

UNITED STATES  
ENVIRONMENTAL PROTECTION AGENCY  
REGION IX  
75 HAWTHORNE STREET  
SAN FRANCISCO, CA 94105

In the Matter of:	)	
	)	Docket No. TSCA-09-2020- 0031
Bitech Construction Company,	)	
Inc.,	)	CONSENT AGREEMENT
	)	AND FINAL ORDER
	)	PURSUANT TO 40 C.F.R.
	)	§§ 22.13 and 22.18
<u>Respondent.</u>	)	

I. CONSENT AGREEMENT

The United States Environmental Protection Agency, Region IX ("EPA") and Bitech Construction Company, Inc. ("Respondent") agree to settle this matter and consent to the entry of this Consent Agreement and Final Order ("CAFO"), which simultaneously initiates and concludes this matter in accordance with 40 C.F.R. §§ 22.13(b) and 22.18(b).

A. AUTHORITY AND PARTIES

1. This is a civil administrative penalty action initiated against Respondent pursuant to Section 16(a) of the Toxic Substances Control Act ("TSCA"), 15 U.S.C. § 2615(a), for violation of Section 409 of TSCA, 15 U.S.C. § 2689, by failing to comply with Sections 402 and 406 of TSCA, 15 U.S.C. §§ 2682 and 2686, and their implementing regulations promulgated at 40 C.F.R. Part 745, Subpart E.

2. Complainant is the Manager of the Toxics Section in the

In the Matter of Bitech  
Construction Company, Inc.

Enforcement and Compliance Assurance Division, EPA Region IX, who has been duly delegated the authority to bring this action and to sign a consent agreement settling this action.

3. Respondent is a California corporation doing business at 7371 Walnut Avenue in Buena Park, California 90620.

B. APPLICABLE STATUTORY AND REGULATORY SECTIONS

4. Pursuant to Section 406(b) of TSCA, 15 U.S.C. § 2686(b), 40 C.F.R. Part 745, Subpart E requires that a person who performs for compensation a renovation of target housing or a child-occupied facility provide a lead hazard information pamphlet to the owner and occupant before beginning the renovation.

5. Pursuant to Sections 402(a) and (c) of TSCA, 15 U.S.C. §§ 2682(a) and (c), 40 C.F.R. Part 745, Subpart E provides requirements for certification of individuals and firms engaged in lead-based paint activities and work practice standards and recordkeeping and reporting requirements for renovation, repair, and painting activities in target housing and child-occupied facilities.

6. "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 years of age resides or is expected to reside in such housing) or any 0-bedroom dwelling. Section 401 of TSCA, 15 U.S.C. § 2681.

7. "Child-occupied facility" means a building, constructed prior to 1978, visited regularly by the same child, under 6 years of age, on at

In the Matter of Bitech  
Construction Company, Inc.

least two different days within any week (Sunday through Saturday period), provided that each day's visit lasts at least 3 hours and the combined weekly visits last at least 6 hours, and the combined annual visits last at least 60 hours. Child-occupied facilities may include, but are not limited to, day care centers, preschools and kindergarten classrooms. Child-occupied facilities may be located in target housing or in public or commercial buildings. With respect to common areas in public or commercial buildings that contain child-occupied facilities, the child-occupied facility encompasses only those common areas that are routinely used by children under age 6 such as restrooms and cafeterias. 40 C.F.R. § 745.83.

8. "Person" means any natural or judicial person including any individual, corporation, partnership, or association; any Indian Tribe, State, or political subdivision thereof; any interstate body; and any department, agency, or instrumentality of the Federal Government. 40 C.F.R. § 745.83.

9. "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.

10. "Renovation" means the modification of any existing structure, or portion thereof, that results in the disturbance of painted surfaces, unless that activity is part of an abatement as defined by 40 C.F.R. § 745.223. The term "renovation" includes (but is not

In the Matter of Bitech  
Construction Company, Inc.

limited to): 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 weatherstripping), and interim controls that disturb painted surfaces...The term "renovation" does not include minor repair and maintenance activities. 40 C.F.R. § 745.83.

11. "Minor repair and maintenance activities" means activities, including minor heating, ventilation or air conditioning work, electrical work, and plumbing, that disrupt 6 square feet or less of painted surface per room for interior activities or 20 square feet or less of painted surface for exterior activities where none of the work practices prohibited or restricted by § 745.85(a)(3) are used and where the work does not involve window replacement or demolition of painted surface areas. 40 C.F.R. § 745.83.

12. "Painted surface" means a component surface covered in whole or in part with paint or other surface coatings. 40 C.F.R. § 745.83.

13. "Component or building component" means specific design or structural elements or fixtures of a building or residential dwelling that are distinguished from each other by form, function, and location. These include, but are not limited to interior components

In the Matter of Bitech  
Construction Company, Inc.

such ceilings, crown molding, walls...doors, door trims, floors...windows and trim (including sashes, window heads, jambs, sills or stools and troughs)...and exterior components such as...painted roofing, chimneys, flashing...ceilings...fascia...siding...windowsills or stools and troughs, casings, sashes and wells. 40 C.F.R. § 745.83.

14. "Renovator" means any individual who either performs or directs workers who perform renovations. A certified renovator is a renovator who has successfully completed a renovator course accredited by EPA or an EPA-authorized State or Tribal program. 40 C.F.R. § 745.83.

15. "Pamphlet" means the EPA pamphlet titled *Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools* developed under Section 406(a) of TSCA for use in complying with Section 406(b) of TSCA, or any State or Tribal pamphlet approved by EPA pursuant to 40 C.F.R. § 745.326 that is developed for the same purpose. 40 C.F.R. § 745.83.

16. Section 16(a) of TSCA, 15 U.S.C. § 2615(a), and the Civil Monetary Penalty Inflation Adjustment Rule at 40 C.F.R. Part 19, which implements the Federal Civil Penalties Inflation Adjustment Act of 2015, 28 U.S.C. § 2461, as amended, authorize civil penalties not to exceed \$40,576 per day for each violation of Section 409 of TSCA, 15 U.S.C. § 2689, that occurred after November 2, 2015 and assessed after January 13, 2020.

In the Matter of Bitech  
Construction Company, Inc.

C. ALLEGATIONS

17. Respondent is a "person," as that term is defined at 40 C.F.R. § 745.83.

18. At all times relevant to this CAFO, Respondent was a "firm," as that term is defined at 40 C.F.R. § 745.83.

19. Beginning on or around June 8, 2018, Respondent performed a "renovation," as that term is defined at 40 C.F.R. § 745.83, for compensation in an interior Boys and Girls Restroom located in Kindergarten Building- East at the Western Avenue Elementary School in Los Angeles, California.

20. At all times relevant to this CAFO, Kindergarten Building- East at the Western Avenue Elementary School in Los Angeles, California was a "child-occupied facility," as that term is defined at 40 C.F.R. § 745.83.

21. Firms that perform renovations for compensation in target housing or child-occupied facilities must apply to EPA for certification to perform renovations. 40 C.F.R. § 745.89(a).

22. On or after April 22, 2010, no firm may perform a renovation without certification from EPA under 40 C.F.R. § 745.89(a) in target housing or child-occupied facilities unless the renovation is performed in target housing or child-occupied facilities that have been determined to be lead-free pursuant to 40 C.F.R. § 745.82(a). 40 C.F.R. § 745.81(a)(2)(ii).

In the Matter of Bitech  
Construction Company, Inc.

23. Respondent did not have a certification from EPA to perform renovations for compensation when it performed the renovation for compensation in the interior Boys and Girls Restroom located in Kindergarten Building- East at the Western Avenue Elementary School in Los Angeles, California.

24. At all times relevant to this CAFO, Kindergarten Building- East at the Western Avenue Elementary School in Los Angeles, California had not been determined to be lead-free pursuant to 40 C.F.R. § 745.82(a) before the renovation for compensation occurred.

25. Respondent's performance of a renovation for compensation in the interior Boys and Girls Restroom located in Kindergarten Building- East at the Western Avenue Elementary School in Los Angeles, California without certification from EPA under 40 C.F.R. § 745.89(a) constitutes a violation of 40 C.F.R. § 745.81(a)(2)(ii) and Section 409 of TSCA, 15 U.S.C. § 2689.

26. No more than 60 days before beginning renovation activities in any child-occupied facility, the firm performing the renovation must provide the owner of the building with the "pamphlet," as that term is defined at 40 C.F.R. § 748.83, and either obtain from the owner a written acknowledgment that the owner has received the "pamphlet" or obtain a certificate of mailing at least 7 days prior to the renovation. 40 C.F.R. § 745.84(c)(1).

27. Respondent did not provide the owner with the "pamphlet" before beginning renovation activities at Kindergarten Building- East at the Western Avenue Elementary School in Los Angeles, California.

28. Respondent's failure to provide the owner with the "pamphlet" before beginning renovation activities at Kindergarten Building- East at the Western Avenue Elementary School in Los Angeles, California constitutes a violation of 40 C.F.R. § 745.84(c)(1) and Section 409 of TSCA, 15 U.S.C. § 2689.

29. Firms performing renovations must retain documentation of compliance with the requirements of § 745.85, including documentation that a certified renovator was assigned to the project; that a certified renovator provided on-the-job training for workers used on the project; that the certified renovator performed or directed workers who performed all of the work practice tasks described in § 745.85(a); and that the certified renovator performed the post-renovation cleaning verification described in § 745.85(b). 40 C.F.R. § 745.86(b)(6).

30. Respondent did not retain documentation that a certified renovator was assigned to the project; that a certified renovator provided on-the-job training for workers used; that a certified renovator performed or directed workers who performed all of the work practice tasks described in § 745.85(a); and that a certified renovator performed the post-renovation cleaning verification described in § 745.85(b) for the renovation performed in the interior Boys and Girls

In the Matter of Bitech  
Construction Company, Inc.



Restroom in Kindergarten Building- East at the Western Avenue Elementary School in Los Angeles, California.

31. Respondent's failures to retain documentation that a certified renovator was assigned to the project; that a certified renovator provided on-the-job training for workers used; that a certified renovator performed or directed workers who performed all of the work practice tasks described in § 745.85(a); and that a certified renovator performed the post-renovation cleaning verification described in § 745.85(b) for the renovation performed in the interior Boys and Girls Restroom in Kindergarten Building- East at the Western Avenue Elementary School in Los Angeles, California constitute four (4) violations of 40 C.F.R. § 745.86(b)(6) and Section 409 of TSCA, 15 U.S.C. § 2689.

32. Firms performing renovations for compensation must ensure that a certified renovator is assigned to each renovation that the firm performs who discharges all of the certified renovator responsibilities identified in 40 C.F.R. § 745.90. 40 C.F.R. § 745.89(d)(2).

33. Respondent did not have a certified renovator assigned to the renovation of the interior Boys and Girls Restroom in Kindergarten Building- East at the Western Avenue Elementary School in Los Angeles, California who discharged all of the certified renovator responsibilities identified in 40 C.F.R. § 745.90.

In the Matter of Bitech  
Construction Company, Inc.

34. Respondent's failure to ensure that a certified renovator was assigned who discharged all the certified renovator responsibilities identified in § 745.90 for the renovation performed in the interior Boys and Girls Restroom in Kindergarten Building- East at the Western Avenue Elementary School in Los Angeles, California constitutes a violation of 40 C.F.R. § 745.89(d)(2) and Section 409 of TSCA, 15 U.S.C. § 2689.

D. RESPONDENT'S ADMISSIONS

35. In accordance with 40 C.F.R. § 22.18(b)(2) and for the purpose of this proceeding, Respondent (i) admits that EPA has jurisdiction over the subject matter of this CAFO and over Respondent; (ii) neither admits nor denies the specific factual allegations contained in Section I.C of this CAFO; (iii) consents to any and all conditions specified in this CAFO and to the assessment of the civil administrative penalty under Section I.E of this CAFO; (iv) waives any right to contest the allegations contained in Section I.C of this CAFO; and (v) waives the right to appeal the proposed final order contained in this CAFO.

E. CIVIL ADMINISTRATIVE PENALTY

36. Respondent agrees to the assessment of a penalty in the amount of EIGHTEEN THOUSAND, NINE HUNDRED AND SEVENTY-TWO DOLLARS (\$18,972) as final settlement of the civil claims against Respondent arising under TSCA as alleged in Section I.C of this CAFO.

In the Matter of Bitech  
Construction Company, Inc.

37. Respondent shall pay the assessed penalty no later than thirty (30) days after the effective date of the CAFO. The assessed penalty shall be paid by **certified or cashier's check**, payable to Treasurer, United States of America, or paid by one of the other methods listed below and sent as follows:

Regular Mail:

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

Wire Transfers:

Wire transfers must 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 = 68010727  
SWIFT address = FRNYUS33  
33 Liberty Street  
New York, NY 10045  
Field Tag 4200 of the Fedwire message should read "D 68010727  
Environmental Protection Agency"

Overnight Mail:

U.S. Bank  
1005 Convention Plaza  
Mail Station SL-MO-C2GL  
ATTN Box 979077  
St. Louis, MO 63101

ACH (also known as REX or remittance express):

US Treasury REX/Cashlink ACH Receiver  
ABA = 051036706  
Account Number: 310006, Environmental Protection Agency  
CTX Format Transaction Code 22 - checking

In the Matter of Bitech  
Construction Company, Inc.

Physical location of US Treasury Facility  
5700 Rivertech Court  
Riverdale, MD 20737  
Remittance Express (REX): 1-866-234-5681

On Line Payment:

This payment option can be accessed from the information below:

www.pay.gov  
Enter "sfo 1.1" in the search field  
Open form and complete required fields

If clarification regarding a particular method of payment remittance is needed, contact the EPA Cincinnati Finance Center at 513-487-2091.

Concurrently, a copy of the check or notification that the payment has been made by one of the other methods listed above, including proof of the date payment was made, shall be sent with a transmittal letter indicating Respondent's name, the case title, and the docket number to:

- a) Regional Hearing Clerk (ORC-1)  
Office of Regional Counsel  
U.S. Environmental Protection Agency, Region IX  
75 Hawthorne Street  
San Francisco, California 94105
- b) Christopher Rollins  
Toxics Section (ENF-4-1)  
Enforcement and Compliance Assurance Division  
U.S. Environmental Protection Agency, Region IX  
75 Hawthorne Street  
San Francisco, CA 94105

38. Payment of the above civil administrative penalty shall not be used by Respondent or any other person as a tax deduction from Respondent's federal, state, or local taxes.

39. If Respondent fails to pay the assessed civil administrative penalty specified in Paragraph 36 by the deadline specified in

In the Matter of Bitech  
Construction Company, Inc.

Paragraph 37, then Respondent shall pay to EPA a stipulated penalty of \$500 per day in addition to the assessed penalty. Stipulated penalties shall accrue until the assessed penalty and all accrued stipulated penalties are paid and shall become due and payable upon written request by EPA. In addition, failure to pay the civil administrative penalty by the deadline specified in Paragraph 37 may lead to any or all of the following actions:

- a. The debt being referred to a credit reporting agency, a collection agency, or to the Department of Justice for filing of a collection action in the appropriate United States District Court. 40 C.F.R. §§ 13.13, 13.14, and 13.33. In any such collection action, the validity, amount, and appropriateness of the assessed penalty and of this CAFO shall not be subject to review.
- b. The debt being collected by administrative offset (i.e., the withholding of money payable by the United States to, or held by the United States for, a person to satisfy the debt the person owes the Government), which includes, but is not limited to, referral to the Internal Revenue Service for offset against income tax refunds. 40 C.F.R. Part 13, Subparts C and H.
- c. EPA may (i) suspend or revoke Respondent's licenses or other privileges; or (ii) suspend or disqualify

Respondent from doing business with EPA or engaging in programs EPA sponsors or funds. 40 C.F.R. § 13.17.

- d. In accordance with the Debt Collection Act of 1982 and 40 C.F.R. Part 13 interest, penalties charges, and administrative costs will be assessed against the outstanding amount that Respondent owes to EPA for Respondent's failure to pay the civil administrative penalty by the deadline specified in Paragraph 37. Interest will be assessed at an annual rate that is equal to the rate of current value of funds to the United States Treasury (i.e., the Treasury tax and loan account rate) as prescribed and published by the Secretary of the Treasury in the Federal Register and the Treasury Fiscal Requirements Manual Bulletins. 40 C.F.R. § 13.11(a)(1). Penalty charges will be assessed monthly at a rate of 6% per annum. 40 C.F.R. § 13.11(c). Administrative costs for handling and collecting Respondent's overdue debt will be based on either actual or average cost incurred and will include both direct and indirect costs. 40 C.F.R. § 13.11(b). In addition, if this matter is referred to another department or agency (e.g., the Department of Justice, the Internal Revenue Service), that department or agency may assess its own administrative

costs, in addition to EPA's administrative costs, for handling and collecting Respondent's overdue debt.

F. RESPONDENT'S CERTIFICATION

40. In executing this CAFO, Respondent certifies that it is now in compliance with the federal regulations promulgated at 40 C.F.R. Part 745, Subpart E.

G. RETENTION OF RIGHTS

41. In accordance with 40 C.F.R. § 22.18(c), this CAFO only resolves Respondent's liability for federal civil penalties for the violations and facts specifically alleged in Section I.C of this CAFO. Nothing in this CAFO is intended to or shall be construed to resolve (i) any civil liability for violations of any provision of any federal, state, or local law, statute, regulation, rule, ordinance, or permit not specifically alleged in Section I.C of this CAFO; or (ii) any criminal liability. EPA specifically reserves any and all authorities, rights, and remedies available to it (including, but not limited to, injunctive or other equitable relief or criminal sanctions) to address any violation of this CAFO or any violation not specifically alleged in Section I.C of this CAFO.

42. This CAFO does not exempt, relieve, modify, or affect in any way Respondent's duty to comply with all applicable federal, state, and local laws, regulations, rules, ordinances, and permits.

H. ATTORNEYS' FEES AND COSTS

In the Matter of Bitech  
Construction Company, Inc.

43. Each party shall bear its own attorneys' fees, costs, and disbursements incurred in this proceeding.

I. EFFECTIVE DATE

44. In accordance with 40 C.F.R. §§ 22.18(b)(3) and 22.31(b), this CAFO shall be effective on the date that the final order contained in this CAFO, having been approved and issued by either the Regional Judicial Officer or Regional Administrator, is filed.

J. BINDING EFFECT

45. The undersigned representative of Complainant and the undersigned representative of Respondent each certifies that he or she is fully authorized to enter into the terms and conditions of this CAFO and to bind the party he or she represents to this CAFO.

46. The provisions of this CAFO shall apply to and be binding upon Respondent and its officers, directors, employees, agents, trustees, servants, authorized representatives, successors, and assigns.

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FOR RESPONDENT, BITECH CONSTRUCTION COMPANY, INC.

3/6/20  
\_\_\_\_\_  
DATE

  
\_\_\_\_\_  
Benjamin Kim  
President  
BITECH CONSTRUCTION COMPANY, INC.

FOR COMPLAINANT, U.S. ENVIRONMENTAL PROTECTION AGENCY, REGION IX:

5/19/2020  
\_\_\_\_\_  
DATE

Division

**MATTHEW SALAZAR** Digitally signed by MATTHEW SALAZAR  
Date: 2020.05.19 15:45:32 -07'00'  
\_\_\_\_\_  
Matt Salazar  
Manager, Toxics Section  
Enforcement and Compliance Assurance  
  
U.S. ENVIRONMENTAL PROTECTION AGENCY,  
REGION IX

II. FINAL ORDER

Complainant and Respondent, having entered into the foregoing Consent Agreement,

IT IS HEREBY ORDERED that this CAFO (Docket No. TSCA-09-2020-0031) be entered, and that Respondent shall pay a civil administrative penalty in the amount of EIGHTEEN THOUSAND, NINE HUNDRED AND SEVENTY-TWO DOLLARS (\$18,972) and comply with the terms and conditions set forth in the Consent Agreement. This Consent Agreement and Final Order shall become effective upon filing.

**STEVEN JAWGIEL** Digitally signed by STEVEN JAWGIEL  
Date: 2020.05.21 09:58:02 -07'00'

\_\_\_\_\_  
DATE

\_\_\_\_\_  
STEVEN L. JAWGIEL  
Regional Judicial Officer  
U.S. Environmental Protection Agency,  
Region IX

In the Matter of Bitech  
Construction Company, Inc.

**CERTIFICATE OF SERVICE**

I hereby certify that the foregoing CONSENT AGREEMENT AND FINAL ORDER in the matter of Bitech Construction Company Inc. (TSCA-09-2020-0031), has been filed with the Regional Hearing Clerk, and a copy was served on the Respondent, and Counsel for EPA, as indicated below:

**FOR RESPONDENT**

Kijoo Sung,  
Vice-President  
Bitech Construction Company  
bitech.kijoo@gmail.com

**FOR EPA**

Carol Bussey  
Assistant Regional Counsel  
U. S. EPA – Region 9  
Bussey.Carol@epa.gov

Date: \_\_\_\_\_, 2020

Steven  
Armsey

Digitally signed by  
Steven Armsey  
Date: 2020.05.21  
15:05:36 -07'00'

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Steven Armsey  
Regional Hearing Clerk  
EPA, Region 9