by an approved training provider must be on site and in control of the work at all times when the work is in progress. Workers on such projects must be trained by the certified supervisor or a training provider licensed by DLS.
- The work must be carried out in accordance with work practice requirements specified in 454 CMR 22.00, including, but not limited to: testing of suspect materials, work area isolation or delineation, exclusion of personnel, covering of objects, acceptable work methods, cleanup, and cleaning verification.
- Certain recordkeeping and notification requirements are also specified.

It is essential that you determine whether or not the renovation work you perform falls under the regulation; if it does, then your business must become licensed, your supervisors trained and certified, and your workers trained. Failure to comply with DLS regulations governing these matters may result in the imposition of civil administrative penalties.

You may view the regulations describing these procedures at mass.gov/leadsafe or mass.gov/dols, and can reach DLS for more information at **617-626-6960**.

¹Target Housing is defined as any residence built before 1978, except housing for the elderly or persons with disabilities (unless a child under the age of six resides, or is expected to reside in such housing) and any zero-bedroom dwelling.

²Child-Occupied Facility is defined as a building or a portion of a building, constructed prior to 1978, and visited by the same child of less than six years of age on at least two different days within any week (Sunday through Saturday), 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 60 hours. Child-occupied facilities may be located in target housing or in public or commercial buildings. With respect to common areas in public or commercial buildings that contain child-occupied facilities, the child-occupied facility encompasses those common areas that are routinely used by children under the age of six. With respect to the exteriors of buildings that contain child-occupied facilities, the child-occupied facility encompasses only the exterior sides of the building that are immediately adjacent to the child-occupied facility.

³Work that results in, or will result in, the disturbance of greater than six square feet of painted surface per room on the interiors of buildings or greater than 20 square feet of painted surface on the exterior of a building or involves window replacement or demolition of painted surfaces.



Department of Labor Standards
19 Staniford Street, 2nd Floor,
Boston, MA 02114

617-626-6960
mass.gov/leadsafe
mass.gov/dols