



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION III
1650 ARCH STREET
PHILADELPHIA, PENNSYLVANIA 19103-2029

In Reply Refer To Mail Code: 3RC50

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

MAR 29 2018

Betty Windsor, President
Windsor Contractors, Inc.
5821-D Bells Lane
Frederick, MD 21704

Re: Consent Agreement and Final Order
EPA Docket No.: TSCA-03-2018-0062

Dear Ms. Windsor:

Enclosed is a copy of the CONSENT AGREEMENT AND FINAL ORDER filed today with the Regional Hearing Clerk settling the matter referenced above. For your file, I am also enclosing a copy of the supporting memorandum from Environmental Protection Agency management to the Regional Judicial Officer. Should you have any questions or concerns, please feel free to contact me at (215) 814-2066.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer M. Abramson".

Jennifer M. Abramson
Senior Assistant Regional Counsel

Enclosures

cc: Craig E. Yussen, EPA

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REGIONAL HEARING CLERK
EPA REGION III PHILADELPHIA

**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION III
1650 Arch Street
Philadelphia, Pennsylvania 19103-2029**

In the Matter of:)	DOCKET NO.: TSCA-03-2018-0062
)	
Windsor Contractors, Inc.)	Proceeding Under Section 16(a) of the
5821-D Bells Lane)	Toxic Substances Control Act, 15 U.S.C.
Frederick, MD 21704)	Section 2615(a)
)	
Respondent,)	
)	
503-505 North Market Street)	
Frederick, Maryland)	
)	
1613 North Market Street)	
Frederick, Maryland)	
)	
Target housing.)	

CONSENT AGREEMENT

Preliminary Statement

This Consent Agreement is entered into by the Director for the Land and Chemicals Division, U.S. Environmental Protection Agency, Region III ("Complainant") and Windsor Contractors, Inc. ("Respondent") pursuant to Sections 16(a) and 409 of the Toxic Substances Control Act ("TSCA"), 15 U.S.C. §§ 2615(a) and 2689, and the *Consolidated Rules of Practice Governing the Administrative Assessment of Civil Penalties and the Revocation, Termination or Suspension of Permits* ("Consolidated Rules of Practice"), 40 C.F.R. Part 22 (with specific reference to 40 C.F.R. §§ 22.13(b) and 22.18(b)(2) and (3)). This Consent Agreement and the attached Final Order (hereinafter jointly referred to as the "CAFO") resolve Complainant's civil penalty claims against Respondent under TSCA arising from alleged violations of the Residential Property Renovation regulations promulgated at 40 C.F.R. 745, Subpart E.

General Provisions

1. For purposes of this proceeding only, Respondent admits the jurisdictional allegations set forth in this CAFO.
2. Except as provided in paragraph 1, above, Respondent neither admits nor denies the specific factual allegations and conclusions of law set forth in this CAFO.
3. Respondent agrees not to contest the jurisdiction of the EPA with respect to the execution of this Consent Agreement, the issuance of the attached Final Order, or the enforcement of the CAFO.
4. For the purposes of this proceeding only, Respondent hereby expressly waives any right to contest any issue of law or fact set forth in this Consent Agreement and any right to appeal the accompanying Final Order.

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5. Respondent consents to the issuance of this CAFO and agrees to comply with its terms.
6. Respondent shall bear its own costs and attorney's fees.
7. Respondent agrees not to deduct for civil taxation purposes the civil penalty paid pursuant to this CAFO.

Complainant's Findings of Fact and Conclusions of Law

8. In accordance with 40 C.F.R. §§ 22.13(b) and .18(b)(2) and (3) of the Consolidated Rules of Practice, Complainant alleges and adopts the Findings of Fact and Conclusions of Law set forth immediately below.
9. Pursuant to 40 C.F.R. § 745.83, the term "firm" means "a company, partnership, corporation, sole proprietorship or individual doing business, association or other business entity; a Federal, State, Tribal or local government agency; or a nonprofit organization."
10. Pursuant to 40 C.F.R. § 745.83, the term "renovation" means "the modification of any existing structure, or portion thereof that results in the disturbance of painted surfaces, unless that activity is performed as part of an abatement as defined by 40 C.F.R. § 745.223."
11. Pursuant to Section 401(17) of TSCA, 15 U.S.C. § 2681(17), the term "target housing" means "any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless any child who is less than 6 years of age resides or is expected to reside in such housing) or any 0-bedroom dwelling."
12. In 2016, Respondent performed exterior work involving the disturbance of painted surfaces at housing located at 503-505 North Market Street in Frederick, Maryland.
13. In 2016, Respondent performed exterior work involving the disturbance of painted surfaces at housing located at 1613 North Market Street in Frederick, Maryland.
14. Respondent, at all times relevant to the violations alleged in this Consent Agreement, was a "firm" who performed "renovation[s]," as those terms are defined at 40 C.F.R. § 745.83, at 503-505 North Market Street in Frederick, Maryland and at 1613 North Market Street in Frederick, Maryland.
15. The housing located at 503-505 North Market Street in Frederick, Maryland and at 1613 North Market Street in Frederick, Maryland were constructed prior to 1978 and are each "target housing" as that term is defined in Section 401(17) of TSCA, 15 U.S.C. § 2681(17).
16. Respondent's conduct described in paragraph 12 constituted a renovation for compensation under 40 C.F.R. § 745.82(a) and was subject to the Residential Property Renovation regulations promulgated at 40 C.F.R. 745, Subpart E.

17. Respondent's conduct described in paragraph 13 constituted a renovation for compensation under 40 C.F.R. § 745.82(a) and was subject to the Residential Property Renovation regulations promulgated at 40 C.F.R. 745, Subpart E.

Alleged Violations

Count 1 – Failure to Obtain Acknowledgement of Receipt Lead Hazard Pamphlet

18. The allegations contained in Paragraphs 1 through 17 of this Consent Agreement are incorporated by reference herein as though fully set forth at length.

19. Pursuant to 40 C.F.R. § 745.84(a)(1)(i), firms are required to obtain from owners of dwelling units a written acknowledgement of receipt of EPA's *Renovate Right: Important Lead Hazard Information for Families, Child Care Providers* pamphlet before beginning renovation activities.

20. Respondent failed to obtain from the owner of the housing located at 503-505 North Market Street in Frederick, Maryland a written acknowledgement of receipt of EPA's *Renovate Right: Important Lead Hazard Information for Families, Child Care Providers* prior to beginning renovation activities in 2016.

21. Respondent failed to obtain from the owner of the housing located at 1613 North Market Street in Frederick, Maryland a written acknowledgement of receipt of EPA's *Renovate Right: Important Lead Hazard Information for Families, Child Care Providers* prior to beginning renovation activities in 2016.

22. Respondent's acts or omissions described in paragraphs 20 and 21 constitute violations of 40 C.F.R. § 745.84(a)(1)(i) and Sections 15 and 409 of TSCA, 15 U.S.C. §§ 2614 and 2689.

Count 2 – Failure to Assign Certified Renovator

23. The allegations contained in Paragraphs 1 through 22 of this Consent Agreement are incorporated by reference herein as though fully set forth at length.

24. Pursuant to 40 C.F.R. § 745.89(d)(2), firms are required to ensure that a certified renovator is assigned to each renovation performed by the firm and discharges all of the certified renovator responsibilities identified in § 745.90.

25. Respondent did not ensure that a certified renovator was assigned to the renovation it performed at 503-505 North Market Street in Frederick, Maryland in 2016.

26. Respondent did not ensure that a certified renovator was assigned to the renovation it performed at 1613 North Market Street in Frederick, Maryland in 2016.

27. Respondent's acts or omissions described in paragraphs 25 and 26 constitute violations of 40 C.F.R. § 745.89(a)(d)(2) and Sections 15 and 409 of TSCA, 15 U.S.C. §§ 2614 and 2689.

Count 4 – Failure to Retain Records Demonstrating Compliance with Work Practices

28. The allegations contained in Paragraphs 1 through 27 of this Consent Agreement are incorporated by reference herein as though fully set forth at length.

29. Pursuant to 40 C.F.R. § 745.86(a), firms performing renovations are required to retain and, if requested, make available to EPA all records necessary to demonstrate compliance with the Residential Property Renovation regulations promulgated at 40 C.F.R. 745, Subpart E, for a period of 3 years following completion of the renovation.

30. Section 40 C.F.R. §745.86(b) specifies the types of records required to be retained pursuant to 40 C.F.R. § 745.86(a) and includes, but is not limited to, records documenting compliance with the work practice standards of 40 C.F.R. § 745.85(a) and post renovation cleaning verification requirements of 40 C.F.R. § 745.85(b).

31. Respondent failed to retained records documenting compliance with the Residential Property Renovation regulations promulgated at 40 C.F.R. 745, Subpart E, including records documenting compliance with the work practice standards of 40 C.F.R. § 745.85(a) or post renovation cleaning verification requirements of 40 C.F.R. § 745.85(b) as required by 40 C.F.R. §745.86(b)(6) for the renovation performed at 503-505 North Market Street in Frederick, Maryland in 2016.

32. Respondent failed to retained records documenting compliance with the Residential Property Renovation regulations promulgated at 40 C.F.R. 745, Subpart E, including records documenting compliance with the work practice standards of 40 C.F.R. § 745.85(a) or post renovation cleaning verification requirements of 40 C.F.R. § 745.85(b) as required by 40 C.F.R. §745.86(b)(6) for the renovation performed at 1613 North Market Street in Frederick, Maryland in 2016.

33. Respondent's acts or omissions described in paragraphs 31 and 32 constitute violations of 40 C.F.R. § 745.86(a) and Sections 15 and 409 of TSCA, 15 U.S.C. §§ 2614 and 2689.

Count 5 – Failure to Post Warning Signs

34. The allegations contained in Paragraphs 1 through 33 of this Consent Agreement are incorporated by reference herein as though fully set forth at length.

35. Pursuant to 40 C.F.R. § 745.85(a)(1), firms are required to post signs clearly defining the work area and warning occupants and other persons not involved in renovation activities to remain outside of the work area.

36. Respondent failed to post signs clearly defining the work area during the renovation it performed at 503-505 North Market Street in Frederick, Maryland in 2016.

37. Respondent's acts or omissions described in paragraph 36 above constitutes a violation of 40 C.F.R. § 745.85(a)(1) and Sections 15 and 409 of TSCA, 15 U.S.C. §§ 2614 and 2689.

Count 6 – Failure to Cover Ground

38. The allegations contained in Paragraphs 1 through 37 of this Consent Agreement are incorporated by reference herein as though fully set forth at length.
39. Pursuant to 40 C.F.R. § 745.85(a)(2)(ii)(C), firms are required to cover the ground with plastic sheeting or other disposable impermeable material extending a sufficient distance to collect falling paint debris.
40. Respondent failed to cover the ground a sufficient distance to collect falling paint debris during the renovation it performed at 503-505 North Market Street in Frederick, Maryland in 2016.
41. Respondent's acts or omissions described in paragraph 40 above constitutes a violation of 40 C.F.R. § 745.85(a)(2)(ii)(C) and Sections 15 and 409 of TSCA, 15 U.S.C. §§ 2614 and 2689.

Civil Penalty

42. In settlement of EPA's claims for civil penalties assessable for the violations alleged in this Consent Agreement, Respondent consents to the assessment of a civil penalty in the amount of one thousand four hundred and ninety-two dollars (\$1,492), which Respondent shall be liable to pay in accordance with paragraph 43. The Parties represent that the settlement terms are based upon EPA's consideration of a number of factors, including the penalty criteria set forth in Section 16(a)(2)(B) of TSCA, 15 U.S.C. § 2615(a)(2)(B), *i.e.*, the nature, circumstances, extent and gravity of the violations, and with respect to Respondent's ability to pay, effect on ability to continue to do business, any history of prior such violations, the degree of culpability, and such other matters as justice may require. These factors were applied to the particular facts and circumstances of this case with specific reference to EPA's *Consolidated Enforcement Response and Penalty Policy for the Pre-Renovation and Education Rule; Renovation, Repair and Painting Rule; and Lead-Based Paint Activities Rule* (August 2012, revised April 2013).

43. Pursuant to this Consent Agreement, the Respondent's one thousand four hundred and ninety-two dollar (\$1,492) civil penalty shall become due and payable immediately upon Respondent's receipt of a true and correct copy of the CAFO; however, Respondent may pay such civil penalty amount, and an interest assessment of one percent (1%) per annum on the outstanding principal, in two (2) installment payments, in the following amounts and according to the following schedule:

Payment	Payment Amount Due	Principal	Interest	Total Amount
1	30 days after CAFO is mailed or hand-delivered to the Respondent	\$746.00	\$0.00	\$746.00
2	Six (6) months after the CAFO is mailed or hand-delivered to the Respondent	\$746.00	\$3.68	\$749.68
Total:		\$1,492	\$3.68	\$1,495.68

44. Notwithstanding Respondent's agreement to pay the civil penalty in accordance with the installment payment provisions of paragraph 43, Respondent may pay the entire one thousand four hundred and ninety-two dollar (\$1,492) civil penalty within **thirty (30) calendar days** after the date on which a copy of this CAFO is mailed or hand-delivered to Respondent and, thereby, avoid the incurrence and payment of interest pursuant to 40 C.F.R. § 13.11(a)(1), as described in paragraphs 47 and 48.

45. If Respondent elects to pay the civil penalty in accordance with the installment payment procedure described in paragraph 43, but fails to make any installment payment in accordance with the requirements and schedule set forth in paragraph 43, the entire unpaid balance of the penalty and all accrued interest shall become due immediately upon such failure, and Respondent immediately shall pay the entire remaining principal balance of the civil penalty along with any interest that has accrued up to the time of such payment. In addition, Respondent shall be liable for and shall pay administrative handling charges and late payment penalty charges as described in paragraphs 49 and 50, in the event of any such failure or default.

46. Payment of the civil penalty amount required under the terms of paragraph 42, or each installment payment pursuant to paragraph 43, thereof, shall be made as follows:

- a. Mailing (*via first class U.S. Postal Service Mail*) a certified or cashier's or check made payable to the "United States Treasury" to the following address:

U.S. Environmental Protection Agency
Cincinnati Finance Center
P.O. Box 979077
St. Louis, MO, 63197-9000.
Contact: Craig Steffen 513-487-2091
Heather Russell 513-487-2044

- b. Via Overnight Delivery of a certified or cashier's check made payable to the "United States Treasury", sent to the following address:

U.S. Environmental Protection Agency
Government Lockbox 979077
1005 Convention Plaza
SL-MO-C2-GL
St. Louis, MO 63101
Phone contact: 314-418-1028

- c. All payment made by check in any currency drawn on banks with no USA branches shall be addressed for delivery to:

Cincinnati Finance
US EPA, MS-NWD
26 W. M.L. King Drive
Cincinnati, OH 45268-0001

- d. By electronic funds transfer (“EFT”) to the following account:
 - Federal Reserve Bank of New York
 - ABA 021030004
 - Account No. 68010727
 - SWIFT Address FRNYUS33
 - 33 Liberty Street
 - NY, NY 10045
 - (Field tag 4200 of Fedwire message should read “D 68010727 Environmental Protection Agency”)
- e. By automatic clearinghouse (“ACH”) to the following account:
 - U.S. Treasury REX/Cashlink ACH Receiver
 - ABA 051036706
 - Account No. 310006
 - Environmental Protection Agency
 - CTX Format
 - Transaction Code 22 – checking

 - Contact: John Schmid 202-874-7026
 - REX 866-234-5681
- f. Online payments can be made at WWW.PAY.GOV by entering “sfo 1.1” in the search field, and opening the form and completing the required fields.
- g. Additional payment guidance is available at:
<http://www2.epa.gov/financial/makepayment>

All payments shall also reference the above case caption and docket number (Docket No. TSCA-03-2018-0062). At the same time that any payment is made, Respondent shall mail copies of any corresponding check, or provide written notification confirming any electronic wire transfer, automated clearinghouse or online payment to the following addressees:

Regional Hearing Clerk (3RC00)
U.S. EPA, Region III
1650 Arch Street
Philadelphia, PA 19103-2029

Jennifer M. Abramson (3RC50)
U.S. EPA, Region III
1650 Arch Street
Philadelphia, PA 19103-2029

47. Pursuant to 31 U.S.C. § 3717 and 40 C.F.R. § 13.11, EPA is entitled to assess interest, administrative costs and late payment penalties on outstanding debts owed to the United States and a charge to cover the costs of processing and handling a delinquent claim, as more fully described below.

48. In accordance with 40 C.F.R. § 13.11(a), interest on any civil penalty assessed in a CAFO begins to accrue on the date that a copy of the CAFO is mailed or hand-delivered to the Respondent. However, EPA will not seek to recover interest on any amount of such civil penalty that is paid within thirty (30) calendar days after the date on which such interest begins to accrue. Interest will be assessed at the rate of the United States Treasury tax and loan rate in accordance with 40 C.F.R. § 13.11(a).

49. The costs of the Agency's administrative handling of overdue debts will be charged and assessed monthly throughout the period a debt is overdue. 40 C.F.R. § 13.11(b). Pursuant to Appendix 2 of EPA's *Resources Management Directives - Cash Management*, Chapter 9, EPA will assess a \$15.00 administrative handling charge for administrative costs on unpaid penalties for the first thirty (30) day period after the payment is due and an additional \$15.00 for each subsequent thirty (30) days the penalty remains unpaid.

50. A late payment penalty of six percent per year will be assessed monthly on any portion of a civil penalty which remains delinquent more than ninety (90) calendar days. 40 C.F.R. § 13.11(c). Should assessment of the penalty charge on a debt be required, it shall accrue from the first day payment is delinquent. 31 C.F.R. § 901.9(d).

Certification

51. Respondent certifies that it is currently in compliance with all applicable requirements of TSCA, 15 U.S.C. §§ 2601 *et seq.*

Other Applicable Laws

52. Nothing in this CAFO shall relieve Respondent of its obligation to comply with all applicable federal, state, and local laws and regulations.

Reservation of Rights

53. This CAFO resolves only EPA's civil claims for penalties for the specific violations of TSCA alleged in this Consent Agreement. EPA reserves the right to commence action against any person, including Respondent, in response to any condition which EPA determines may present an imminent and substantial endangerment to the public health, public welfare, or the environment. In addition, this settlement is subject to all limitations on the scope of resolution and to the reservation of rights set forth in Section 22.18(c) of the *Consolidated Rules of Practice*. Further, EPA reserves any rights and remedies available to it under TSCA, the regulations promulgated thereunder, and any other Federal laws or regulations for which EPA has jurisdiction, to enforce the provisions of this CAFO, following its filing with the Regional Hearing Clerk.

Full and Final Satisfaction

54. This settlement shall constitute full and final satisfaction of all claims for civil penalties which Complainant may have under Sections 16(a) and 409 of TSCA, 15 U.S.C. §§ 2615(a) and 2689, for the specific violations alleged in this CAFO. Compliance with this CAFO shall not be a defense to any action commenced at any time for any other violation of the Federal laws and regulations administered by EPA.

Parties Bound

55. This CAFO shall apply to and be binding upon Complainant, Respondent, and Respondent's officers, directors, successors and assigns. By his or her signature below, the

person signing this Consent Agreement on behalf of Respondent is acknowledging that he or she is fully authorized by Respondent to execute this Consent Agreement and to legally bind Respondent to the terms and conditions of this CAFO.

Effective Date

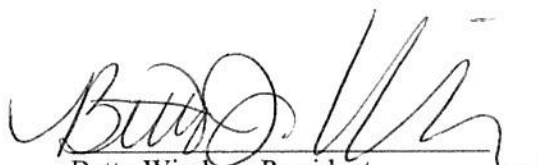
56. The effective date of this CAFO is the date on which the Final Order, signed by the Regional Administrator of EPA, Region III, or his designee, the Regional Judicial Officer, is filed with the Regional Hearing Clerk pursuant to the Consolidated Rules of Practice.

Entire Agreement

57. This CAFO constitutes the entire agreement and understanding of the Complainant and Respondent concerning settlement of the action referenced in the caption above, and there are no representations, warranties, covenants, terms, or conditions agreed upon between Complainant and Respondent other than those expressed herein.


For Respondent:

2/5/2018
Date


Betty Windsor, President
Windsor Contractors, Inc.

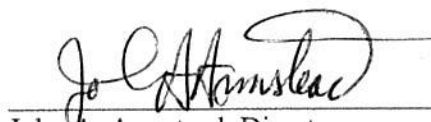
For Complainant:

3/9/18
Date


Jennifer M. Abramson
Counsel for Complainant

After reviewing the foregoing Consent Agreement and other pertinent information, the Land and Chemicals Division, EPA Region III, recommends that the Regional Administrator or the Regional Judicial Officer issue the Final Order attached hereto.

3.20.18
Date


John A. Armstead, Director
Land and Chemicals Division
U.S. EPA, Region III

**BEFORE THE UNITED STATES
ENVIRONMENTAL PROTECTION AGENCY
REGION III**

In the Matter of:

Windsor Contractors, Inc.
5821-D Bells Lane
Frederick, MD 21704

Respondent,

503-505 North Market Street
Frederick, Maryland

1613 North Market Street
Frederick, Maryland

Target housing.

EPA Docket No. TSCA-03-2018-0062

FINAL ORDER

Proceeding under Section 16(a) of the
Toxic Substances Control Act,
15 U.S.C. § 2615(a).

FINAL ORDER

Complainant, the Director of the Land and Chemicals Division, U.S. Environmental Protection Agency, Region III, and Respondent, Windsor Contractors, Inc., have executed a document entitled "Consent Agreement," which I hereby ratify as a Consent Agreement in accordance with the Consolidated Rules of Practice Governing the Administrative Assessment of Civil Penalties and the Revocation/Termination or Suspension of Permits ("Consolidated Rules of Practice"), 40 C.F.R. Part 22 (with specific reference to Sections 22.18(b)(2) and (3)). The terms of the foregoing Consent Agreement are accepted by the undersigned and incorporated into this Final Order as if fully set forth at length herein.

Based upon the representations of the parties in the attached Consent Agreement, the penalty agreed to therein is based upon consideration of, *inter alia*, EPA's *Consolidated Enforcement Response and Penalty Policy for the Pre-Renovation and Education Rule; Renovation, Repair and Painting Rule; and Lead-Based Paint Activities Rule* (August 2012, revised April 2013) and the statutory factors set forth in Section 16 of the Toxic Substances Control Act ("TSCA"), 15 U.S.C. § 2615.


NOW, THEREFORE, PURSUANT TO Sections 16(a) and 409 of TSCA, 15 U.S.C. §§ 2615(a) and 2689, and Section 22.18(b)(3) of the Consolidated Rules of Practice, **IT IS**

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HEREBY ORDERED that Respondent pay a civil penalty in the amount of **ONE THOUSAND FOUR HUNDRED AND NINETY-TWO DOLLARS (\$1,492)**, in accordance with the payment provisions set forth in the Consent Agreement, and comply with the terms and conditions of the Consent Agreement.

The effective date of the attached Consent Agreement and this Final Order is the date on which this Final Order is filed with the Regional Hearing Clerk.

3-27-2018
Date



Joseph J. Lisa
Regional Judicial and Presiding Officer
U.S. EPA Region III

BEFORE THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION III
1650 Arch Street
Philadelphia, Pennsylvania 19103-2029

In the Matter of:)
) DOCKET NO.: TSCA-03-2018-0062
)
) Windsor Contractors, Inc.)
) 5821-D Bells Lane)
) Frederick, MD 21704)
)
) Respondent,)
)
) 503-505 North Market Street)
) Frederick, Maryland)
)
) 1613 North Market Street)
) Frederick, Maryland)
)
) Target housing.)

CERTIFICATE OF SERVICE

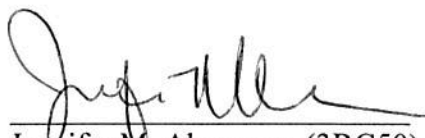
I certify that the foregoing CONSENT AGREEMENT AND FINAL ORDER in the above referenced matter was sent this day in the following manner to the below addressees.

Original and one copy by hand-delivery: Regional Hearing Clerk

Copy by Certified Mail: Betty Windsor, President
Windsor Contractors, Inc.
5821-D Bells Lane
Frederick, MD 21704

MAR 29 2018

Date



Jennifer M. Abramson (3RC50)
Senior Assistant Regional Counsel
U.S. EPA, Region III

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