

Case Report for Consent Order A17-053, Asbestos Case – Oak Ridge Apartments

13333 Ridge Road, Largo

On September 5, 2017, Air Quality Division (AQD) personnel conducted a complaint inspection after receiving a citizen complaint regarding renovations in progress at the property located at 13333 Ridge Road. The on-site inspection conducted by AQD staff confirmed renovations were in progress in a two-story 6-unit apartment building. Large quantities of suspect asbestos-containing materials had been disturbed. The subject property consists of:

- Oak Ridge Apartments, 13333 Ridge Road, Largo - Building 3, Units 301 - 306

An asbestos survey report dated April 16, 2016 was received by the AQD, along with an abatement report regarding asbestos abatement that occurred in Building 3 on May 16, 2016 thru June 8, 2016. The survey report identified approximately 7,200 square feet of regulated asbestos containing popcorn ceiling texture was present in Building 3. The abatement report indicated that selective areas of regulated asbestos containing materials had been removed in 2016, totaling approximately 4,855 square feet.

Follow up inspections were conducted on September 6 and 7, 2017 to gather more information. At that time, the following approximate quantities of known asbestos containing materials were observed to have been disturbed:

- 2,345 square feet of regulated asbestos containing popcorn ceiling texture

The inspections revealed multiple violations had occurred related to controlling the handling and emissions of asbestos during the renovations. Entities (Respondents) responsible for these renovations are:

- Owner – Oak Ridge Largo, LLC
- General Contractor – Boulton Construction, Inc.

The Respondents took steps to bring the facility back into compliance once made aware of the violations. A Notice of Violation was sent to each Respondent on October 30, 2017. Meetings were held via telephone with each Respondent individually on October 30, 2017 (contractor) November 3, 2017 (owner representative).

At the owner's request the financial benefit component (\$7,621) has been removed from the penalty calculation as the costs of remediation (\$16,440) exceeded the benefit derived.

The owner, Oak Ridge Largo, LLC, has agreed to resolve the violations through a Consent Order which includes a penalty of \$34,400. The penalty will be due on or before December 7, 2017.

Pursuant to Resolution 94.63, the County Administrator or his designee has the authority to execute consent orders for environmental infractions for penalty amounts up to \$25,000.00. Consent orders over \$25,000.00 must be executed by the Board of County Commissioners (BCC). Therefore, this Consent Order is requested to be executed by the BCC.