

Question: from Bill Holbrook of First Choice Restoration a mold, fire and water remediation specialist located in Randolph, Vermont.

How is the EPA going to monitor violators under the RRP rules?

Answer:

Consider these facts:

- Recently a contractor located in Connecticut settled violations with EPA, because the contractor failed to provide the "Renovate Right" pamphlet to 18 customers. The contractor agreed to pay \$30,150 instead of the original higher fine.
- (Kansas City, Kan., March 31, 2011) - Window World of St. Louis, Inc., has agreed to pay a \$19,529 civil penalty to the United States to settle allegations that it failed to notify owners and occupants of at least 20 St. Louis area residential properties built before 1978 of lead-based paint risks prior to performing renovation work at those locations.

According to an administrative consent agreement filed by EPA Region 7 in Kansas City, Kan., the window replacement company, located in Maryland Heights, Mo., was legally required to provide owners and residents of the properties with an EPA-approved lead hazard information pamphlet before starting renovations at the properties.

- EPA is not passively waiting for violators to be reported, although they have an entire webpage dedicated to reporting violations. Violations can be reported via the telephone at two different numbers or via e-mail. Reporting of violations is typically done anonymously.
- EPA is also, proactively auditing contractor's records. Hundreds of audits have already taken place.
- I am an environmental consultant, and recently represented a Burlington, VT contractor at one such audit. The auditor reviewed records for the past two years. The auditor told me that he had already audited 12 contractors since Tuesday. Our audit was early Thursday morning.
- Fines for improper record keeping, according to EPA's standardized table of fines, can amount to as much as \$20,000 per violation.
- The maximum fine EPA will levy is\$37,500... per violation, per day!

Certified Renovators that have completed an RRP course must then train their employees to use lead safe work practices and document it. That's a tall order for someone who has just taken an 8 hour class.

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