



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 8

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1595 WYNKOOP STREET

DENVER, CO 80202-1129

Phone 800-227-8917

http://www.epa.gov/region08

FILED
EPA REGION VIII
HEARING CLERK

DOCKET NO.: TSCA-08-2018-0002

IN THE MATTER OF:

GUNLOCK HOMES, INC.

RESPONDENT

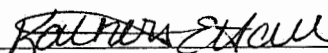
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FINAL ORDER

Pursuant to 40 C.F.R. § 22.13(b) and §§ 22.18(b)(2) and (3) of EPA's Consolidated Rules of Practice, the Expedited Settlement 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 Expedited Settlement Agreement and Final Order.

SO ORDERED THIS 2nd DAY OF November, 2017.


Katherin E. Hall
Regional Judicial Officer

UNITED STATES
ENVIRONMENTAL PROTECTION AGENCY
REGION 8

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Docket No.: TSCA-08-2018-0002

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HEARING CLERK

IN THE MATTER OF:)

Gunlock Homes, Inc.)
303 S. Broadway Avenue, #200-438)
Denver, Colorado 80209)

Respondent.)

EXPEDITED SETTLEMENT AGREEMENT

Complainant, the United States Environmental Protection Agency, Region 8, and Respondent, Gunlock Homes, Inc., by their undersigned representatives, hereby consent and agree as follows:

I. AUTHORITY

1. This Expedited Settlement Agreement (the Agreement) is being 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 \$38,114 for each violation of section 409.

III. RESPONDENT

8. Respondent is a “person” for purposes of sections 16 and 409 of TSCA, 15 U.S.C. §§ 2615, 2689.
9. Respondent is a “firm” as that term is defined in 40 C.F.R. § 745.83.

IV. ALLEGED VIOLATIONS

10. On August 1, 2016, an authorized representative of the EPA inspected Respondent’s jobsite at 761 S. Clarkson Street, Denver, Colorado (Jobsite), to determine compliance with the RRP Rule, 40 C.F.R. part 745, subpart E.
11. The Jobsite is a residential property constructed prior to 1978 and is “target housing” as that term is defined in section 401 of TSCA, 15 U.S.C. § 2681.
12. Respondent conducted a “renovation” as that term is defined at 40 C.F.R. § 745.83, by performing extensive interior and exterior remodeling activities as part of a “pop top” renovation at the Jobsite.
13. Firms performing renovations on target housing must apply to the EPA for certification pursuant to 40 C.F.R. § 745.89(a).
14. To maintain its certification, a firm must be re-certified by EPA every 5 years, pursuant to 40 C.F.R. § 745.89(b). If a firm fails to obtain recertification before the firm’s current certification expires, the firm must not perform renovations until it is certified anew pursuant to 40 C.F.R. § 745.89(a).
15. Respondent failed to obtain recertification by EPA after its initial certification expired on June 17, 2015.
16. Respondent’s failure to stop performing renovations if it does not obtain recertification pursuant to 40 C.F.R. § 745.89(b) constitutes a violation of 40 C.F.R. § 745.89(b)(1)(iii) and section 409 of TSCA, 15 U.S.C. § 2689.
17. Firms performing renovations on target housing must retain and, if requested, make available to the EPA all records necessary to demonstrate compliance with the RRP Rule for a period of three (3) years following the completion of the renovation activities, as required by 40 C.F.R. § 745.86(a).
18. The EPA found that Respondent failed to establish and maintain records documenting compliance with the RRP Rule for work performed at the Jobsite, as required by 40 C.F.R. § 745.86(a).
19. Respondent’s failure to comply with 40 C.F.R. § 745.86(a) constitutes a violation of sections 15 and 409 of TSCA, 15 U.S.C. §§ 2614, 2689.



V. SETTLEMENT

20. 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 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.
21. Pursuant to section 16 of TSCA, 15 U.S.C. § 2615, and based in part on the size of Respondent's business, the nature, circumstances, extent and gravity of the violations alleged, and other relevant factors, the EPA agrees that an appropriate civil penalty to settle this matter is two thousand dollars (\$2,000).
22. By signing this Agreement, Respondent certifies that: (1) the alleged violations listed in the Agreement have been corrected, and Respondent has submitted true and accurate documentation of such correction; (2) Respondent has provided payment of the civil penalty; and (3) Respondent releases that penalty to the EPA upon incorporation of the Agreement into a final order.

Within thirty (30) days of Respondent's receipt of this Agreement, Respondent must send a cashier's check or certified check (payable to the "Treasurer, United States of America") in the amount of two thousand dollars (\$2,000) in payment of the full penalty amount to the following address:

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

**The following Payment Number for this Agreement must be included on the check:
ESA-R8-TSCA**

The signed Agreement and a copy of the check must be sent by certified mail to:

Christine Tokarz (8ENF-AT-TP)
U.S. EPA Region 8
1595 Wynkoop Street
Denver, Colorado 80202-1129

23. Respondent agrees that the penalty specified in this Agreement and any interest paid shall not be deductible for purposes of local, state, or federal taxes.
24. This settlement is subject to the following terms and conditions with respect to the violations alleged:
 - a. Respondent, by signing below, admits the jurisdictional allegations of the Agreement, neither admits nor denies the specific factual allegations contained in the Agreement and consents to the assessment of the penalty as stated above.
 - b. Each party to this action shall bear its own costs and attorney fees, if any.

- c. Payment by Respondent shall constitute a waiver of any and all available rights to judicial or administrative review or other remedies that the Respondent may have, with respect to any issue of fact or law or any terms and conditions set forth in this Agreement, including any right to appeal the final order.
25. This Agreement, upon incorporation into a final order by the Regional Judicial Officer and full satisfaction by the parties, shall only resolve Respondent's liability for Federal civil penalties for the violations and facts alleged in this Agreement.
26. This Agreement does not pertain to any matters other than those expressly specified herein. The EPA reserves, and this 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 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 TSCA or federal or state law.
27. If the signed original Agreement with an attached copy of the check is not returned to the EPA at the above address in correct form by Respondent within thirty (30) days of the date of Respondent's receipt of this Agreement, the Agreement may be withdrawn without prejudice to the EPA's ability to file an enforcement action for the violations alleged in the Agreement.
28. This Agreement, upon incorporation into a final order, applies to and is binding upon the EPA and upon Respondent and Respondent's successors or 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 Agreement. This Agreement contains all terms of the settlement agreed to by the Parties.
29. The undersigned representative of Respondent certifies that he/she is fully authorized to enter into the terms and conditions of the Agreement and to bind Respondent to the terms and conditions of this Agreement.
30. Nothing in this Agreement shall relieve Respondent of the duty to comply with TSCA and its implementing regulations.
31. The Parties agree to submit this Agreement to the Regional Judicial Officer with a request that it be incorporated into a final order.

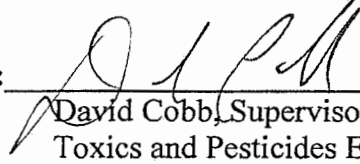


The foregoing Expedited Settlement Agreement In the Matter of Gunlock Homes, Inc. is hereby stipulated, agreed, and approved for entry.

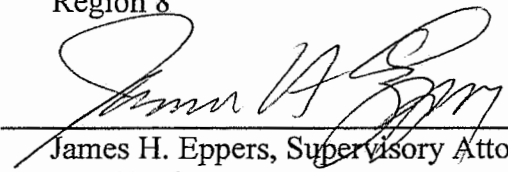
**UNITED STATES
ENVIRONMENTAL PROTECTION AGENCY
REGION 8, Office of Enforcement,
Compliance and Environmental Justice,**

Complainant

Date: 10-3-17

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

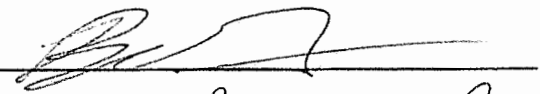
Date: 10/11/17

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

Gunlock Homes, Inc.,

Respondent

Date: 9/29/17

By: 
Printed Name: BRADLEY O Gunlock
President

CERTIFICATE OF SERVICE

The undersigned certifies that the original of the attached **EXPEDITED SETTLEMENT AGREEMENT and FINAL ORDER** in the matter of **GUNLOCK HOMES, INC.; DOCKET NO.: TSCA-08-2018-0002** was filed with the Regional Hearing Clerk on November 2, 2017.

Further, the undersigned certifies that a true and correct copy of the documents were emailed to, Jess Portmess, Enforcement Attorney. True and correct copies of the aforementioned documents were placed in the United States mail certified/return receipt on November 2, 2017, to:

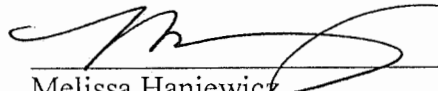
Respondent

Bradley Gunlock
Gunlock Homes, Inc.
303 S. Broadway, #200-438
Denver, Colorado 80209

And emailed to:

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

November 2, 2017


Melissa Haniewicz
Regional Hearing Clerk