

# **F. Stephen Masek**

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**23 years, thousands of buildings**

**Asbestos & Lead Poisoning Prevention  
Association president**

**Active developing ASTM standards**

# **Position On Lead Taken By Most All Owners and Contractors**



# Owners Hire Lowest Cost Contractors

***RRP: NO Owner  
Responsibilities***

# **Contractors Caught Between Rock & Hard Place**

**Risk  
Huge  
Fines**



**Loose  
Work  
To  
Those  
Who  
Ignore  
RRP**

# **Real World: RRP Compliance Costs Far, Far More Than EPA's Estimates**



**RRP drives work to  
bad contractors  
causing **more** lead  
poisonings**

**Post RRP:**

**Lead poisoned woman**

**Beverly Hills apartment**

**Contractor w/ disc sander  
went wild, windows open,  
dust everywhere**

**Post RRP:**

**Orange County apartment, no  
LBP in unit**

**Lead-poisoned child**

**Father doing contracting work  
bringing lead dust home on  
his clothes & tools**



**Far Better:**

**Focus on lead paint  
where it actually exists**

**Put responsibility on  
owners, where it belongs**

**Require owners of pre-1978  
apartments, public, and  
commercial buildings to  
have a non-destructive and  
inexpensive XRF lead  
inspection before  
12/30/2018**

# **Inexpensive:**

**Average \$50 / Apartment**

**Commercial & public  
buildings \$ thousands,  
not tens of thousands**

**Good News for owners:**

**50% of 1960-78 buildings  
have no LBP,  
50% have very little**

**Not everywhere pre-1960  
most in fanciest areas**

**We can have a future  
of far fewer lead  
poisonings *IF* we stop  
wasting time, money,  
resources and energy  
on wildly wrong  
assumptions!**

**All pre-1978 paint is  
*NOT* lead-based**

**Lead work practices  
*ARE* expensive**

**XRF lead surveys are  
*inexpensive***