



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
 REGION 8  
 1595 WYNKOOP STREET  
 DENVER, CO 80202-1129  
 Phone 800-227-8917  
<http://www.epa.gov/region08>

2016 DEC -6 PM 1:44

FILED  
 EPA REGION VIII  
 HEARING CLERK

DOCKET NO.: TSCA-08-2017-0001

IN THE MATTER OF:

SOLID GROUND HOMES, LLC

RESPONDENT

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FINAL ORDER

Pursuant to 40 C.F.R. § 22.13(b) and §§ 22.18(b)(2) and (3) of EPA's Consolidated Rules of Practice, the Consent Agreement resolving this matter is hereby approved and incorporated by reference into this Final Order.

The Respondent is hereby **ORDERED** to comply with all of the terms of the Consent Agreement, effective immediately upon filing this Consent Agreement and Final Order.

SO ORDERED THIS 6<sup>th</sup> DAY OF December, 2016.

Katherin E. Hall  
 Katherin E. Hall  
 Regional Judicial Officer

UNITED STATES  
ENVIRONMENTAL PROTECTION AGENCY  
REGION 8

2018 DEC -6 PM 1:44

Docket No. TSCA-08-2017-0001

FILED  
EPA REGION VIII  
HEARING CLERK

IN THE MATTER OF: )

Solid Ground Homes LLC )  
2936 High Street )  
Denver, Colorado 80205 )

Respondent. )

COMBINED COMPLAINT AND  
CONSENT AGREEMENT

Complainant, the United States Environmental Protection Agency, Region 8, and Respondent, Solid Ground Homes LLC (Respondent), by their undersigned representatives, hereby consent and agree as follows:

I. AUTHORITY

1. This Combined Complaint and Consent Agreement (Consent Agreement) is entered into by the EPA, by its duly delegated officials, and by Respondent for the purpose of simultaneously commencing and concluding this matter, as authorized by 40 C.F.R. § 22.13(b), and pursuant to 40 C.F.R. § 22.18(b)(2) and (3).
2. The EPA has jurisdiction over this matter pursuant to sections 16 and 409 of the Toxic Substances Control Act (TSCA), 15 U.S.C. §§ 2615, 2689, and the regulations promulgated under TSCA Subchapter IV, as set forth at 40 C.F.R. Part 745.

II. STATUTORY AND REGULATORY BACKGROUND

3. As directed by section 402(c) of TSCA, the EPA promulgated the Renovation, Repair, and Painting (RRP) Rule, codified at 40 C.F.R. Part 745, Subpart E, with the purpose of protecting the public from lead-based paint hazards associated with renovation, repair, and painting activities.
4. The RRP Rule requires that individuals performing renovations for compensation in target housing are properly trained, renovators and firms that perform renovations are certified, and the work practice standards at 40 C.F.R. § 745.85 are followed during renovations.
5. "Target housing" means any housing constructed prior to 1978, except for 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 zero-bedroom dwelling. 15 U.S.C. § 2681(17).
6. "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 at 40 C.F.R. § 745.223. 40 C.F.R. § 745.83.

7. Failure to comply with any provision of the RRP Rule, 40 C.F.R. Part 745, Subpart E, constitutes a violation of section 409 of TSCA, 15 U.S.C. § 2689. Section 16 of TSCA, 15 U.S.C. § 2615, as modified by 40 C.F.R. Part 19, authorizes the EPA to assess a civil penalty of up to \$37,500 for each violation of section 409.

### III. RESPONDENT

8. Respondent is a company doing business in the State of Colorado.
9. Respondent is a “person” for purposes of sections 16 and 409 of TSCA, 15 U.S.C. §§ 2615, 2689, and as defined at 40 C.F.R. § 745.83.
10. Respondent is a “firm” as defined by 40 C.F.R. § 745.83.

### IV. STATEMENTS OF FACT AND CONCLUSIONS OF LAW

11. On January 6, 2016, an authorized representative of the EPA inspected Respondent’s jobsite at 2681 Ash Street, Denver, Colorado, (Jobsite) to determine compliance with the RRP Rule.
12. The Jobsite is a residential property constructed prior to 1978 and is “target housing” as the term is defined in 15 U.S.C. § 2681(17).
13. Respondent performed a “renovation” at the Jobsite as the term is defined in 40 C.F.R. § 745.83.

#### Count 1

14. The “initial certification” requirement at 40 C.F.R. § 745.89(a) provides that firms performing renovations on target housing are required to apply to the EPA for certification.
15. Respondent failed to obtain initial certification from the EPA prior to performing a renovation on target housing, as required by 40 C.F.R. § 745.89(a).
16. Respondent’s failure to obtain initial certification constitutes a violation of 40 C.F.R. § 745.81(a)(2)(i) and section 409 of TSCA, 15 U.S.C. § 2689.

#### Count 2

17. Firms performing renovations on target housing are required to close windows and doors in the work area, cover doors with plastic sheeting or other impermeable material, and cover doors used as an entrance to the work area with plastic sheeting or other impermeable material in a manner that allows workers to pass through while confining dust and debris, pursuant to 40 C.F.R. § 745.85(a)(2)(i)(C).
18. At the time of the inspection, Respondent had not closed all doors in the work area or covered doors with plastic sheeting or other impermeable material, as required by 40 C.F.R. § 745.85(a)(2)(i)(C).
19. Respondent’s failure to close and cover doors in the work area constitutes a violation of 40 C.F.R. § 748.85(a)(2)(i)(C) and section 409 of TSCA, 15 U.S.C. § 2689.

### Count 3

20. Firms performing renovations on target housing are required, before beginning the renovation, to cover the floor surface with taped-down plastic sheeting or other impermeable material in the work area to contain dust, pursuant to 40 C.F.R. § 745.85(a)(2)(i)(D).
21. At the time of the inspection, the EPA observed that no plastic sheeting or other impermeable material was covering the floor surface in the work area to contain dust.
22. Respondent's failure to cover the floor surface with plastic sheeting or other impermeable material constitutes a violation of 40 C.F.R. § 745.85(a)(2)(i)(D) and section 409 of TSCA, 15 U.S.C. § 2689.

### Count 4

23. Firms performing renovations on target housing are required to contain waste from renovation activities to prevent releases of dust and debris before the waste is removed from the work area for storage or disposal, pursuant to 40 C.F.R. § 745.85(a)(4)(i).
24. At the time of the inspection, the EPA observed waste that was not contained, including paint chips and debris.
25. Respondent's failure to contain waste from renovation activities to prevent releases of dust and debris constitutes a violation of 40 C.F.R. § 745.85(a)(4)(i) and section 409 of TSCA, 15 U.S.C. § 2689.

### V. SETTLEMENT

26. The EPA and Respondent agree that settlement of this matter is in the public interest, and the EPA and Respondent agree that execution of this Consent Agreement and issuance of a Final Order without further litigation and without adjudication of any issue of fact or law, is the most appropriate means of resolving this matter.
27. In determining the amount of any penalty to be assessed, the EPA considered the nature, circumstances, extent and gravity of the violations alleged and, with respect to Respondent, the ability to pay, the effect of the proposed penalty on the ability to continue to do business, any history of prior violations, the degree of culpability, and such other matters as justice may require, in accordance with section 16 of TSCA, 15 U.S.C. § 2615.
28. By signing this Consent Agreement, Respondent: (a) admits that Respondent was subject to the RRP requirements, 40 C.F.R. Part 745 Subpart E, at the time the work described herein was being conducted; (b) admits the jurisdictional allegations made herein; (c) neither admits nor denies the factual allegations contained herein; and (d) consents to the assessment of the penalty specified in this Consent Agreement.
29. Pursuant to section 16 of TSCA, 15 U.S.C. § 2615, the EPA has determined that a civil penalty of eighteen thousand dollars (\$18,000) is appropriate to settle this matter.

30. Respondent consents and agrees to pay a civil penalty in the amount of eighteen thousand dollars (\$18,000) in the manner described below.
31. Payment by Respondent of the full penalty amount is due by February 28, 2017. Payment must be received by 11:00 A.M. Eastern Time to be considered received that day.
32. Payment shall be made by one of the following methods. The payment shall be made by remitting a check or making a wire transfer or online payment. The check or other payment shall designate the name and docket number of this case, be in the amount stated above, and be payable to "Treasurer, United States of America." The payment shall be sent as follows:

**If sent by regular U.S. mail:**

U.S. Environmental Protection Agency / Fines and Penalties  
Cincinnati Finance Center  
P.O. Box 979077  
St. Louis, Missouri 63197-9000

**If sent by any commercial carrier or signed receipt confirmation:**

U.S. Environmental Protection Agency  
Government Lockbox 979077  
1005 Convention Plaza  
SL-MO-C2-GL  
St. Louis, Missouri 63101

**If sent by wire transfer:** Wire transfers must indicate the name and docket number of this case and be sent directly to the Federal Reserve Bank in New York City with the following information:

Federal Reserve Bank of New York  
ABA: 021030004  
Account Number: 68010727  
SWIFT Address: FRNYUS33  
33 Liberty Street  
New York, New York 10045  
Beneficiary: U.S. Environmental Protection Agency

**Automated Clearing House (ACH) for receiving U.S. currency:**

U.S. Treasury REX / Cashlink ACH Receiver  
ABA: 051036706  
Account Number: 310006, Environmental Protection Agency  
CTX Format Transaction Code 22 – checking

Physical location of U.S. Treasury facility:  
5700 Rivertech Court  
Riverdale, Maryland 20737

U.S. Treasury Contact Information:  
REX (Remittance Express): 866-234-5681

**Online debit and credit card payment:**

[www.Pay.gov](http://www.Pay.gov)

Enter "sfo 1.1" in the form search box. Open form and complete required fields.

33. At the time of payment, a copy of the check or notification of other type of payment, including proof of the date payment was made, shall be sent at the same time to:

Kristin Jendrek  
U.S. EPA Region 8 (8ENF-AT)  
Technical Enforcement Program  
1595 Wynkoop St.  
Denver, Colorado 80202-1129

and

Melissa Haniewicz  
Regional Hearing Clerk (8RC)  
U.S. EPA Region 8  
1595 Wynkoop St.  
Denver, Colorado 80202-1129

34. In the event payment is not received by the specified due date, interest accrues from thirty (30) days prior to the applicable due date, at a rate established by the Secretary of Treasury pursuant to 31 U.S.C. § 3717, and will continue to accrue until payment in full is received.
35. A handling charge of fifteen dollars (\$15) shall be assessed the thirty-first (31<sup>st</sup>) day from the due date of any payment, and for each subsequent thirty (30) day period that the debt, or any portion thereof, remains unpaid. In addition, a six percent (6%) per annum penalty shall be assessed on any unpaid principal amount if payment is not received within ninety (90) days of the due date. Payments are first applied to outstanding handling charges, six (6%) percent penalty interest, and late interest. The remainder is then applied to the outstanding principal amount.
36. Nothing in this Consent Agreement shall be construed as a waiver by the EPA or any other federal entity of its authority to seek costs or any appropriate penalty associated with any collection action instituted as a result of Respondent's failure to perform pursuant to the terms of this Consent Agreement.

**VI. GENERAL PROVISIONS**

37. The parties agree to submit this Consent Agreement to the Regional Judicial Officer with a request that it be incorporated into a Final Order.
38. This Consent Agreement, upon incorporation into a Final Order, applies to and is binding upon the EPA and upon Respondent, and Respondent's officers, directors, employees, agents, successors and assigns. Any change in ownership or corporate status of Respondent, including but not limited to any transfer of assets or real or personal property shall not alter Respondent's responsibilities under this Consent Agreement.

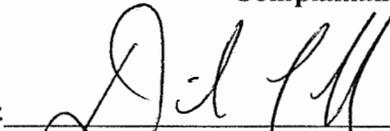
39. This Consent Agreement, upon incorporation into a Final Order and full satisfaction by both parties, shall only resolve Respondent's liability for federal civil penalties for the violations and facts alleged in this Consent Agreement.
40. Respondent waives any and all available rights to judicial or administrative review or other remedies that Respondent may have, with respect to any issue of fact or law or any terms and conditions set forth in this Consent Agreement, including any right of judicial review under the Administrative Procedure Act, 5 U.S.C. §§ 701–706.
41. This Consent Agreement does not pertain to any matters other than those expressly specified herein. The EPA reserves, and this Consent Agreement is without prejudice to, all rights against Respondent with respect to all other matters including, but not limited to, the following:
  - a. Claims based on a failure by Respondent to meet a requirement of this Consent Agreement, including any claims for costs which are caused by Respondent's failure to comply with this Agreement;
  - b. Claims based on criminal liability; and,
  - c. Claims based on any other violations of the Act or federal or state law.
42. Nothing in this Consent Agreement shall relieve Respondent of the duty to comply with TSCA and its implementing regulations.
43. Failure by Respondent to comply with any of the terms of this Consent Agreement shall constitute a breach of the Consent Agreement and may result in referral of the matter to the United States Department of Justice for enforcement of this Consent Agreement and for such other relief as may be appropriate.
44. Respondent agrees that the penalty specified in this Consent Agreement and any interest paid shall not be deductible for purposes of local, state, or federal taxes.
45. Each party to this action shall bear its own costs and attorney fees, if any.
46. The undersigned representative of Respondent certifies that he/she is fully authorized to enter into the terms and conditions of the Consent Agreement and to bind Respondent to the terms and conditions of this Consent Agreement.
47. In accordance with 40 C.F.R. § 22.31(b), the effective date of this Consent Agreement is the date on which the Final Order is filed.

The foregoing Combined Complaint and Consent Agreement In the Matter of Solid Ground Homes LLC, is hereby stipulated, agreed, and approved for entry.

**UNITED STATES ENVIRONMENTAL PROTECTION  
AGENCY, REGION 8,**

**Complainant.**

Date: 11/21/16

By:   
David Cobb, Acting Supervisor  
Toxics and Pesticides Enforcement Unit  
Technical Enforcement Program  
Office of Enforcement, Compliance and  
Environmental Justice (8ENF-AT)  
U.S. Environmental Protection Agency,  
Region 8

Date: 11/23/16

By:   
James H. Eppers, Supervisory Attorney  
Legal Enforcement Program  
Office of Enforcement, Compliance and  
Environmental Justice (8ENF-L)  
U.S. Environmental Protection Agency,  
Region 8

**Solid Ground Homes LLC,**

**Respondent.**

Date: 11/9/2016

By: 

Printed Name: LABAN MATTHEWS

Title: Owner

## CERTIFICATE OF SERVICE

The undersigned certifies that the original of the attached **COMBINED COMPLAINT AND CONSENT AGREEMENT and FINAL ORDER** in the matter of **SOLID GROUND HOMES, LLC; DOCKET NO.: TSCA-08-2017-0001** was filed with the Regional Hearing Clerk on *December 6, 2016*.

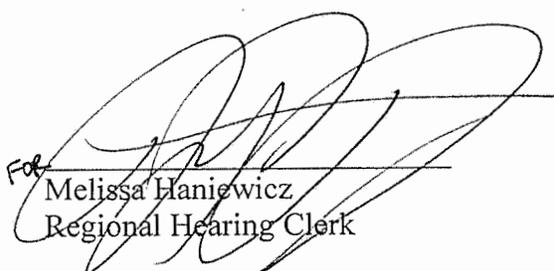
Further, the undersigned certifies that a true and correct copy of the documents were emailed to, Jessica Portmess, Enforcement Attorney. True and correct copies of the aforementioned documents were placed in the United States mail certified/return receipt on *December 13, 2016*, to:

Respondent

Laban Matthews  
Solid Ground Homes, LLC  
2936 High Street  
Denver, CO 80205

And emailed to:

Jessica Farmer  
U. S. Environmental Protection Agency  
Cincinnati Finance Center  
26 W. Martin Luther King Drive (MS-0002)  
Cincinnati, Ohio 45268

  
For  
Melissa Haniewicz  
Regional Hearing Clerk

