

A&J Painting Inc. Details Lead-Safe Painting Standards

March 16, 2026

BERKELEY, CA - March 16, 2026 -
A&J Painting Inc. announced today that it has reinforced its commitment to lead-safe painting practices for properties built before 1978. The Berkeley-based painting contractor, which has held EPA Lead-Safe Certification since 2002, detailed the specific safety protocols and containment procedures the company follows when working on older residential and commercial buildings throughout the East Bay.

The Environmental Protection Agency established the Renovation, Repair, and Painting (RRP) Rule in 2010, requiring contractors who disturb lead-based paint in pre-1978 homes, child care facilities, and schools to be EPA-certified and follow specific work practices. According to the EPA, approximately 87 percent of homes built before 1940 contain some lead-based paint, and the percentage decreases progressively in structures built through 1978. Berkeley, where much of the housing stock dates to the early twentieth century, has a significant concentration of properties that fall under these federal requirements.

A&J Painting Inc. obtained its Lead-Safe Certification in 2002, eight years before the RRP Rule made certification mandatory for renovation contractors. The company's protocols include containment of work areas using polyethylene sheeting, wet scraping and sanding techniques that minimize dust generation,

HEPA vacuum cleanup of all work surfaces, and third-party clearance testing when required by the scope of work. These procedures apply to both interior and exterior painting projects on qualifying structures.

"When we started this company in 1999, we saw early on that the older homes in Berkeley and the East Bay needed a different level of care," said Alan Joyce, Owner of A&J Painting Inc. "We pursued Lead-Safe Certification before it was required because it was the right thing to do for our customers and their families. Surface preparation is the most important part of any paint job, and on older homes, that preparation has to account for what is underneath the existing coatings."

The company's approach to pre-1978 properties begins with an assessment of existing paint conditions before any work commences. This evaluation identifies areas where lead-based paint may be present and determines the appropriate containment and work methods for each section of the project. Alan Joyce maintains a direct presence on job sites during lead-safe projects to oversee compliance with EPA protocols and to communicate progress and any findings to property owners in real time.

According to the California Department of Public Health, Alameda County reported 142 children with elevated blood lead levels between 2019 and 2021, underscoring the continued relevance of lead safety in the region. Proper containment and cleanup during renovation and painting work on older buildings is one of the primary preventive measures recommended by both state and federal health authorities.

"We acknowledge that lead-safe procedures add time and cost to a project," Joyce stated. "However, we will not take shortcuts on safety. Every older home we work on gets the same level of protection, whether it is a single room or a complete exterior. Our five-year exterior warranty and three-year interior warranty reflect the care we put into every step, including safe surface preparation."

A&J Painting Inc. holds California contractor license C-33, number 759175, issued by the Contractors State License Board. The company is fully licensed, bonded, and insured. In addition to lead-safe renovation work, the team provides interior and exterior painting, cabinet refinishing, deck staining, drywall repair, and power washing services for residential and commercial customers.

A&J Painting Inc. is a family-owned painting contractor founded in 1999 and based at 901 Page Street in Berkeley, California. The six-person team, led by owner Alan Joyce, serves homeowners and businesses throughout the East Bay. Property owners can reach the company at (510) 292-3668 or through the contact form at aandjpaintinginc.com.

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For more information about A&J Painting Inc., contact the company here:A&J Painting Inc.Alan

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