

U. S. ENVIRONMENTAL PROTECTION AGENCY  
REGION 7  
11201 RENNER BOULEVARD  
LENEXA, KANSAS 66219

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BEFORE THE ADMINISTRATOR

In the Matter of

JAKECO PAINTING, LLC

Respondent

Docket No. TSCA-07-2015-0017

CONSENT AGREEMENT AND FINAL ORDER

The U.S. Environmental Protection Agency (EPA), Region 7 and Jakeco Painting, LLC (Respondent) have agreed to a settlement of this action before filing of a Complaint, and thus this action is simultaneously commenced and concluded pursuant to Rules 22.13(b) and 22.18(b)(2) of the Consolidated Rules of Practice Governing the Administrative Assessment of Civil Penalties, Issuance of Compliance or Corrective Action Orders, and the Renovation, Termination or Suspension of Permits (Consolidated Rules), 40 C.F.R. §§ 22.13(b) and 22.18(b)(2).

**Section I**

**Jurisdiction**

1. This proceeding is an administrative action for the assessment of civil penalties instituted pursuant to Section 16(a) of the Toxic Substances Control Act (TSCA), 15 U.S.C. § 2615(a).
2. This Consent Agreement and Final Order serves as notice that EPA has reason to believe that Respondent has violated Section 409 of TSCA, 15 U.S.C. § 2689, by failing to

comply with the regulatory requirements of 40 C.F.R. Part 745, Subpart E, *Lead-Based Paint Renovation, Repair and Painting Rule*, (RRP Rule) promulgated pursuant to 15 U.S.C. §§ 2682, 2686 and 2687.

## **Section II**

### **Parties**

3. The Complainant, by delegation from the Administrator of EPA and the Regional Administrator, EPA, Region 7, is the Chief, Toxics and Pesticides Branch, EPA, Region 7.

4. The Respondent is Jakeco Painting, LLC, an LLC in good standing under the laws of the state of Missouri.

## **Section III**

### **Statutory and Regulatory Background**

5. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992 (the Act), 42 U.S.C. §§ 4851 to 4856, to address the need to control exposure to lead-based paint hazards. The Act amended TSCA by adding Sections 401 to 412, 15 U.S.C. §§ 2681 to 2692.

6. On June 1, 1998, EPA promulgated information distribution and record keeping requirements codified at 40 C.F.R. Part 745, Subpart E, *Requirements for Hazard Education Before Renovation of Target Housing* (Pre-Renovation Education Rule or PRE Rule) pursuant to 15 U.S.C. § 2686. On April 22, 2008, EPA amended and re-codified the PRE Rule information distribution and recordkeeping requirements and promulgated additional regulations at 40 C.F.R. Part 745, Subpart E, *Lead-Based Paint Renovation, Repair and Painting Rule* (RRP Rule) pursuant to 15 U.S.C. §§ 2682, 2686 and 2687. The regulations aimed to protect the public from lead-based paint hazards associated with renovation, repair and painting activities. Under the RRP Rule each person or firm who performs for compensation a renovation of target housing or

a child-occupied facility must be trained and certified by an EPA accredited training provider to conduct renovation, remodeling and/or painting activities. Firms and individuals performing renovation, repair and painting projects for compensation that disturb lead-based paint must use certified renovators who follow specific work practices to prevent lead contamination. Prior to the start of renovation, the firm or individual performing the renovation must provide the owners and occupants of the target housing units subject to regulated renovation, repair, and/or painting a copy of the U.S. Environmental Protection Agency-approved *Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools* pamphlet, and maintain written acknowledgment that the pamphlet has been provided.

7. Section 402 of TSCA, 15 U.S.C. § 2682, requires that the Administrator of EPA promulgate regulations regarding the activities of individuals and contractors engaged in lead-based paint activities, including renovation of residences built prior to 1978, and regulations for the certification of such individuals and contractors.

8. EPA promulgated regulations regarding lead-based paint activities, including renovation of residences built prior to 1978, and regulations for the certification of individuals and firms who are involved in these activities. These regulations are found within 40 C.F.R. Part 745, Subpart E.

9. Section 406 of TSCA, 15 U.S.C. § 2686, requires that the Administrator of EPA promulgate regulations to require each person who performs for compensation a renovation of target housing to provide a lead hazard information pamphlet to the owner and occupant of such housing prior to commencing the renovation.

10. EPA promulgated regulations requiring each person who performs for compensation a renovation of target housing to provide a lead hazard information pamphlet to

the owner and occupant of such housing prior to commencing the renovation. These regulations are found within 40 C.F.R. Part 745, Subpart E.

11. 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 six (6) years of age resides or is expected to reside in such housing) or any zero-bedroom dwelling. 15 U.S.C. § 2681(17).

12. 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 this part (40 C.F.R. § 745.223). The term renovation includes but is not limited to the following: the removal, modification or repair of painted surfaces or painted components (e.g., modification of painted doors, surface restoration, window repair, surface preparation activity (such as sanding, scraping, or other such activities that may generate paint dust)); the removal of building components (e.g., walls, ceilings, plumbing, windows); weatherization projects (e.g., cutting holes in painted surfaces to install blown-in insulation or to gain access to attics, planning thresholds to install weather stripping), and interim controls that disturb painted surfaces. 40 C.F.R. § 745.83.

13. 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. 40 C.F.R. § 745.83

14. 40 C.F.R. § 745.89(a)(1) states that firms that perform renovations for compensation must apply to EPA for certification to perform renovations or dust sampling.

15. Pursuant to 40 C.F.R. § 745.89(d)(1), firms performing renovations must ensure that a certified renovator is assigned to each renovation performed by the firm and discharges all of the certified renovator responsibilities identified in 40 C.F.R. § 745.90.

16. Pursuant to 40 C.F.R. § 745.86(b)(6), certain records must be retained including, but not limited to, documentation of compliance with the work practice requirements, including documentation that a certified renovator was assigned to the project.

17. The “Work Practice Standards” that must be followed by firms performing renovations on target housing are set forth at 40 C.F.R. § 745.85. The Work Practice Standards include, but are not limited to:

a. *Occupant Protection.* Firms must 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. To the extent practicable, these signs must be in the primary language of the occupants. These signs must be posted before beginning the renovation and must remain in place and readable until the renovation and the post-renovation cleaning verification have been completed. 40 C.F.R. § 745.85(a)(1).

b. *Exterior Renovations.* Cover the ground with plastic sheeting or other disposable impermeable material extending 10 feet beyond the perimeter of surfaces undergoing renovation or a sufficient distance to collect falling paint debris, whichever is greater, unless the property line prevents 10 feet of such ground covering. 40 C.F.R. § 745.85(a)(2)(ii)(C).

c. *Exterior Renovations.* In certain situations, the renovation firm must take extra precautions in containing the work area to ensure that dust and debris from the

renovation does not contaminate other buildings or other areas of the property or migrate to adjacent properties. 40 C.F.R. § 745.85(a)(2)(ii)(D).

18. Failure to comply with any provision of 40 C.F.R. Part 745, Subpart E (RRP Rule) violates Section 409 of TSCA, 15 U.S.C. § 2689, which may subject the violator to administrative penalties under Section 16(a) of TSCA, 15 U.S.C. § 2615(a) and 40 C.F.R. § 745.87(d).

19. Section 16(a) of TSCA, 42 U.S.C. § 2615, and 40 C.F.R. § 745.87(d), authorize the EPA Administrator to assess a civil penalty of up to \$25,000 for each violation of Section 409 of TSCA. Each day that such a violation continues constitutes a separate violation of Section 15 of TSCA, 15 U.S.C. § 2614. The Debt Collection Improvement Act of 1996, 31 U.S.C. § 3701, and its implementing regulations at 40 C.F.R. Part 19, increased these statutory maximum penalties to \$37,500 for violations that occurred after January 12, 2009.

#### **Section IV**

##### **General Factual Allegations**

20. Respondent is and at all times referred to herein was, a “firm” and a “person” within the meaning of TSCA.

21. Respondent performs painting renovation activities.

22. On August 20, 2014, pursuant to its authority under Section 11 of TSCA, 15 U.S.C. § 2610, a representative of the United States Environmental Protection Agency, Region 7 conducted a recordkeeping inspection of Jakeco Painting LLC’s work site at 105 E. Winthrop Road, Kansas City, Missouri (hereinafter, “the Property”), where Respondent conducted “renovations”, as defined by C.F.R. § 745.83, for compensation.

23. The Property was constructed before 1978.

24. The Property is “target housing” as defined by 40 C.F.R. § 745.103.

25. At the time of the inspection, the EPA representative observed that, in the course of its renovation of the Property, the Respondent failed to maintain records documenting the work practice standards followed and failed to contain waste as required.

### **Violations**

26. The Complainant hereby states and alleges that Respondent has violated TSCA and federal regulations promulgated thereunder, as follows:

#### **Count 1**

27. The facts stated in Paragraphs 20 through 25 above are herein incorporated.

28. At the time of the EPA recordkeeping inspection it was discovered that Respondent failed to obtain initial EPA certification, which is a violation of 40 C.F.R. §§ 745.81(a)(2)(ii) and 745.89(a)(1).

29. Respondent’s failure to perform the act described above is a violation of Section 409 of TSCA, 15 U.S.C. § 2689, and thus Respondent is subject to civil penalties under Section 16 of TSCA, 15 U.S.C. § 2615.

#### **Count 2**

30. The facts stated in Paragraphs 20 through 25 above are herein incorporated.

31. At the time of the EPA recordkeeping inspection it was discovered that Respondent failed to provide the owner of the property with the EPA-approved pamphlet, which is a violation of violation of 40 C.F.R. § 745.84(a)(1).

32. Respondent’s failure to perform the act described above is a violation of Section 409 of TSCA, 15 U.S.C. § 2689, and thus Respondent is subject to civil penalties under Section 16 of TSCA, 15 U.S.C. § 2615.

**Count 3**

33. The facts stated in Paragraphs 20 through 25 above are herein incorporated.

34. At the time of the EPA inspection it was discovered that Respondent failed to post signs clearly defining the work area and warning occupants and other persons to remain outside the work area, which is a violation of 40 C.F.R. §§ 745.85(a)(1).

35. Respondent's failure to perform the act described above is a violation of Section 409 of TSCA, 15 U.S.C. § 2689, and thus Respondent is subject to civil penalties under Section 16 of TSCA, 15 U.S.C. § 2615.

**Count 4**

36. The facts stated in Paragraphs 20 through 25 above are herein incorporated.

37. During the EPA inspection it was discovered that Respondent failed to cover the ground with plastic sheeting or other impermeable material extending 10 feet beyond the perimeter of the surface undergoing renovation or a sufficient distance to collect falling paint debris, which is a violation of 40 C.F.R. § 745.85(a)(2)(ii)(C).

38. Respondent's failure to perform the act described above is a violation of Section 409 of TSCA, 15 U.S.C. § 2689, and thus Respondent is subject to civil penalties under Section 16 of TSCA, 15 U.S.C. § 2615.

**Count 5**

39. The facts stated in Paragraphs 20 through 25 above are herein incorporated.

40. During the EPA inspection it was discovered that Respondent failed to take extra precautions in containing the work area to ensure that dust and debris from the renovation does not contaminate other buildings or other areas of the property or migrate to adjacent properties, which is a violation of 40 C.F.R. § 745.85(a)(2)(ii)(D).



41. Respondent's failure to perform the act described above is a violation of Section 409 of TSCA, 15 U.S.C. § 2689, and thus Respondent is subject to civil penalties under Section 16 of TSCA, 15 U.S.C. § 2615.

## Section V

### Consent Agreement

42. For purposes of this proceeding, Respondent admits the jurisdictional allegations set forth above.

43. Respondent neither admits nor denies the factual allegations set forth above.

44. Respondent waives its right to contest any issue of fact or law set forth above and its right to appeal the Final Order accompanying this Consent Agreement.

45. Respondent and EPA agree to conciliate this matter without the necessity of a formal hearing and to bear their respective costs and attorney's fees.

46. Respondent certifies by the signing of this Consent Agreement and Final Order that it is presently in compliance with all requirements of 40 C.F.R. Part 745, Subpart E.

47. Respondent consents to the issuance of the Final Order hereinafter recited and consents to the payment of a civil penalty as specified in the Final Order.

48. The effect of settlement described in Paragraph immediately below is conditioned upon the accuracy of Respondent's representations to EPA, as memorialized in the immediately preceding Paragraph of this Consent Agreement and Final Order.

49. Respondent agrees that, in settlement of the claims alleged in this CAFO, Respondent shall pay a mitigated penalty of Two Thousand, Seventy Two Dollars (\$2,072.00) as set forth in Paragraph 1 of the Final Order. The penalty will be paid in quarterly payments over a one (1) year period. The initial payment of \$521.24 must be received within approximately 30

days of the effective date of this Final Order, on or before August 5, 2015. Each succeeding payment of \$521.24 must be made approximately 90 days from the previous payment. The Amortized payment schedule is attached. The full payments of this civil penalty shall resolve all civil and administrative claims for all violations of Section 409 of TSCA, 15 U.S.C. 2689 and 40 C.F.R. Subpart E alleged in this document.

50. Respondent understands that its failure to timely pay any portion of the civil penalty described in Paragraph 1 of the Final Order below or any portion of a stipulated penalty as stated in the Paragraph above may result in the commencement of a civil action in Federal District Court to recover the full remaining balance, along with penalties and accumulated interest. In such case, interest shall accrue thereon at the applicable statutory rate on the unpaid balance until such civil or stipulated penalty and any accrued interest are paid in full. A late payment handling charge of \$15 will be imposed after thirty (30) days and an additional \$15 will be charge for each subsequent thirty (30) day period. Additionally, as provided by 31 U.S.C. § 3717(e)(2), a six percent (6%) per annum penalty (late charge) may be assessed on any amount not paid within ninety (90) days of the due date.

## **Section VI**

### **Final Order**

Pursuant to the provisions of the Toxic Substances Control Act (TSCA), 15 U.S.C. §§ 2601-2692, and based upon the information set forth in the Consent Agreement accompanying this Final Order, **IT IS HEREBY ORDERED THAT:**

1. Respondent shall pay a civil penalty of Two Thousand Seventy Two Dollars (\$2,072.00) in quarterly payments over a 1 year period with the first payment due on August 5, 2015, approximately thirty (30) days of the effective date of this Final Order and each successive

payment approximately ninety (90) days from the previous payment. Such payments shall identify Respondent by name and docket number and shall be by certified or cashier's check made payable to the "United States Treasury" and sent to:

U.S. Environmental Protection Agency  
Fines and Penalties  
Cincinnati Finance Center  
PO Box 979077  
St. Louis, MO 63197-9000

Wire transfers should be directed to the Federal Reserve Bank of New York:

Federal Reserve Bank of New York  
ABA = 021030004  
Account = 68010727  
SWIFT address = FRNYUS33  
33 Liberty Street  
New York, NY 10045  
Field Tag 4200 of the Fedwire message should read  
"D 68010727 Environmental Protection Agency"

2. A copy of the check or other information confirming payment shall simultaneously be sent to the following:

Regional Hearing Clerk  
U.S. Environmental Protection Agency, Region 7  
11201 Renner Boulevard  
Lenexa, Kansas 66219;

and

Maria Morey, Compliance Officer  
WWPD/TOPE  
U.S. Environmental Protection Agency, Region 7  
11201 Renner Boulevard  
Lenexa, Kansas 66219.

3. Respondent and Complainant shall each bear their own costs and attorneys' fees incurred as a result of this matter.

This CAFO shall be effective upon the filing of the Final Order by the Regional Hearing Clerk for EPA, Region 7. Unless otherwise stated, all time periods stated herein shall be calculated in calendar days from such date.


**RESPONDENT**  
**JAKECO PAINTING, LLC**

Date: 8-3-15

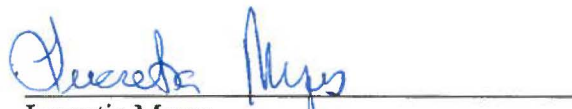
By:   
Michael Mohajir  
For Jakeco Painting, LLC

**COMPLAINANT**  
**U. S. ENVIRONMENTAL PROTECTION AGENCY**

Date: 8/24/2015

  
\_\_\_\_\_  
Jamie Green, Chief  
Toxics and Pesticides Branch  
Water, Wetlands, and Pesticides Division

Date: 8/24/15

  
\_\_\_\_\_  
Lucretia Myers  
Office of Regional Counsel

**IT IS SO ORDERED.**

Date: 8-25-15

Karina Borromeo  
Karina Borromeo  
Regional Judicial Officer  
U.S. Environmental Protection Agency

Jake Co.

Rate Period: Quarterly

Nominal Annual Rate: 1.000 %

## CASH FLOW DATA

	Event	Date	Amount	Number	Period	End Date
1	Penalty	06/15/2015	2,072.00	1		
2	Payment	08/05/2015	520.68	4	Quarterly	05/05/2016

## AMORTIZATION SCHEDULE - U.S. Rule (no compounding), 360 Day Year

	Date	Penalty	Payment	Interest	Principal	Balance
Penalty	06/15/2015	2,072.00				2,072.00
Payment	08/05/2015		520.68	2.94	517.74	1,554.26
Payment	11/05/2015		520.68	3.89	516.79	1,037.47
2015 Totals		2,072.00	1,041.36	6.83	1,034.53	
Payment	02/05/2016		520.68	2.59	518.09	519.38
Payment	05/05/2016		520.68	1.30	519.38	0.00
2016 Totals		0.00	1,041.36	3.89	1,037.47	
Grand Totals		2,072.00	2,082.72	10.72	2,072.00	



IN THE MATTER OF JAKECO Painting, LLC, Respondent  
Docket No. TSCA-07-2015-0017

CERTIFICATE OF SERVICE

I certify that a true and correct copy of the foregoing Order was sent this day in the following manner to the addressees:

Copy by email to Attorney for Complainant:

myers.lucetia@epa.gov

Copy by First Class Mail to:

Patrick R. Miller, Esq.  
Livestock Exchange Bldg.  
1600 Genessee, Ste. 416  
Kansas City, Missouri 64102

Dated:

8/26/15



Kathy Robinson  
Hearing Clerk, Region 7