



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 4
ATLANTA FEDERAL CENTER
61 FORSYTH STREET
ATLANTA, GEORGIA 30303-8960

JUN 29 2018

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Robert Gray
President
Pro Demo, LLC
1000 Riverwalk
Forsyth, Georgia 31029

Re: Pro Demo, LLC
Consent Agreement and Final Order
Docket No. CAA-04-2018-1751(b)

Dear Mr. Gray:

Enclosed is a copy of the ratified Consent Agreement and Final Order (CAFO) in the above-referenced matter. The original CAFO has been filed with the Regional Hearing Clerk and served on the parties as directed in Section 22.6 of the Consolidated Rules of Practice, 40 C.F.R. Part 22.

Please refer to Section F of the CAFO for penalty information and payment requirements. To ensure proper processing, the Respondent's Name and Docket Number for this case, identified above and in the CAFO, should be noted on any cashier's or certified checks submitted in payment of the penalty.

Should you have any questions about this matter or your compliance status in the future, please contact Ms. Pamela Storm of the U.S. Environmental Protection Agency Region 4 staff at (404) 562-9197.

Sincerely,

A handwritten signature in blue ink, appearing to read "Anthony G. Toney".

Anthony G. Toney
Chief
Chemical Safety and Enforcement Branch

Enclosure

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 4
BEFORE THE ADMINISTRATOR

In the Matter of:

Pro Demo, LLC

Respondent.

Docket No.
CAA-04-2018-1751(b)

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CONSENT AGREEMENT

A. PRELIMINARY STATEMENT

1. This is an administrative penalty assessment proceeding brought under Section 113(d) of the Clean Air Act (the "Act"), 42 U.S.C. § 7413(d), and Sections 22.13 and 22.18 of the Consolidated Rules of Practice Governing the Administrative Assessment of Civil Penalties and the Revocation/Termination or Suspension of Permits ("Consolidated Rules of Practice"), as codified at 40 C.F.R. Part 22.
2. Complainant is the United States Environmental Protection Agency, Region 4 (the "EPA"). On the EPA's behalf, the Director of the Air, Pesticides and Toxics Management Division is delegated the authority to settle civil administrative penalty proceedings under Section 113(d) of the Act.
3. Respondent is Pro Demo, LLC ("Pro Demo"). Respondent is a "person" as defined in Section 302(e) of the Act, 42 U.S.C. § 7602(e).
4. Complainant and Respondent, having agreed that settlement of this action is in the public interest, consent to the entry of this consent agreement ("Consent Agreement" or "Agreement") and the attached final order ("Final Order" or "Order") without

adjudication of any issues of law or fact herein, and Respondent agrees to comply with the terms of this Consent Agreement and Final Order.

B. JURISDICTION

5. This Consent Agreement is entered into under Section 113(d) of the Act, as amended, 42 U.S.C. § 7413(d), and the Consolidated Rules of Practice, 40 C.F.R. Part 22.
6. The Regional Judicial Officer is authorized to ratify this Consent Agreement which memorializes a settlement between Complainant and Respondent. 40 C.F.R. § 22.4(b) and 22.18(b).
7. The EPA and the Department of Justice jointly determined that this matter, although it involves an alleged violation that occurred more than one year before initiation of this proceeding, is appropriate for an administrative penalty assessment. 42 U.S.C. § 7413(d); 40 C.F.R. § 19.4.
8. The issuance of this Consent Agreement and attached Final Order simultaneously commences and concludes this proceeding. 40 C.F.R. § 22.13(b).

C. GOVERNING LAW

9. Pursuant to Section 112(l) of the CAA, the EPA delegated the Administrator's authorities and responsibilities to implement and enforce emission standards and prevention requirements for asbestos under Section 112 of the CAA, 42 U.S.C. § 7412, to the State of Georgia. The State has adopted rules for asbestos that are at least or more stringent than EPA's asbestos regulations located at 40 C.F.R. Part 61, Subpart M, promulgated pursuant to Section 112 of the CAA. As indicated in Section 112(l)(7) of the CAA, nothing in Section 112(l) of the CAA shall prohibit the

Administrator from enforcing any applicable emission standard or requirement under Section 112 of the CAA.

10. Asbestos is a “hazardous air pollutant” as that term is defined in Section 112(a) of the CAA, 42 U.S.C. § 7412(a), and is the subject of regulations codified at 40 C.F.R. Part 61, Subpart M, “National Emission Standard for Asbestos,” promulgated pursuant to Section 112 of the CAA, 42 U.S.C. § 7412.
11. A “person” is defined in Section 302 of the CAA, 42 U.S.C. § 7602 as an individual, corporation, partnership, association, state, municipality, political subdivision of a state and any agency, department or instrumentality of the United States and any officer, agent or employee thereof.
12. A “facility” is defined in 40 C.F.R. § 61.141, in part, as any institutional, commercial, public, industrial or residential structure, installation or building (including any structure, installation or building containing condominiums or individual dwelling units operated as a residential cooperative, but excluding residential buildings having four or fewer dwelling units); any ship; and any active or inactive waste disposal site.
13. “Demolition” is defined in 40 C.F.R. § 61.141 as the wrecking or taking out of any load- supporting structural member of a facility together with any related handling operations or the intentional burning of any facility.
14. “Renovation” is defined in 40 C.F.R. § 61.141 as altering a facility or one or more facility components in any way, including the stripping or removal of regulated asbestos-containing material from a facility component.
15. An “owner or operator of a demolition or renovation activity” is defined in 40 C.F.R. § 61.141 as any person who owns, leases, operates, controls or supervises the facility

being demolished or renovated or any person who owns, leases, operates, controls or supervises the demolition or renovation operation or both.

16. Since the EPA has delegated the Administrator's authorities and responsibilities for asbestos under Section 112 of the CAA to the State of Georgia, owners or operators of demolition or renovation activity occurring in the State must notify the Georgia Department of Natural Resources, Georgia Environmental Protection Division (Georgia EPD), Lead-Based Paint and Asbestos Program of any such activity pursuant to 40 C.F.R. § 61.145(b).
17. Any person who violates Section 112 of the CAA may be assessed a penalty of up to \$25,000 for each such violation, in accordance with Section 113(d) of the CAA, 42 U.S.C. § 7413(d). Pursuant to the Adjustment of Civil Monetary Penalties for Inflation Rule, as amended through 2018 (40 C.F.R. Part 19), the Agency is required to review and make annual adjustments to penalties, as necessary for inflation. The maximum penalty for each violation occurring after November 2, 2015, is \$46,192. Each day a violation continues may constitute a separate violation.

D. STIPULATED FACTS

18. Respondent is a limited liability company (LLC). Therefore, Respondent meets the definition of a "person" as defined in Section 302 of the CAA, 42 U.S.C. § 7602.
19. The "demolition" occurred on or around October 1, 2016, at Building #5 of the Georgia National Guard Armory (the "Facility") located at 408 U.S. Highway 41 in Barnesville, Georgia.

20. At the time of the Demolition, the building above-referenced in paragraph 19 was a government owned and operated building, and as a public structure, it meets the definition of a "Facility."
21. At the time of the Demolition, Pro Demo was the demolition subcontractor conducting the Demolition. Therefore, EPA maintains that Respondent meets the definition of an "owner or operator of a renovation or demolition activity."
22. The EPA determined Respondent's compliance through the review of information submitted by Osprey Management, the general contractor, in response to the EPA's information request letter sent on January 19, 2017, pursuant to Section 114 of the CAA. The EPA also obtained information from subsequent discussions and email correspondence with Osprey Management and Pro Demo.
23. Osprey Management provided the EPA with a copy of the abatement notification (Notification) filed for the project. According to this notification, the abatement was conducted on August 15, 2016, and the asbestos-containing materials that were present at the Facility at the time of abatement were Category I and Category II, non-regulated asbestos-containing materials. At the time of the demolition, all the asbestos-containing materials had been removed from the Facility.
24. Based on the investigation including the information referenced in paragraph 22, the EPA determined and asserts that the Respondent did not provide the State of Georgia with any written notice of intention to demolish the Facility.

E. ALLEGED VIOLATIONS OF LAW

25. Pursuant to Section 112 of the CAA and 40 C.F.R. § 61.145(b), the owner or operator of a renovation or demolition operation is required to provide the Administrator

written notice of intent to demolish or renovate ten (10) working days prior to the renovation or demolition.

26. Based on the facts stipulated above in Section D, the EPA alleges that Respondent violated Section 112 of the CAA, 42 U.S.C. § 7412, and 40 C.F.R. § 61.145(b) by failing to provide the State of Georgia with written notice of the intention to demolish the Facility.

F. TERMS OF CONSENT AGREEMENT

27. For the purpose of this proceeding, as required by 40 C.F.R. § 22.18(b)(2),

Respondent:

- (a) admits that the EPA has jurisdiction over the subject matter alleged in this Agreement;
- (b) neither admits nor denies the factual allegations stated above;
- (c) consents to the assessment of a civil penalty as stated below with the understanding that the Respondent is liable for payment of the full civil penalty amount identified in paragraph 29;
- (d) consents to the assessment of a civil penalty as stated below;
- (e) consents to the conditions specified in this Agreement;
- (f) waives any right to contest the alleged violations of law set forth in Section E of this Consent Agreement;
- (g) waives its right to appeal the Order accompanying this Agreement; and
- (h) certifies that as of its execution of this Agreement, it is in compliance with all the relevant requirements of 40 C.F.R. Part 61 Subpart M.

28. For the purpose of this proceeding, Respondent:

- (a) agrees that this Agreement states a claim upon which relief may be granted against Respondent;
- (b) acknowledges that this Agreement constitutes an enforcement action for purposes of considering Respondent's compliance history in any subsequent enforcement actions;
- (c) waives any and all remedies, claims for relief and otherwise available rights to judicial or administrative review that Respondent may have with respect to any issue of fact or law set forth in this Order, including any right of judicial review under Section 307(b)(1) of the Clean Air Act, 42 U.S.C. § 7607(b)(1);
- (d) consents to personal jurisdiction in any action to enforce this Agreement or Order, or both, in the United States District Court for the Middle District of Georgia; and
- (e) waives any rights it may possess at law or in equity to challenge the authority of the EPA to bring a civil action in a United States District Court to compel compliance with this Agreement or Order, or both, and to seek an additional penalty for such noncompliance, and agrees that federal law shall govern in any such civil action.

29. Penalty Payment. Respondent agrees to:

- (a) Pay the civil penalty including interest of **Three Thousand and Six Dollars and 36/100 Dollars (\$3,006.36)** ("EPA Penalty") in six monthly installments in accordance with the following payment schedule with the

first payment due within 30 calendar days of the Effective Date of this Agreement.

Payment	Principal	Interest	Payment Amount
1	\$501.06	\$0.00	\$501.06
2	\$498.91	\$2.15	\$501.06
3	\$499.39	\$1.67	\$501.06
4	\$499.77	\$1.29	\$501.06
5	\$500.20	\$0.86	\$501.06
6	\$500.67	\$0.39	\$501.06
Total	\$3,000.00	\$6.36	\$3,006.36

(b) pay each payment of the EPA Penalty by forwarding a cashier's check or certified check payable to the "Treasurer, United States of America," or by electronic transfer to one of the addresses below. (The check shall reference on its face the name and the Docket Number of the CAFO (**In the Matter of Pro Demo, LLC, Docket No. CAA-04-2018-1751(b)**):

For Payment via electronic transfer
Federal Reserve Bank of New York
ABA = 021030004
Account = 68010727

SWIFT address = FRNYUS33
33 Liberty Street
New York, New York 10045
Beneficiary: "U.S. Environmental Protection Agency";

For payment sent via standard delivery
U.S. Environmental Protection Agency
Cincinnati Finance Center Box 979077
St. Louis, MO 63197-9000; or

For payment sent for signed receipt confirmation (FedEx, DSL, UPS, USPS Certified)

U.S. Environmental Protection Agency
Cincinnati Finance Center Box 979077
1005 Convention Plaza
SL-MO-C2GL
St. Louis, MO 63101
Delivery Location Phone Number: 314-425-1819.

- (c) send proof of each payment within 24 hours of payment of the EPA

Penalty to the following persons at the following addresses:

Pamela Storm
U.S. EPA Region 4,
61 Forsyth Street, S.W.
Atlanta, Georgia 30303
storm.pamela@epa.gov

Regional Hearing Clerk
61 Forsyth Street, S.W.
U.S. EPA Region 4
Atlanta, Georgia 30303

“Proof of payment” means, as applicable, a copy of each check, confirmation of each credit card or debit card payment, confirmation of each wire or automated clearinghouse transfer, and any other information required to demonstrate that each payment has been made according to the EPA requirements.

30. If Respondent fails to timely pay the penalty assessed under this Agreement, the EPA may

- (a) request the Attorney General to bring a civil action in an appropriate district court to recover: the amount assessed; interest at rates established pursuant to 26 U.S.C. § 6621(a)(2); the United States’ enforcement expenses; and a ten percent quarterly nonpayment penalty, 42 U.S.C. § 7413(d)(5);

- (b) refer the debt to a credit reporting agency or a collection agency, 42 U.S.C. § 7413(d)(5), 40 C.F.R. §§ 13.13, 13.14, and 13.33; or
 - (c) collect the debt by administrative offset (i.e., the withholding of money payable by the United States to, or held by the United States for, a person to satisfy the debt the person owes the Government), which includes, but is not limited to, referral to the Internal Revenue Service for offset against income tax refunds, 40 C.F.R. Part 13, Subparts C and H; and
 - (d) suspend or revoke Respondent's licenses or other privileges, or (ii) suspend or disqualify Respondent from doing business with the EPA or engaging in programs the EPA sponsors or funds, 40 C.F.R. § 13.17.
31. The provisions of this Agreement shall apply to and be binding upon Respondent and its officers, directors, employees, agents, trustees, servants, authorized representatives, successors, and assigns.
32. By signing this Agreement, Respondent acknowledges that this Agreement and Order will be available to the public and agree that this Agreement does not contain any confidential business information or personally identifiable information.
33. By signing this Agreement, the undersigned representative of Complainant and the undersigned representative of Respondent each certifies that he or she is fully authorized to execute and enter into the terms and conditions of this Agreement and has the legal capacity to bind the party he or she represents to this Agreement.
34. By signing this Agreement, Respondent certifies that the information it has supplied concerning this matter was at the time of submission true, accurate, and complete for each such submission, response, and statement. Respondent acknowledges that there

are significant penalties for submitting false or misleading information, including the possibility of fines and imprisonment for knowing submission of such information under 18 U.S.C. § 1001.

35. Except as qualified by Paragraph 30, each party shall bear its own attorney's fees, costs and disbursements in this proceeding.

**G. EFFECT OF CONSENT AGREEMENT AND ATTACHED FINAL
ORDER**

36. In accordance with 40 C.F.R. § 22.18(c), completion of the terms of this Consent Agreement and Final Order resolves Respondent's alleged liability for federal civil penalties for the violations and facts specifically alleged above.
37. Penalties paid pursuant to this Agreement shall not be deductible for purposes of federal taxes.
38. This Agreement constitutes the entire agreement and understanding of the parties and supersedes any prior agreements or understandings, whether written or oral, among the parties with respect to the subject matter hereof.
39. The terms, conditions, and compliance requirements of this Agreement may not be modified or amended except upon the written agreement of all parties, and approval of the Regional Judicial Officer.
40. Any violation of this Order may result in a civil judicial action for an injunction or civil penalties of up to \$97,229, per day per violation, or both, as provided in Section 113(b)(2) of the Act, 42 U.S.C. § 7413(b)(2) and the Civil Monetary Penalty Inflation Adjustment Rule of 2017, as well as criminal sanctions as provided in

Section 113(c) of the Act, 42 U.S.C. § 7413(c). The EPA may use any information submitted under this Order in an administrative, civil judicial, or criminal action.

41. Nothing in this Agreement shall relieve Respondent of the duty to comply with all applicable provisions of the Act and other federal, state, or local laws or statutes, nor shall it restrict the EPA's authority to seek compliance with any applicable laws or regulations, nor shall it be construed to be a ruling on, or determination of, any issue related to any federal, state, or local permit.
42. Nothing herein shall be construed to limit the power of the EPA to undertake any action against Respondent or any person in response to conditions that may present an imminent and substantial endangerment to the public health, welfare, or the environment.
43. The EPA reserves the right to revoke this Agreement and settlement penalty if and to the extent that the EPA finds, after signing this Agreement, that any information provided by Respondent was materially false or inaccurate at the time such information was provided to the EPA, and the EPA reserves the right to assess and collect any and all civil penalties for any violation described herein. The EPA shall give Respondent notice of its intent to revoke, which shall not be effective until received by Respondent in writing.

H. EFFECTIVE DATE

44. Respondent and Complainant agree to issuance of the attached Final Order. Upon filing, the EPA will transmit a copy of the filed Consent Agreement to the Respondent. This Consent Agreement and attached Final Order shall become

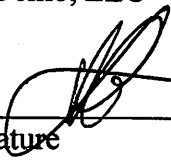
effective after execution of the Final Order by the Regional Judicial Officer, on the date of filing with the Hearing Clerk.

INTENTIONALLY LEFT BLANK

The foregoing Consent Agreement In the Matter of Pro Demo, LLC, Docket No. CAA-04-2018-1751(b), is Hereby Stipulated, Agreed, and Approved for Entry.

FOR RESPONDENT:

Pro Demo, LLC



Signature

Date 5-10-18

Printed Name: Robert Gray

Title: President

Address: 1000 Riverwalk Folsom CA 95629

The foregoing Consent Agreement In the Matter of Pro Demo, LLC, Docket No. CAA-04-2018-1751(b), is Hereby Stipulated, Agreed, and Approved for Entry.

FOR COMPLAINANT:

6/12/18
DATE

Carol H. Kember for
Beverly H. Banister
Director
Air, Pesticides and Toxics
Management Division

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 4
BEFORE THE ADMINISTRATOR

In the Matter of:

Pro Demo, LLC

Respondent.

Docket No.
CAA-04-2018-1751(b)

Pursuant to 40 C.F.R. § 22.18(b) of the EPA's Consolidated Rules of Practice and Section 113(d) of the Clean Air Act, 42 U.S.C. § 7413(d), the attached Consent Agreement resolving this matter is incorporated by reference into this Final Order and is hereby ratified.

The Respondent is ORDERED to comply with all terms of the Consent Agreement, effective immediately.

So ordered.

June 29, 2018

DATE

Tanya Floyd

Tanya Floyd
Regional Judicial Officer

CERTIFICATE OF SERVICE

I certify that the foregoing "Consent Agreement" and "Final Order," in the Matter of Pro Demo, LLC, Docket No. CAA-04-2018-1751(b), were filed and copies of the same were mailed to the parties as indicated below.

Via Certified Mail, Return Receipt Requested

Mr. Robert Gray
President
Pro Demo, LLC
1000 Riverwalk
Forsyth, Georgia 31029

Via EPA's internal mail

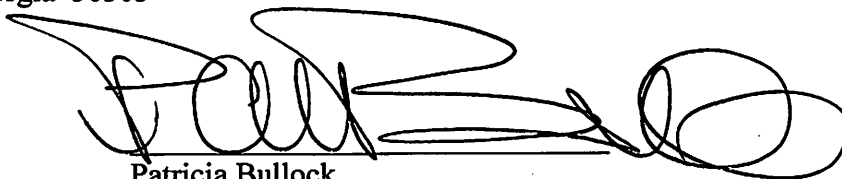
Ms. Pamela Storm
Lead and Asbestos Section
U.S. EPA Region 4
61 Forsyth Street, S.W.
Atlanta, Georgia 30303

Ms. Marlene Tucker
Office of Regional Counsel
U.S. EPA Region 4
61 Forsyth Street, S.W.
Atlanta, Georgia 30303

Mr. Bob Caplan
Office of Regional Counsel
U.S. EPA Region 4
61 Forsyth Street, S.W.
Atlanta, Georgia 30303

6-29-18

DATE



Patricia Bullock
Regional Hearing Clerk