

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 7

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ENVIRONMENTAL PROTECTION
AGENCY-REGION 7
2016 APR 25 AM 8:48

IN THE MATTER OF)
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Before Construction, LLC)
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_____)

Docket No. TSCA-07-2016-0011

ORDER

Pursuant to 40 C.F.R. § 22.5(a)(1), electronic filing of page 12 of the Consent Agreement and Final Order is authorized in this proceeding.

Dated: 4-20-2016

Karina Borromeo
Karina Borromeo
Regional Judicial Officer

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

In the Matter of)
)
 Befort Construction, LLC) Docket No. TSCA-07-2016-0011
)
 Respondent)
)
 _____)

CONSENT AGREEMENT AND FINAL ORDER

The U.S. Environmental Protection Agency (EPA), Region 7 and Befort Construction, 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, and the Revocation/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 Director, Water Wetlands and Pesticide Division.

4. The Respondent is Befort Construction, LLC, a business located in the State of Kansas.

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. 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).

11. 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.

12. 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.

13. EPA has promulgated regulations requiring persons who perform renovations for compensation at target housing to provide an approved lead hazard information pamphlet to the owner and occupant of such housing no more than 60 days prior to commencing the renovation. These regulations are found within 40 C.F.R. § 745.84, and were promulgated pursuant to Section 406(b) of TSCA, 15 U.S.C. § 2686(b).

14. 40 C.F.R. §§ 745.81(a)(2)(ii) and 745.89(a)(1) state that firms that perform renovations for compensation must apply to EPA for certification to perform renovations.

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. Firms must apply for and obtain EPA firm certification prior to commencing renovation. 40 C.F.R. §§ 745.81(a)(2)(ii) and 745.89(a)(1).
- b. Firms must assign a certified renovator for the renovation work. 40 C.F.R. § 745.89(d)(2).
- c. 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).
- d. Firms must provide an approved pamphlet with 60 days to the owner of the property. 40 C.F.R. § 745.84(a)(1).

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 is a builder and general contractor.

22. On September 18, 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 work site inspection for a renovation that was being performed by Respondent at a property at 233 W. 53rd Terrace, Kansas City, Missouri.

23. The inspection was to determine Respondent’s compliance with the requirements of TSCA and related regulations found in the Code of Federal Regulations (C.F.R.).

24. The renovation, as defined by C.F.R. § 745.83, was for compensation.

25. This property at 233 W. 53rd Terrace was constructed before 1978. The property is “target housing” as defined by 40 C.F.R. § 745.103.

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 in paragraphs 20-26 are herein incorporated.

28. Concerning its renovation performed at 233 W. 53rd Terrace, Respondent failed to apply for and obtain EPA firm certification prior to commencing the renovation, in violation of 40 C.F.R. §§ 745.81(a)(2)(ii) and 745.89(a)(1).

29. Respondent’s failure to perform the act indicated 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 in paragraphs 20-26 are herein incorporated.

31. Concerning its renovation performed at 233 W. 53rd Terrace, Respondent failed to assign a certified renovator, which is a violation of 40 C.F.R. § 745.89(d)(2).

32. Respondent’s failure to perform the act indicated 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 in paragraphs 20-26 are herein incorporated.

34. Concerning its renovation performed at 233 W. 53rd Terrace, Respondent failed 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; to prepare, to the extent practicable signs in the primary language of the occupants; and/or to post signs before beginning the renovation and makes sure they remain in place and readable until post-renovation cleaning verification have been completed, which is a violation of 40 C.F.R. § 745.85(a)(1).

35. Respondent's failure to perform the acts indicated above are in 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 in paragraphs 20-26 are herein incorporated.

37. Concerning its renovation performed at 233 W. 53rd Terrace, Respondent failed to provide an approved pamphlet within 60 days to the owner of the property, which is a violation of 40 C.F.R. § 745.84(a)(1).

38. Respondent's failure to perform the act indicated 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

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

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

41. 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.

42. 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.

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

44. 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.

45. Respondent understands that its failure to timely pay any portion of the civil penalty described in Paragraph 1 of the Final Order below 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 sixty (60) 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.

46. The effect of settlement described in Paragraph 47 below is conditioned upon the accuracy of Respondent's representations to EPA, as memorialized in Paragraph 43 of this Consent Agreement and Final Order.

47. Respondent agrees that, in settlement of the claims alleged in this CAFO, Respondent shall pay a mitigated penalty of One Thousand Three Hundred Seventy-Two Dollars

(\$1,372.00) as set forth in Paragraph 1 of the Final Order. Payment of this civil penalty in full 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.

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 One Thousand Three Hundred Seventy-Two Dollars (\$1,372.00). The payment shall be made within 30 days at the address below. The payment shall identify Respondent by name and docket number (TSCA-07-2016-0011) 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, Missouri 63197-9000

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


Robert Richards, Attorney
Office of Regional Counsel
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.

4. 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
BEFORT CONSTRUCTION, LLC.**

Date: 4/8/16

By:  _____

CURTIS BEFORT
Print Name

OWNER
Title

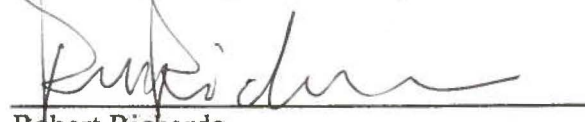
COMPLAINANT
U. S. ENVIRONMENTAL PROTECTION AGENCY

Date: 4/18/16



Karen Flournoy, Director
Water, Wetlands, and Pesticides Division

Date: 4/18/2016



Robert Richards
Office of Regional Counsel

IT IS SO ORDERED.

Date: 4-20-2016

Karina Borrromeo

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

IN THE MATTER Of Befort Construction, LLC, Respondent
Docket No. TSCA-07-2016-0011

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 emailed to Attorney for Complainant:


richards.robert@epa.gov

Copy by First Class Mail to Respondent:

Curtis Befort
Befort Construction
13210 West 70th Terrace
Shawnee, Kansas 66216

18025 W 94th St
Lenexa, KS 66219

Dated: 4/25/16



Kathy Robinson

Hearing Clerk, Region 7