

ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

IN THE MATTER OF:)
Randy Sansom Construction, Inc.) PROPOSED
Wetumpka, Elmore County, Alabama) ADMINISTRATIVE
ORDER NO: 24-XXX-AP

FINDINGS

Pursuant to the provisions of the Alabama Environmental Management Act, Ala. Code §§ 22-22A-1 to 22- 22A-17, as amended, the Alabama Air Pollution Control Act, Ala. Code §§ 22-28-1 to 22-28-23, as amended, the Alabama Department of Environmental Management ("Department" or "ADEM") Administrative Code of Regulations ("ADEM Admin. Code r.") promulgated pursuant thereto, and the federal Clean Air Act, 42 U.S.C. 7401 to 7671q, as amended, the Department makes the following FINDINGS:

- 1. Randy Sansom Construction, Inc. ("Contractor"), is a Contractor located in Wetumpka, Elmore County, Alabama, and is responsible for the demolition of the structure located at 1890 AL Hwy 14, Millbrook, Elmore County, Alabama ("Site").
2. The Department is a duly constituted department of the State of Alabama pursuant to Ala. Code §§ 22-22A-1 to 22-22A-17, as amended.
3. Pursuant to Ala. Code § 22-22A-4(n), as amended, the Department is the state air pollution control agency for the purposes of the federal Clean Air Act, 42 U.S.C. 7401 to 7671q, as amended. In addition, the Department is authorized to administer and

enforce the provisions of the Alabama Air Pollution Control Act, Ala. Code §§ 22-28-1 to 22-28-23, as amended.

4. The U.S. Environmental Protection Agency's National Emission Standard for Hazardous Air Pollutants (NESHAP), found at 40 C.F.R. Part 61, Subpart M, is incorporated by reference in ADEM Admin. Code r. 335-3-11-.02(12).

5. 40 C.F.R. § 61.145(a)(1) states that in a facility being demolished, all the requirements of paragraphs (b) and (c) of this section apply, except as provided in paragraph (a)(3) of this section, if the combined amount of RACM is at least 260 linear feet on pipes, at least 160 square feet on other facility components, or at least 35 cubic feet off facility components where the length or area could not be measured previously.

6. 40 C.F.R. § 61.145(b)(3)(i) requires the owner or operator of a demolition or renovation activity for a subject facility to provide written Notice of Intention to Demolish or Renovate ("Notice") at least ten workdays before demolition, asbestos stripping or removal work, or any other activity which disturbs the asbestos.

7. On February 5, 2024, Department personnel noted that the Site had been demolished, in violation of ADEM. Admin. Code r. 335-3-11-.02(12).

8. On February 5, 2024, the Department issued a Warning Letter to the owner of the property.

9. On February 20, 2024, the Department received a response from Erosion Pros, LLC (Consultant). The response stated Contractor had been hired to complete the demolition. The response also stated it was understood that an environmental assessment had been conducted, and underground tanks were removed. It was assumed that the assessment may have included the required notice of demolition.

10. Pursuant to Ala. Code § 22-22A-5(18)c., *as amended*, in determining the amount of any penalty, the Department must give consideration to the seriousness of the violation, including any irreparable harm to the environment and any threat to the health or safety of the public; the standard of care manifested by such person; the economic benefit which delayed compliance may confer upon such person; the nature, extent and degree of success of such person's efforts to minimize or mitigate the effects of such violation upon the environment; such person's history of previous violations; and the ability of such person to pay such penalty. Any civil penalty assessed pursuant to this authority shall not exceed \$25,000.00 for each violation, provided however, that the total penalty assessed in an order issued by the Department shall not exceed \$250,000.00. Each day such violation continues shall constitute a separate violation. In arriving at this civil penalty, the Department has considered the following:

A. **SERIOUSNESS OF THE VIOLATION:** Contractor failed to have an asbestos inspection performed and to submit the required notification to the Department prior to demolishing the building. The Owner, by failing to have the required asbestos inspection of the Site performed prior to demolition, risked exposing its employees, contractors, and other individuals to asbestos. The Department considers these violations to be serious.

B. **THE STANDARD OF CARE:** There appeared to be some standard of care taken by Contractor prior to demolition by complying with the applicable requirements of the ADEM Admin. Code r.

C. **NO ECONOMIC BENEFIT:** The Department has determined that there was not a significant economic benefit gained by Contractor as a result of the violations referenced herein.

D. EFFORTS TO MINIMIZE OR MITIGATE THE EFFECTS OF THE VIOLATION UPON THE ENVIRONMENT: There were no efforts by Contractor to mitigate possible effects of these violations upon the environment.

E. HISTORY OF PREVIOUS VIOLATIONS: Contractor has no known history with the Department for violating demolition/asbestos regulations.

F. THE ABILITY TO PAY: Contractor has not alleged an inability to pay the civil penalty.

G. OTHER FACTORS: The Department has carefully considered the six statutory penalty factors enumerated in Ala. Code § 22-22A-5(18)c., *as amended*, as well as the need for timely and effective enforcement, and has concluded that a civil penalty herein is appropriate (*See "Attachment A" which is hereby made a part of these Findings*).

ORDER

Based upon the foregoing FINDINGS and pursuant to Ala. Code §§22-22A-5(10), 22-22A-5(12), 22-22-5(18), and 22-28-18, *as amended*, it is hereby ORDERED:

A. That, not later than forty-five days after the issuance of this Order, Contractor shall pay to the Department a civil penalty in the amount of \$3,000.00 for the violations cited herein. Said penalty shall be made payable to the Alabama Department of Environmental Management by certified or cashier's check and shall be submitted to:

Office of General Counsel
Alabama Department of
Environmental Management
P.O. Box 301463
Montgomery, Alabama 36130-1463

B. That, immediately upon receipt of this Order and continuing thereafter, Contractor shall ensure immediate and future compliance with 40 C.F.R. Part 61, Subpart

M. as adopted in ADEM Admin. Code r. 335-3-11-.02, particularly as it applies to renovation and demolition operations.

C. That, should any provision of this Order be declared by a court of competent jurisdiction or the Environmental Management Commission to be inconsistent with Federal or State law and therefore unenforceable, the remaining provisions hercof shall remain in full force and effect.

D. Except as otherwise set forth herein, this Order is not and shall not be interpreted to be a permit or modification of an existing permit under federal, State or local law, and shall not be construed to waive or relieve Contractor of their obligations to comply in the future with any permit or other written direction from the Department.

E. That, issuance of this Administrative Order does not preclude the Department from seeking criminal fines or other appropriate sanctions or relief against Contractor for the violations cited herein.

F. That, failure to comply with the provisions of this Administrative Order shall constitute cause for commencement of legal action by the Department against Contractor for recovery of additional civil penalties, criminal fines, or other appropriate sanctions or relief.

ORDERED and ISSUED this _____ day of _____, 2024.

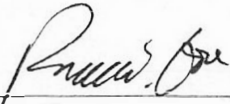
Lance R. LeFleur, Director
Alabama Department of Environmental
Management
1400 Coliseum Boulevard
Montgomery, Alabama 36110-2059
(334) 271-7700

CERTIFICATE OF SERVICE

I, Ronald W. Gore, do hereby certify that I have served this Administrative Order upon the person(s) listed below by sending the same, postage paid, through the United States Mail 9489 0090 0027 6308 3030 85 with instructions to forward and return receipt, to:

Thomas Randall Sansom
Randy Sansom Construction, Inc.
120 Price Road
Wetumpka, AL 36092

DONE this the 22nd day of MARCH, 2024.



Ronald W. Gore
Chief - Air Division
Alabama Department of
Environmental Management

ATTACHMENT A

Randy Sansom Construction, Inc.
Demolition of Commercial Property
Millbrook, Elmore County

| Violation* | Number of Violations* | Seriousness of Violation* | Standard of Care* | History of Previous Violations* | |
|--|-----------------------|---------------------------|-------------------|---------------------------------|-------------------------------|
| Failure to notify the Department before demolishing the Site | 1 | \$1,000 | \$500 | \$0 | |
| Failure to have an asbestos inspection performed | 1 | \$1,000 | \$500 | \$0 | Total of Three Factors |
| TOTAL PER FACTOR | | \$2,000 | \$1000 | \$0 | \$3,000 |

| | |
|---|-----|
| Adjustments to Amount of Initial Penalty | |
| Mitigating Factors (-) | |
| Ability to Pay (-) | |
| Other Factors (+/-) | |
| Total Adjustments (+/-) <i>Enter at Right</i> | \$0 |

| | |
|---------------------------|------------|
| Economic Benefit (+) | \$0 |
| Amount of Initial Penalty | \$3,000 |
| Total Adjustments (+/-) | \$0 |
| FINAL PENALTY | \$3,000.00 |

Footnotes

* See the "Department's Findings" portion of the Order for a detailed description of each violation and the penalty factors.