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HOUSE BILL NO. 2432

Offered January 14, 2009

Prefiled January 14, 2009

A BILL to amend and reenact §§ 54.1-500, 54.1-500.1, 54.1-501, 54.1-503, 54.1-512, 54.1-516, and 54.1-517 of the Code of Virginia, relating to the Department of Professional and Occupational Regulation; Board for Asbestos, Lead, and Home Inspectors; regulation of lead renovation, repair, and painting.

Patron—Joannou

Referred to Committee on General Laws

Be it enacted by the General Assembly of Virginia:

1. That §§ 54.1-500, 54.1-500.1, 54.1-501, 54.1-503, 54.1-512, 54.1-516, and 54.1-517 of the Code of Virginia are amended and reenacted as follows:

§ 54.1-500. Definitions.

As used in this chapter, unless the context requires a different meaning:

"Accredited asbestos training program" means a training program that has been approved by the Board to provide training for individuals to engage in asbestos abatement, conduct asbestos inspections, prepare management plans, prepare project designs or act as project monitors.

"Accredited lead training program" means a training program that has been approved by the Board to provide training for individuals to engage in lead-based paint activities.

"Accredited renovation training program" means a training program that has been approved by the Board to provide training for individuals to engage in renovation.

"Asbestos" means the asbestiform varieties of actinolite, amosite, anthophyllite, chrysotile, crocidolite, and tremolite.

"Asbestos analytical laboratory license" means an authorization issued by the Board to perform phase contrast, polarized light, or transmission electron microscopy on material known or suspected to contain asbestos.

"Asbestos contractor's license" means an authorization issued by the Board permitting a person to enter into contracts to perform an asbestos abatement project.

"Asbestos-containing materials" or "ACM" means any material or product which contains more than 1.0 percent asbestos or such other percentage as established by EPA final rule.

"Asbestos inspector's license" means an authorization issued by the Board permitting a person to perform on-site investigations to identify, classify, record, sample, test and prioritize by exposure potential asbestos-containing materials.

"Asbestos management plan" means a program designed to control or abate any potential risk to human health from asbestos.

"Asbestos management planner's license" means an authorization issued by the Board permitting a person to develop or alter an asbestos management plan.

"Asbestos project" or "asbestos abatement project" means an activity involving job set-up for containment, removal, encapsulation, enclosure, encasement, renovation, repair, construction or alteration of an asbestos-containing material. An asbestos project or asbestos abatement project shall not include nonfriable asbestos-containing roofing, flooring and siding materials which when installed, encapsulated or removed do not become friable.

"Asbestos project designer's license" means an authorization issued by the Board permitting a person to design an asbestos abatement project.

"Asbestos project monitor's license" means an authorization issued by the Board permitting a person to monitor an asbestos project, subject to Department regulations.

"Asbestos supervisor" means any person so designated by an asbestos contractor who provides on-site supervision and direction to the workers engaged in asbestos projects.

"Asbestos worker's license" means an authorization issued by the Board permitting an individual to work on an asbestos project.

"Board" means the Virginia Board for Asbestos, Lead, and Home Inspectors.

"Certified home inspection" means any inspection of a residential building for compensation conducted by a certified home inspector. A certified home inspection shall include a written evaluation of the readily accessible components of a residential building, including heating, cooling, plumbing, and electrical systems; structural components; foundation; roof; masonry structure; exterior and interior components; and other related residential housing components. A certified home inspection may be

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59 limited in scope as provided in a home inspection contract, provided such contract is not inconsistent
60 with the provisions of this chapter or the regulations of the Board.

61 "Certified home inspector" means a person who meets the criteria of education, experience, and
62 testing required by this chapter and regulations of the Board and who has been certified by the Board.

63 *"Dust clearance sampling" means an on-site collection of dust or other debris that is present after*
64 *the completion of a renovation to determine the presence of lead-based paint hazards and the provisions*
65 *of a report explaining the results.*

66 *"Dust sampling technician" means an individual licensed by the Board to perform dust clearance*
67 *sampling.*

68 "Friable" means that the material when dry, may be crumbled, pulverized or reduced to powder by
69 hand pressure and includes previously nonfriable material after such previously nonfriable material
70 becomes damaged to the extent that when dry it may be crumbled, pulverized, or reduced to powder by
71 hand pressure.

72 "Lead abatement" means any measure or set of measures designed to permanently eliminate
73 lead-based paint hazards, including lead-contaminated dust or soil.

74 "Lead-based paint" means paint or other surface coatings that contain lead equal to or in excess of
75 1.0 milligrams per square centimeter or more than 0.5 percent by weight.

76 "Lead-based paint activity" means lead inspection, lead risk assessment, lead project design and
77 abatement of lead-based paint and lead-based paint hazards, including lead-contaminated dust and
78 lead-contaminated soil.

79 "Lead-contaminated dust" means surface dust that contains an area or mass concentration of lead at
80 or in excess of levels identified by the Environmental Protection Agency pursuant to § 403 of TSCA (15
81 U.S.C. § 2683).

82 "Lead-contaminated soil" means bare soil that contains lead at or in excess of levels identified by the
83 Environmental Protection Agency.

84 "Lead contractor" means a person who has met the Board's requirements and has been issued a
85 license by the Board to enter into contracts to perform lead abatements.

86 "Lead inspection" means a surface-by-surface investigation to determine the presence of lead-based
87 paint and the provisions of a report explaining the results of the investigation.

88 "Lead inspector" means an individual who has been licensed by the Board to conduct lead
89 inspections and abatement clearance testing.

90 "Lead project design" means any descriptive form written as instructions or drafted as a plan
91 describing the construction or setting up of a lead abatement project area and the work practices to be
92 utilized during the lead abatement project.

93 "Lead project designer" mean an individual who has been licensed by the Board to prepare lead
94 project designs.

95 "Lead risk assessment" means (i) an on-site investigation to determine the existence, nature, severity
96 and location of lead-based paint hazards and (ii) the provision of a report by the individual or the firm
97 conducting the risk assessment, explaining the results of the investigation and options for reducing
98 lead-based paint hazards.

99 "Lead risk assessor" means an individual who has been licensed by the Board to conduct lead
100 inspections, lead risk assessments and abatement clearance testing.

101 "Lead supervisor" means an individual who has been licensed by the Board to supervise lead
102 abatements.

103 "Lead worker" or "lead abatement worker" means an individual who has been licensed by the Board
104 to perform lead abatement.

105 "Person" means a corporation, partnership, sole proprietorship, firm, enterprise, franchise, association
106 or any other individual or entity.

107 "Principal instructor" means the individual who has the primary responsibility for organizing and
108 teaching an accredited asbestos training ~~course or program~~, an accredited lead training ~~course or both~~
109 *program, an accredited renovation training program, or any combination thereof.*

110 *"Renovation" means the modification of any existing structure or portion thereof, for compensation,*
111 *that results in the disturbance of painted surfaces, unless that activity is performed as a part of a lead*
112 *abatement. As used in this definition, "compensation" shall include (i) pay for work performed, such as*
113 *that paid to contractors and subcontractors; (ii) wages, including but not limited to those paid to*
114 *employees of contractors, building owners, property management companies, child-occupied facilities*
115 *operators, state and local government agencies, and nonprofit organizations; and (iii) rent for housing*
116 *constructed after January 1, 1978, or public or commercial building space.*

117 *"Renovation contractor" means a person who has met the Board's requirement and has been issued a*
118 *license by the Board to conduct renovations.*

119 *"Renovator" means an individual who has been issued a license by the Board to perform renovations*
120 *or to direct others who perform renovations.*

"Residential building" means, for the purposes of home inspection, a structure consisting of one to four dwelling units used or occupied, or intended to be used or occupied, for residential purposes.

"Training manager" means the individual responsible for administering a training program and monitoring the performance of instructors for an accredited asbestos training or an accredited lead training program or both.

§ 54.1-500.1. Virginia Board for Asbestos, Lead, and Home Inspectors; membership; meetings; offices; quorum.

The Virginia Board for Asbestos, Lead, and Home Inspectors shall be appointed by the Governor and composed of ~~ten~~ 13 members as follows: one shall be a representative of a Virginia-licensed asbestos contractor, one shall be a representative of a Virginia-licensed lead contractor, *one shall be a representative of a Virginia-licensed renovation contractor*, one shall be either a Virginia-licensed asbestos inspector or project monitor, one shall be a Virginia-licensed lead risk assessor, *one shall be a Virginia-licensed renovator*, *one shall be a Virginia-licensed dust sampling technician*, one shall be a representative of a Virginia-licensed asbestos analytical laboratory, one shall be a representative of an asbestos ~~and~~, lead, or renovation training course provider, two shall be certified home inspectors and two shall be citizen members. ~~Of the 1994 appointments, the terms shall be as follows: one member shall serve a term of two years, and one member shall serve a term of four years. Of the 2001 home inspector appointments, the terms shall be as follows: one home inspector shall serve a three-year term, and one home inspector shall serve a four-year term. Thereafter,~~ *After initial staggered terms*, the terms of members of the Board shall be four years, except that vacancies may be filled for the remainder of the unexpired term. ~~The initially appointed representatives of the lead industry shall be deemed to be certified upon having completed lead training offered at an Environmental Protection Agency Regional Training Center.~~ The two home inspector members appointed to the Board shall have practiced as home inspectors for at least five consecutive years immediately prior to appointment. *The renovation contractor, renovator, and dust sampling technician members appointed to the board shall have practiced respectively as a renovation contractor, renovator, or dust sampling technician for at least five consecutive years prior to appointment.* Each home inspector appointment to the Board may be made from nominations submitted by the National Association of Home Inspectors and the American Society of Home Inspectors, who may each nominate no more than three persons for each home inspector vacancy. ~~In no case shall the Governor be bound to make any appointment from such nominees. Home inspector members shall not vote on any matters before the Board except matters related to home inspectors until July 1, 2003.~~

The Board shall meet at least four times each year and other such times as it deems necessary. The Board shall elect from its membership a chairman and a vice-chairman to serve for a period of one year. ~~Six~~ Seven members of the Board shall constitute a quorum. The Board is vested with the powers and duties necessary to execute the purposes of this chapter.

§ 54.1-501. Powers and duties of the Board.

The Board shall administer and enforce this chapter. The Board shall:

1. Promulgate regulations necessary to carry out the requirements of this chapter in accordance with the provisions of the Administrative Process Act (§ 2.2-4000 et seq.) to include but not be limited to the prescription of fees, procedures, and qualifications for the issuance and renewal of asbestos ~~and~~, lead, and renovation licenses, and governing conflicts of interest ~~between~~ among various categories of asbestos ~~and~~, lead, and renovation licenses;

2. Approve the criteria for accredited asbestos training programs, accredited lead training programs, *accredited renovation training programs*, training managers, and principal instructors;

3. Approve accredited asbestos training programs, accredited lead training programs, *accredited renovation training programs*, examinations and the grading system for testing applicants for asbestos ~~and~~, lead, and renovation licensure;

4. Promulgate regulations governing the licensing of and establishing performance criteria applicable to asbestos analytical laboratories;

5. Promulgate regulations governing the functions and duties of project monitors on asbestos projects, circumstances in which project monitors shall be required for asbestos projects, and training requirements for project monitors;

6. Promulgate, in accordance with the Administrative Process Act, regulations necessary to establish procedures and requirements for the: (i) approval of accredited lead training programs, (ii) licensure of individuals and firms to engage in lead-based paint activities, and (iii) establishment of standards for performing lead-based paint activities consistent with the Residential Lead-based Paint Hazard Reduction Act and United States Environmental Protection Agency regulations. If the United States Environmental Protection Agency (EPA) has adopted, prior to the promulgation of any related regulations by the Board, any final regulations relating to lead-based paint activities, then the related regulations of the Board shall not be more stringent than the EPA regulations in effect as of the date of such promulgation. In

182 addition, if the EPA shall have outstanding any proposed regulations relating to lead-based paint
183 activities (other than as amendments to existing EPA regulations), as of the date of promulgation of any
184 related regulations by the Board, then the related regulations of the Board shall not be more stringent
185 than the proposed EPA regulations. In the event that the EPA shall adopt any final regulations
186 subsequent to the promulgation by the Board of related regulations, then the Board shall, as soon as
187 practicable, amend its existing regulations so as to be not more stringent than such EPA regulations; and

188 7. Promulgate regulations for certification of home inspectors not inconsistent with this chapter
189 regarding the professional qualifications of home inspectors applicants, the requirements necessary for
190 passing home inspectors examinations in whole or in part, the proper conduct of its examinations, the
191 proper conduct of the home inspectors certified by the Board, the implementation of exemptions from
192 certifications requirements, and the proper discharge of its duties; and

193 8. *Promulgate, in accordance with the Administrative Process Act, regulations necessary to establish*
194 *procedures and requirements for the (i) approval of accredited renovation training programs, (ii)*
195 *licensure of individuals and firms to engage in renovation, and (iii) establishment of standards for*
196 *performing renovation consistent with the Residential Lead-based Paint Hazard Reduction Act and*
197 *United States Environmental Protection Agency (EPA) regulations. Such regulations of the Board shall*
198 *be consistent with the EPA Lead, Renovation, Repair, and Painting Program final rule.*

199 § 54.1-503. Licenses required.

200 A. It shall be unlawful for any person who does not have an asbestos contractor's license to contract
201 with another person, for compensation, to carry out an asbestos project or to perform any work on an
202 asbestos project. It shall be unlawful for any person who does not have an asbestos project designer's
203 license to develop an asbestos project design. It shall be unlawful for any person who does not have an
204 asbestos inspector's license to conduct an asbestos inspection. It shall be unlawful for any person who
205 does not have an asbestos management planner's license to develop an asbestos management plan. It
206 shall be unlawful for any person who does not have a license as an asbestos project monitor to act as
207 project monitor on an asbestos project.

208 B. It shall be unlawful for any person who does not possess a valid asbestos analytical laboratory
209 license issued by the Board to communicate the findings of an analysis, verbally or in writing, for fee,
210 performed on material known or suspected to contain asbestos for the purpose of determining the
211 presence or absence of asbestos.

212 C. It shall be unlawful for any person who does not possess a license as a lead contractor to contract
213 with another person to perform lead abatement activities or to perform any lead abatement activity or
214 work on a lead abatement project. It shall be unlawful for any person who does not possess a lead
215 supervisor's license to act as a lead supervisor on a lead abatement project. It shall be unlawful for any
216 person who does not possess a lead worker's license to act as a lead worker on a lead abatement project.
217 It shall be unlawful for any person who does not possess a lead project designer's license to develop a
218 lead project design. It shall be unlawful for any person who does not possess a lead inspector's license
219 to conduct a lead inspection. It shall be unlawful for any person who does not possess a lead risk
220 assessor's license to conduct a lead risk assessment. It shall be unlawful for any person who does not
221 possess a lead inspector's or lead risk assessor's license to conduct lead abatement clearance testing.

222 D. *It shall be unlawful for any person who does not possess a license as a renovation contractor to*
223 *perform renovation. It shall be unlawful for any person who does not possess a renovator's license to*
224 *perform or direct others to perform renovation. It shall be unlawful for any person who does not*
225 *possess a dust sampling technician's license to perform dust clearance sampling.*

226 § 54.1-512. Exemptions from licensure.

227 A. In an emergency ~~that results from a sudden unexpected event that is not a planned renovation or~~
228 ~~demolition~~, the Board may, *at its discretion*, waive the requirement for asbestos contractor's, supervisor's
229 and worker's licenses.

230 B. Any employer, and any employee of such employer, who conducts an asbestos project on
231 premises owned or leased by such employer shall be exempt from licensure.

232 C. Notwithstanding the provisions of the Virginia Tort Claims Act (§ 8.01-195.1 et seq.), neither the
233 Commonwealth nor any agency or employee of the Commonwealth shall be subject to any liability as
234 the result of a determination made by the Board hereunder.

235 D. Nothing in this chapter shall be construed as requiring the licensure of a contractor who contracts
236 to undertake a project, a portion of which constitutes an asbestos or lead abatement project *or*
237 *renovation*, if all of the asbestos or lead abatement work *or renovation* is subcontracted to a person
238 licensed to perform such work in accordance with the provisions of this chapter.

239 E. This chapter shall not apply to any person who performs lead-based paint activities within
240 residences which they own, unless the residence is occupied by a person or persons other than the
241 owner or the owner's immediate family while these activities are being conducted or a child is residing
242 in the property and has been identified as having an elevated blood-lead level.

243 F. *This chapter shall not apply to renovations of owner-occupied housing constructed before 1978,*

provided the person performing renovations obtains a statement signed by the owner providing that (i) no child under the age of six or pregnant woman resides in the structure, (ii) the residence is not a child-occupied facility, and (iii) the owner acknowledges that renovations may not include all of the lead-safe work practices contained in the EPA Lead, Renovation, Repair, and Painting Program final rule.

G. This chapter shall not apply to any person who performs renovations on (i) housing constructed after January 1, 1978, (ii) housing for the elderly or persons with disabilities, unless a child under the age of six resides or is expected to reside in the structure, or (iii) a structure that does not have bedrooms.

§ 54.1-516. Disciplinary actions.

A. The Board may reprimand, fine, suspend or revoke (i) the license of a lead contractor, lead inspector, lead risk assessor, lead project designer, lead supervisor, lead worker, asbestos contractor, asbestos supervisor, asbestos inspector, asbestos analytical laboratory, asbestos management planner, asbestos project designer, asbestos project monitor or, asbestos worker, *renovator*, *dust sampling technician*, or *renovation contractor* or (ii) the approval of an accredited asbestos training program, accredited lead training program, *accredited renovation training program*, training manager or principal instructor, if the licensee or approved person or program:

1. Fraudulently or deceptively obtains or attempts to obtain a license or approval;
2. Fails at any time to meet the qualifications for a license or approval or to comply with the requirements of this chapter or any regulation adopted by the Board; or

3. Fails to meet any applicable federal or state standard when performing an asbestos project or service or, performing lead-based paint activities, or *performing renovations*.

B. The Board may reprimand, fine, suspend or revoke the license of, (i) any asbestos contractor who employs or permits an individual without an asbestos supervisor's or worker's license to work on an asbestos project or, (ii) any lead contractor who employs or permits an individual without a lead supervisor's or lead worker's license to work on a lead abatement project, or (iii) *any renovation contractor who employs or permits an individual without a renovator's license to perform or to direct others who perform renovations*.

C. The Board may reprimand, fine, suspend or revoke the certification of a home inspector.

§ 54.1-517. Penalties for willful violations.

Notwithstanding any other provision of law, any person who willfully violates any provision of this chapter or any regulation related to licensure or training adopted pursuant to this chapter shall be guilty of a Class 1 misdemeanor for the first two violations and a Class 6 felony for a third and each subsequent violation within a three-year period.

In addition, licensed asbestos contractors, asbestos supervisors, asbestos inspectors, asbestos management planners, asbestos project designers, asbestos project monitors, asbestos analytical laboratories and asbestos workers, lead contractors, lead inspectors, lead risk assessors, lead project designers, lead supervisors, lead workers, *renovators*, *dust sampling technicians*, *renovation contractors*, and accredited asbestos training programs, accredited lead training programs, *accredited renovator training programs*, training managers or principal instructors may be assessed a civil penalty by the Board of not more than \$1,000 for an initial violation and \$5,000 for each subsequent violation within a three-year period arising from a willful violation of standards established by the Environmental Protection Agency, Occupational Safety and Health Administration, Department of Labor and Industry, or the Divisions of Air Pollution Control and Waste Management of the Department of Environmental Quality in a three-year period.

2. That the initial appointments of the members in accordance with this act shall be staggered as follows: one member for a one-year term, one member for a two-year term, and one member for a three-year term.

3. That the members appointed in accordance with this act shall not vote on any matters before the Board for Asbestos, Lead, and Home Inspectors except on matters related to renovations as defined in § 54.1-500 until the effective date of the regulations promulgated pursuant to this act.