

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION 3  
Philadelphia, Pennsylvania 19103



In the Matter of: :  
: :  
RENEWAL BY ANDERSEN LLC : U.S. EPA Docket No. TSCA-03-2024-0121  
1640 GOLDEN MILE HIGHWAY : :  
MONROEVILLE, PA 15146 : Proceeding under Sections 16(a) and 409 of the  
: Toxic Substances Control Act, 15 U.S.C. §§ 2615  
Respondent. : and 2689  
: :  
:

**CONSENT AGREEMENT**

**PRELIMINARY STATEMENT**

1. This Consent Agreement is entered into by the Director of the Enforcement and Compliance Assurance Division, U.S. Environmental Protection Agency, Region 3 (“Complainant”) and Renewal by Andersen LLC (“Respondent”) (collectively the “Parties”), pursuant to Sections 16(a) and 409 of the Toxic Substances Control Act, 42 U.S.C. § 2615(a) and 2689, and the Consolidated Rules of Practice Governing the Administrative Assessment of Civil Penalties and the Revocation, Termination or Suspension of Permits (“Consolidated Rules of Practice”), 40 C.F.R. Part 22. The Toxic Substances Control Act authorizes the Administrator of the U.S. Environmental Protection Agency to assess penalties and undertake other actions required by this Consent Agreement. The Administrator has delegated this authority to the Regional Administrator who, in turn, has delegated the authority to enter into agreements concerning administrative penalties to the Complainant. This Consent Agreement and the attached Final Order (hereinafter jointly referred to as the “Consent Agreement and Final Order”) resolve Complainant’s civil penalty claims against Respondent under the Toxic Substances Control Act (“TSCA” or the “Act”) for the violations alleged herein.
2. In accordance with 40 C.F.R. §§ 22.13(b) and 22.18(b)(2) and (3) of the Consolidated Rules of Practice, Complainant hereby simultaneously commences and resolves this administrative proceeding.

**JURISDICTION**

3. The U.S. Environmental Protection Agency (“EPA”) has jurisdiction over the above-captioned matter, as described in Paragraph 1, above.

4. The Consolidated Rules of Practice govern this administrative adjudicatory proceeding pursuant to 40 C.F.R. § 22.1(a)(5).

**GENERAL PROVISIONS**

5. For purposes of this proceeding only, Respondent admits the jurisdictional allegations set forth in this Consent Agreement and Final Order.
6. Except as provided in Paragraph 5, above, Respondent neither admits nor denies the specific factual allegations set forth in this Consent Agreement.
7. Respondent agrees not to contest the jurisdiction of the EPA with respect to the execution of this Consent Agreement, the issuance of the attached Final Order, or the enforcement of this Consent Agreement and Final Order.
8. For purposes of this proceeding only, Respondent hereby expressly waives its right to contest the allegations set forth in this Consent Agreement and Final Order and waives its right to appeal the accompanying Final Order.
9. Respondent consents to the assessment of the civil penalty stated herein, to the issuance of any specified compliance order herein, and to any conditions specified herein.
10. Respondent shall bear its own costs and attorney's fees in connection with this proceeding.

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

11. In accordance with 40 C.F.R. §§ 22.13(b) and 22.18(b)(2) and (3) of the Consolidated Rules of Practice, Complainant alleges and adopts the Findings of Fact and Conclusions of Law set forth immediately below.
12. Respondent is a limited liability company organized in the state of Minnesota and registered to do business in the Commonwealth of Pennsylvania. Respondent also operates under the fictitious name "Renewal by Andersen of Greater Pittsburgh". Respondent has a place of business located at 1640 Golden Mile Highway, Monroeville, PA.
13. At all times relevant to the violations alleged in this complaint, Respondent was and is a "person" as the term is defined under 40 C.F.R. § 745.83.
14. At all times relevant to the violations alleged in this complaint, Respondent was and is a "firm" as the term is defined under 40 C.F.R. § 745.83.

15. On February 22, 2023, a duly authorized EPA inspector notified Respondent of the EPA’s intent to conduct a records inspection pursuant to Section 409 of the TSCA, 15 U.S.C. § 2689.
16. On March 9, 2023, a duly authorized EPA inspector conducted a records inspection at the Respondent’s office located at 1640 Golden Mile Highway, Monroeville, PA to determine Respondent’s compliance with the Lead-Based Paint Renovation Repair and Painting Rule (“RRP Rule”), codified at 40 C.F.R. Part 745, Subpart E, (“Records Inspection”).
17. During the Records Inspection, the duly authorized EPA inspector identified and collected fourteen (14) renovation contracts for further review, including contracts to conduct window replacements at the following nine (9) properties (hereinafter, “Properties”):

| <b>Address</b>                            | <b>Date of Construction</b> | <b>Contract Date</b>                           | <b>Renovation Date</b> |
|---|-----------------------------|--|------------------------|
| 5311 Westminster Place,<br>Pittsburgh, PA | 1910                        | 08/31/2021                                     | 04/04/2022             |
| 192 Jamison St., Slickville, PA           | 1900                        | 09/09/2021                                     | 01/11/2022             |
| 7 Oxford Rd., Pittsburgh, PA              | 1939                        | 01/07/2022                                     | 03/02/2022             |
| 4768 Rolling Hills Rd.,<br>Pittsburgh, PA | 1950                        | 02/04/2022                                     | 04/25/2022             |
| 2336 Saltsman Rd., Erie, PA               | 1946                        | 02/23/2022                                     | 06/28/2022             |
| 26549 Guys Mills Rd., Meadville,<br>PA    | 1943                        | 07/26/2022<br><i>(Addendum<br/>09/23/2022)</i> | 01/09/2023             |
| 207 Lutes Rd., Finleyville, PA            | 1930                        | 04/29/2022                                     | 08/23/2022             |
| 739 6 <sup>th</sup> Ave., Coraopolis, PA  | 1910                        | 06/16/2022                                     | 10/4/2022              |
| 4936 Lindermer Ave., Bethel<br>Park, PA   | 1955                        | 08/18/2022                                     | 12/27/2022             |

18. On April 25, 2024, the EPA issued Respondent a Notice of Potential Violation and Opportunity to Confer.

19. Based on the information collected during the Records Inspection by the EPA, Respondent entered into a contract with the property owners of the Properties listed in Paragraph 17 above, on the corresponding dates listed in Paragraph 17 above to perform “renovations” as such term is defined by 40 C.F.R. § 745.83.
20. Based on the information collected during the Records Inspection by the EPA, Respondent hired subcontractors to conduct the renovations at the corresponding Properties listed in Paragraph 17 above.
21. Based on the information collected during the Records Inspection by the EPA, the Properties identified in Paragraph 17 above, were all constructed prior to 1978 and were, therefore, identified as “target housing” as such term is defined by Section 401(17) of TSCA, 15 U.S.C. § 2681(17), and 40 C.F.R. § 745.103.
22. The renovations performed by Respondent at the Properties listed in Paragraph 17 above were “renovations performed for compensation at target housing” as described in 40 C.F.R. § 745.82.
23. Respondent is, and at all times relevant to the violations alleged herein, was the “renovator” of the Properties listed in Paragraph 17 above, as that term is defined in 40 C.F.R. § 745.83 and is subject to the assessment of civil penalties for the violations alleged herein.

### **Count I**

#### **Failure to Ensure that Renovations Were Conducted by Certified Firms**

24. The information and allegations in the preceding paragraphs of this Consent Agreement are incorporated herein by reference.
25. 40 C.F.R. § 745.89(d)(3) requires that firms performing renovations ensure that all renovations performed by the firm are performed in accordance with the work practice standards in 40 C.F.R. § 745.85.
26. 40 C.F.R. § 745.85(a) requires that renovations must be performed by certified firms using certified renovators.
27. At the time of the renovations at the Properties listed in Paragraph 17 above, Respondent was a certified firm.
28. At the time of the renovations at the Properties listed in Paragraph 17 above, the subcontractors who conducted, and were directed by Respondent to conduct, the renovations used certified renovators but were not certified firms.

29. At the time of the renovations at the Properties listed in Paragraph 17 above, Respondent failed to ensure that the subcontractors performing renovations on behalf of the Respondent were certified firms.
30. At the time of the renovations at the Properties, Respondent violated 40 C.F.R. § 745.89(d)(3) by failing to ensure that the renovations conducted at the Properties listed in paragraph 17 were performed by certified firms in accordance with 40 C.F.R. § 745.85(a).
31. In failing to comply with 40 C.F.R. § 745.89(d)(3), Respondent is in violation of Sections 15 and 409 of TSCA, 15 U.S.C. §§ 2614 and 2689, and is subject to the assessment of penalties under 16(a) of TSCA, 15 U.S.C. § 2615.

### **CIVIL PENALTY**

32. In settlement of the EPA's claims for civil penalties for the violations alleged in this Consent Agreement, Respondent consents to the assessment of a civil penalty in the amount of Thirteen Thousand Nine Hundred and Sixty-Eight dollars (\$13,968), which Respondent shall be liable to pay in accordance with the terms set forth below.
33. The civil penalty is based upon the EPA's consideration of a number of factors, including the penalty criteria ("statutory factors") set forth in TSCA, Section 16(a)(2)(B), 15 U.S.C. § 2615(a)(2)(B), including, the following: the nature, circumstances, extent, and gravity of the violation or violations and, with respect to the violator, ability to pay, effect on ability to continue to do business, any history of prior such violations, the degree of culpability, and such other matters as justice may require. These factors were applied to the particular facts and circumstances of this case with specific reference to the EPA's *Consolidated Enforcement Response and Penalty Policy for the Pre-Renovation Education Rule; Renovation, Repair and Painting Rule; and Lead-Based Paint Activities Rule* (August 2010), which reflects the statutory penalty criteria and factors set forth at TSCA, Section 16(a)(2)(B), 15 U.S.C. 2615(a)(2)(B), the appropriate *Adjustment of Civil Monetary Penalties for Inflation*, pursuant to 40 C.F.R. Part 19, and the applicable EPA memoranda addressing the EPA's civil penalty policies to account for inflation.
34. Respondent agrees to pay a civil penalty in the amount of \$13,968 ("Assessed Penalty") within thirty (30) days of the Effective Date of this Consent Agreement and Final Order.
35. Respondent shall pay the Assessed Penalty and any interest, fees, and other charges due using any method, or combination of appropriate methods, as provided on the EPA website: <https://www.epa.gov/financial/makepayment>. For additional instructions see: <https://www.epa.gov/financial/additional-instructions-making-payments-epa>.
36. When making a payment, Respondent shall:

- a. Identify every payment with Respondent's name and the docket number of this Consent Agreement, **TSCA-03-2024-0121**;
- b. Concurrently with any payment or within 24 hours of any payment, Respondent shall serve Proof of Payment simultaneously by email to the following person(s):

Hannah G. Leone  
Assistant Regional Counsel  
Leone.hannah@epa.gov,

U.S. Environmental Protection Agency  
Cincinnati Finance Center  
[CINWD\\_AcctsReceivable@epa.gov](mailto:CINWD_AcctsReceivable@epa.gov),

and

U.S. EPA Region 3 Regional Hearing Clerk  
[R3\\_Hearing\\_Clerk@epa.gov](mailto:R3_Hearing_Clerk@epa.gov).

"Proof of Payment" means, as applicable, a copy of the check, confirmation of credit card or debit card payment, or confirmation of wire or automated clearinghouse transfer, and any other information required to demonstrate that payment has been made according to EPA requirements, in the amount due, and identified with the appropriate docket number and Respondent's name.

37. Interest, Charges, and Penalties on Late Payments. Pursuant to 15 U.S.C. § 2615, 31 U.S.C. § 3717, 31 C.F.R. § 901.9, and 40 C.F.R. § 13.11, if Respondent fails to timely pay the full amount of the Assessed Penalty per this Consent Agreement, the entire unpaid balance of the Assessed Penalty and all accrued interest shall become immediately due and owing, and the EPA is authorized to recover the following amounts.
  - a. Interest. Interest begins to accrue from the Effective Date. If the Assessed Penalty is paid in full within thirty (30) days, interest accrued is waived. If the Assessed Penalty is not paid in full within thirty (30) days, interest will continue to accrue until any unpaid portion of the Assessed Penalty as well as any interest, penalties, and other charges are paid in full. To protect the interests of the United States, the rate of interest is set at the IRS standard underpayment rate, any lower rate would fail to provide Respondent adequate incentive for timely payment.
  - b. Handling Charges. Respondent will be assessed monthly a charge to cover the EPA's costs of processing and handling overdue debts. If Respondent fails to pay the Assessed Penalty in accordance with this Consent Agreement, the EPA will assess a charge to cover the costs of handling any unpaid amounts for the first

thirty (30) day period after the Effective Date. Additional handling charges will be assessed every thirty (30) days, or any portion thereof, until the unpaid portion of the Assessed Penalty as well as any accrued interest, penalties, and other charges are paid in full.

- c. Late Payment Penalty. A late payment penalty of six percent (6%) per annum, will be assessed monthly on all debts, including any unpaid portion of the Assessed Penalty, interest, penalties, and other charges, that remain delinquent more than ninety (90) days.
38. Late Penalty Actions. In addition to the amounts described in the prior Paragraph, if Respondent fails to timely pay any portion of the Assessed Penalty, interest, or other charges and penalties per this Consent Agreement, the EPA may take additional actions. Such actions the EPA may take include, but are not limited to, the following.
- a. Refer the debt to a credit reporting agency or a collection agency, per 40 C.F.R. §§ 13.13 and 13.14.
  - b. Collect the debt by administrative offset (i.e., the withholding of money payable by the United States government to, or held by the United States government for, a person to satisfy the debt the person owes the United States government), which includes, but is not limited to, referral to the Internal Revenue Service for offset against income tax refunds, per 40 C.F.R. Part 13, Subparts C and H.
  - c. Suspend or revoke Respondent's licenses or other privileges or suspend or disqualify Respondent from doing business with the EPA or engaging in programs the EPA sponsors or funds, per 40 C.F.R. § 13.17.
  - d. Per 15 U.S.C. § 2615(a), the Attorney General will bring a civil action in the appropriate district court to recover the full remaining balance of the debt plus interest. In such an action, the validity, amount, and appropriateness of the Assessed Penalty shall not be subject to review.
39. Allocation of Payments. Pursuant to 31 C.F.R. § 901.9(f) and 40 C.F.R. § 13.11(d), a partial payment of debt will be applied first to outstanding handling charges, second to late penalty charges, third to accrued interest, and last to the principal that is the outstanding Assessed Penalty amount.
40. Tax Treatment of Penalties. Penalties, interest, and other charges paid pursuant to this Consent Agreement shall not be deductible for purposes of federal taxes.
41. Payment of the civil penalty is due and payable immediately upon receipt by Respondent of a true and correct copy of the fully executed and filed Consent

Agreement and Final Order. Receipt by Respondent or Respondent's legal counsel of such copy of the fully executed Consent Agreement and Final Order, with a date stamp indicating the date on which the Consent Agreement and Final Order was filed with the Regional Hearing Clerk, shall constitute receipt of written initial notice that a debt is owed the EPA by Respondent in accordance with 40 C.F.R. § 13.9(a).

42. The parties consent to service of the Final Order by e-mail at the following valid email addresses: [leone.hannah@epa.gov](mailto:leone.hannah@epa.gov) (for Complainant), and [John.Arnason@AndersenCorp.com](mailto:John.Arnason@AndersenCorp.com) (for Respondent).

### **GENERAL SETTLEMENT CONDITIONS**

43. By signing this Consent Agreement, Respondent acknowledges that this Consent Agreement and Final Order will be available to the public and represents that, to the best of Respondent's knowledge and belief, this Consent Agreement and Final Order does not contain any confidential business information or personally identifiable information from Respondent.
44. Respondent certifies that any information or representation it has supplied or made to the EPA concerning this matter was, at the time of submission true, accurate, and complete and that there has been no material change regarding the truthfulness, accuracy or completeness of such information or representation. The EPA shall have the right to institute further actions to recover appropriate relief if the EPA obtains evidence that any information provided and/or representations made by Respondent to the EPA regarding matters relevant to this Consent Agreement and Final Order, including information about respondent's ability to pay a penalty, are false or, in any material respect, inaccurate. This right shall be in addition to all other rights and causes of action that the EPA may have, civil or criminal, under law or equity in such event. Respondent and its officers, directors and agents are aware that the submission of false or misleading information to the United States government may subject a person to separate civil and/or criminal liability.
45. Respondent certifies to the EPA, upon personal investigation and to the best of its knowledge and belief, that it currently is in compliance with regard to the violations alleged in this Consent Agreement.

### **OTHER APPLICABLE LAWS**

46. Nothing in this Consent Agreement and Final Order shall relieve Respondent of its obligation to comply with all applicable federal, state, and local laws and regulations, 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 the validity of any federal, state or local permit. This Consent Agreement and Final Order does not constitute a waiver,



suspension or modification of the requirements of TSCA or any regulations promulgated thereunder.

**RESERVATION OF RIGHTS**

47. This Consent Agreement and Final Order resolves only EPA’s claims for civil penalties for the specific violations alleged against Respondent in this Consent Agreement and Final Order. The EPA reserves the right to commence action against any person, including Respondent, in response to any condition which the EPA determines may present an imminent and substantial endangerment to the public health, public welfare, or the environment. This settlement is subject to all limitations on the scope of resolution and to the reservation of rights set forth in Section 22.18(c) of the Consolidated Rules of Practice, 40 C.F.R. § 22.18(c). The EPA reserves any rights and remedies available to it under TSCA, the regulations promulgated thereunder and any other federal law or regulation to enforce the terms of this Consent Agreement and Final Order after its effective date.

**EXECUTION /PARTIES BOUND**

48. This Consent Agreement and Final Order shall apply to and be binding upon the EPA, the Respondent and the officers, directors, employees, contractors, successors, agents and assigns of Respondent. By his or her signature below, the person who signs this Consent Agreement on behalf of Respondent is acknowledging that he or she is fully authorized by the Respondent to execute this Consent Agreement and to legally bind Respondent to the terms and conditions of this Consent Agreement and Final Order.

**EFFECTIVE DATE**

49. The effective date of this Consent Agreement and Final Order (“Effective Date”) is the date on which the Final Order, signed by the Regional Administrator of the EPA, Region 3, or his/her designee, the Regional Judicial Officer, is filed along with the Consent Agreement with the Regional Hearing Clerk pursuant to the Consolidated Rules of Practice.

**ENTIRE AGREEMENT**

50. This Consent Agreement and Final Order constitutes the entire agreement and understanding between the Parties regarding settlement of all claims for civil penalties pertaining to the specific violations alleged herein and there are no representations, warranties, covenants, terms, or conditions agreed upon between the Parties other than those expressed in this Consent Agreement and Final Order.

*In the Matter of: Renewal by Andersen LLC*

*EPA Docket No. TSCA-03-2024-0121*

For Respondent:

RENEWAL BY ANDERSEN LLC

Date: 08/01/2024

By: Andrea Nordaune  
Andrea Nordaune  
Senior Vice President, Chief Legal Officer and  
Corporate Secretary

For the Complainant:

After reviewing the Consent Agreement and other pertinent matters, I, the undersigned Director of the Enforcement & Compliance Assurance Division of the United States Environmental Protection Agency, Region 3, agree to the terms and conditions of this Consent Agreement and recommend that the Regional Administrator, or his/her designee, the Regional Judicial Officer, issue the attached Final Order.

By: \_\_\_\_\_  
[*Digital Signature and Date*]  
Karen Melvin, Director  
Enforcement & Compliance Assurance Division  
U.S. EPA – Region 3  
Complainant

Attorney for Complainant:

By: \_\_\_\_\_  
[*Digital Signature and Date*]  
Hannah G. Leone  
Assistant Regional Counsel  
U.S. EPA – Region 3

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION 3  
Philadelphia, Pennsylvania 19103



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Respondent. : and 2689  
: :  
:

**FINAL ORDER**

Complainant, the Director of the Enforcement and Compliance Assurance Division, U.S. Environmental Protection Agency, Region 3, and Respondent, Renewal by Andersen LLC, have executed a document entitled "Consent Agreement," which I hereby ratify as a Consent Agreement in accordance with the Consolidated Rules of Practice Governing the Administrative Assessment of Civil Penalties and the Revocation/Termination or Suspension of Permits ("Consolidated Rules of Practice"), 40 C.F.R. Part 22, Sections 22.13(b) and 22.18(b)(2) and (3). The terms of the foregoing Consent Agreement are accepted by the undersigned and incorporated into this Final Order as if fully set forth at length herein.

Based upon the representations of the parties in the attached Consent Agreement, the penalty agreed to therein is based upon consideration of, *inter alia*, the EPA's *Consolidated Enforcement Response and Penalty Policy for the Pre-Renovation Education Rule; Renovation, Repair and Painting Rule; and Lead-Based Paint Activities Rule* (August 2010) and the *Lead-based Paint Graduated Penalty Approach Policy for Small-Scale Businesses* (Sept. 20, 2019) and the statutory factors set forth in the Toxic Substances Control Act, Section 16(a), 15 U.S.C. § 2615(a).

**NOW, THEREFORE, PURSUANT TO** Section 16(a) of the Toxic Substances Control Act, 15 U.S.C. Section 2615(a), and Section 22.18(b)(3) of the Consolidated Rules of Practice, **IT IS HEREBY ORDERED** that Respondent pay a civil penalty in the amount of **THIRTEEN THOUSAND NINE HUNDRED SIXTY-EIGHT DOLLARS (\$13,968)**, in accordance with the payment provisions set forth in the Consent Agreement and in 40 C.F.R. § 22.31(c), and comply with the terms and conditions of the Consent Agreement.

This Final Order constitutes the final Agency action in this proceeding. This Final Order

shall not in any case affect the right of the Agency or the United States to pursue appropriate injunctive or other equitable relief, or criminal sanctions for any violations of the law. This Final Order resolves only those causes of action alleged in the Consent Agreement and does not waive, extinguish or otherwise affect Respondent's obligation to comply with all applicable provisions of the Toxic Substances Control Act and the regulations promulgated thereunder.

The effective date of the attached Consent Agreement and this Final Order is the date on which this Final Order is filed with the Regional Hearing Clerk.

By: \_\_\_\_\_  
Joseph J. Lisa  
Regional Judicial and Presiding Officer  
U.S. EPA Region 3

**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION 3  
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**Respondent.** : **and 2689**  
:   
:

**CERTIFICATE OF SERVICE**

I certify that the foregoing ***Consent Agreement and Final Order*** was filed with the EPA Region 3 Regional Hearing Clerk on the date that has been electronically stamped on the ***Consent Agreement and Final Order***. I further certify that on the date set forth below, I caused to be served a true and correct copy of the foregoing to each of the following persons, in the manner specified below, at the following addresses:

Copies served via email to:

Bryan Horton, Safety Manager  
Renewal by Andersen LLC  
Bryan.Horton@andersencorp.com  
1640 Golden Mile Highway  
Monroeville, Pa 15146

John Arnason  
Renewal by Andersen LLC  
John.Arnason@AndersenCorp.com  
9900 Jamaica Avenue S  
Cottage Grove, MN 55016

Hannah G. Leone  
Assistant Regional Counsel  
U.S. EPA, Region 3  
Leone.Hannah@epa.gov

Annie Hoyt  
Lead Compliance Officer  
U.S. EPA, Region 3  
Hoyt.Annie@epa.gov

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[Digital Signature and Date]  
Regional Hearing Clerk  
U.S. Environmental Protection Agency, Region 3