



ENFORCEMENT ORDER

Allegheny County Health Department

Air Quality Program

836 Fulton Street, Pittsburgh, PA 15233

Phone: (412) 578-8103

Address of Alleged Violation

436 South Main Street, Pittsburgh, PA 15220

Name of Alleged Violator #1

Rentwell Pittsburgh

Address of Alleged Violator #1

438 South Main Street, 3rd Floor Pittsburgh, PA 15220

Contact Person #1

Aria Bunton

Title

Property Manager

Phone Number

412-923-5333

Email

aria@rentwell.com

PART 1: DESCRIPTION OF INSPECTION(s)

On July 25, 2025, the Allegheny County Health Department (ACHD) received complaint #H437875-072525 regarding a commercial renovation. The complaint reported collapsed ceiling plaster, dust from the collapsed plaster clean up, renovations to repair the ceiling, and a concern for potential asbestos exposure at a storefront located at 436 South Main Street, Pittsburgh, PA 15220. 436 South Main Street is a mixed-use commercial structure and is subject to the EPA's Asbestos regulations under the National Emission Standards for Hazardous Air Pollutants (NESHAP) and ACHD's Article XXI Air Quality Rules and Regulations.

On September 29, 2025, an ACHD representative emailed a representative from Rentwell Pittsburgh, the property management company of 436 South Main Street. ACHD requested that Rentwell Pittsburgh confirm the scope of renovation work that occurred and provide ACHD with an asbestos survey of the material that was disturbed during the renovation. On September 29, 2025, a Rentwell Pittsburgh representative provided ACHD with 436 South Main Street's property manager's contact information. ACHD contacted the property manager via email on September 29, 2025.

On September 30, 2025, the property manager confirmed that the drywall was fixed and requested a list of companies that conduct asbestos surveys. On October 1, 2025, an ACHD representative responded to the property manager with a list of companies commonly used for asbestos surveys. On October 28, 2025, an ACHD representative sent a follow-up email to the property manager requesting 436 South Main Street's asbestos survey. No response was provided. On January 7, 2026, a second follow-up email was sent to the property manager by an ACHD representative requesting 436 South Main Street's asbestos survey. No response was provided.

On February 20, 2026, an ACHD representative called 436 South Main Street's property manager and sent a third follow-up email after the conclusion of the phone call. ACHD gave Rentwell Pittsburgh a deadline of March 6, 2026, to have an asbestos survey performed and sent to ACHD.

On March 9, 2026, ACHD representatives conducted an on-site visit to the Rentwell Pittsburgh office due to the March 6, 2026 deadline not being met. ACHD representatives spoke with the property manager who stated that no survey was going to be conducted, despite ACHD requesting it be performed.

Rentwell Pittsburgh failed to perform a thorough asbestos survey prior to the disturbance of building materials during the renovation of a commercial structure. Rentwell Pittsburgh's refusal to perform an asbestos survey obstructed ACHD's ability to determine if the public was exposed to asbestos fibers as a result of Rentwell Pittsburgh's commercial renovations.

Did the individual/company cooperate with ACHD personnel? If not, explain:

No. Property manager repeatedly ignored emails from ACHD requesting that an asbestos survey be performed. Property manager also told ACHD representatives that they would not be getting a survey done, despite it being requested. No survey was ever sent to ACHD.

Inspection Date(s)

3/9/2026

Inspector Name(s)

Jenna Lutz, Cali Conley

PART 2: YOU ARE IN VIOLATION OF THE FOLLOWING REGULATION(s):

1	Regulation Section Article XXI § 2105.62.b, 40 C.F.R. § 61.145(a) Standards for demolition and renovation	Regulation Requirement To determine which requirements of paragraphs (a), (b), and (c) of this section apply to the owner or operator of a demolition or renovation activity and prior to the commencement of the demolition or renovation, thoroughly inspect the affected facility or part of the facility where the demolition or renovation operation will occur for the presence of asbestos, including Category I and Category II nonfriable ACM.
	Description of Violation 436 South Main Street is a mixed-use commercial structure and is subject to the EPA's Asbestos regulations under the National Emission Standards for Hazardous Air Pollutants (NESHAP) and ACHD's Article XXI Air Quality Rules and Regulations and is required to perform a thorough asbestos survey prior to disturbing building materials during renovations Rentwell Pittsburgh did not perform a thorough asbestos prior to performing commercial renovations at 436 South Main Street, Pittsburgh, PA 15220. Survey was requested on four separate occasions. No survey was sent to ACHD despite it being requested multiple times.	
	What You Must Do to Correct the Violation Perform an asbestos survey on all remaining building materials.	
	Regulation Section Article XXI § 2101.11.b.2 Prohibition of Air Pollution	Regulation Requirement It shall be a violation of this Article for any person to in any manner hinder, obstruct, delay, resist, prevent, or in any way interfere or attempt to interfere with the Department or its personnel in the performance of any duty hereunder, including the Department's inspection of any source;
Description of Violation Rentwell Pittsburgh's refusal to perform an asbestos survey obstructed ACHD's ability to determine if the public was exposed to asbestos fibers as a result of Rentwell Pittsburgh's commercial renovations. Survey was requested on four separate occasions. No survey was sent to ACHD despite it being requested multiple times.		
What You Must Do to Correct the Violation Perform an asbestos survey on all remaining building materials.		

PART 3: YOU ARE HEREBY ORDERED AS FOLLOWS:

- ☐ Immediately stop all work and/or cease operations at the following location(s):

- ☐ You are hereby Ordered to correct the violations(s) listed in Part 2 within _____ days of the service of
this Enforcement Order.
- ☒ You are hereby Ordered to comply with the following requirements within 30 days of the service
of this Enforcement Order:
Perform asbestos survey of remaining drywall to determine public health hazard. Pay civil penalty.

The Order(s) in this Part is enforceable upon issuance and any appeal shall not act as a stay. The Order(s) shall remain in effect until you are notified in writing by the Department. Please contact the ACHD Air Quality Program at (412) 578-8103 to arrange for a reinspection or to request that the Order(s) be rescinded.

Please be advised that failure to comply with this Order within the times specified herein is a violation of Article XXI giving rise to the remedies provided by Article XXI § 2109.02 including civil penalties of up to \$25,000 per violation per day.

PART 4: CIVIL PENALTY

For the violations listed in Part 2, you are hereby assessed a civil penalty of \$ 14,950.00. The determination of the civil penalty is attached as **Exhibit No. 1** and is incorporated as part of this Enforcement Order.

Please be aware that if the Department did not assess a civil penalty, the Department may issue a subsequent enforcement order in which a civil penalty is assessed.

You shall pay the civil penalty amount within thirty (30) days of receipt of this Order. Payment shall be made by corporate or certified check, or the like, made payable to the “Allegheny County Clean Air Fund”, and sent to Air Quality Program Manager, Allegheny County Health Department, 836 Fulton Street, Pittsburgh, PA 15233.

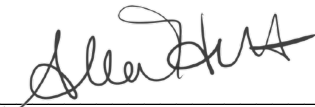
PART 5: REQUEST FOR ADMINISTRATIVE HEARING

Pursuant to Article XI, § 1104.A (“Hearings and Appeals”), and Article XXI § 2109.06.a.5 and 2109.03.a.1, of the Allegheny County Health Department Rules and Regulations, you are notified that if you are aggrieved by this Order, a Notice of Appeal shall be filed no later than thirty (30) days after receipt of written notice or issuance of this Order. Such a Notice of Appeal shall be filed in the Office of the Director at 542 Fourth Avenue, Pittsburgh, PA 15219.

This Order is enforceable upon issuance and any appeal of this Order shall not act as a stay unless the Director or the hearing officer of the ACHD so orders. In the absence of a timely appeal, the terms of this Order shall become final.

Please be aware that if you wish to appeal this Order and a civil penalty has been assessed under Part 4, you are required within 30 days of receipt of this Order to either forward the penalty amount to the ACHD for placement in an escrow account or post an appeal bond to the ACHD in the amount of the penalty. Failure to forward the money or post the appeal bond at the time of the appeal shall result in a waiver of all legal rights to contest the violation or the amount of the civil penalty unless you allege financial inability to prepay the penalty or to post the appeal bond. If you allege financial inability to prepay or post, then you have the burden to prove it. Please review the specific requirements for prepaying the penalty or posting the appeal bond found in Article XXI § 2109.06.a.2-3.

A copy of Article XXI and Article XI may be found at <https://www.alleghenycounty.us/Health-Department/Health-Department-Regulations.aspx>.



Air Quality Program Manager

8/14/2026

Date

EXHIBIT NO. 1

CIVIL PENALTY DETERMINATION AND CALCULATION

PURPOSE: The primary purpose for assessing civil penalties is to deter future violations not only at the specific facilities that are involved in the enforcement actions taken by the Department, but also at all the facilities within Allegheny County that are subject to the Article XXI regulations. In order to achieve the goal of deterrence, a civil penalty should remove any significant economic benefit resulting from noncompliance and include an amount beyond recovery of the economic benefit to reflect the seriousness of the violation.

CIVIL PENALTY FACTORS: The ACHD has determined the civil penalty to be in accordance with Article XXI, § 2109.06.b, reflecting relevant factors including, but not limited to: the nature, severity and frequency of the alleged violations; the maximum amount of civil and criminal penalties authorized by law; the willfulness of such violations; the impact of such violations on the public and the environment; the actions taken by the violator to minimize such violations and to prevent future violations; and the violator's compliance history.

CIVIL PENALTY FORMULA: The following calculation is used to assess the civil penalty:

$$\text{Civil Penalty} = (\text{Gravity Based Component} \times \text{Adjustment Factor}) + \text{Economic Benefit} + \text{Cost to the Department} + \text{Additional Deterrent Penalty}$$

Gravity Based Component: A gravity based component reflects the potential harm that the violation may have on the public or environment and the severity of the violation.

Adjustment Factor: The gravity based component may be adjusted for factors and circumstances unique to the violator. These adjustment factors include the violators degree of cooperation with the ACHD during the investigation, the compliance history of the violator, the degree of willfulness that violator exhibited with regard to the violation, the size of the violator, and whether the violator is a Title V source or a Synthetic Minor source.

Economic Benefit: This component is a measure of the economic benefit gained by the violator as a result of noncompliance with the regulatory, statutory, or permit requirements.

Cost to the Department: Extra monetary costs for the investigation and preparation of the case, such as source sampling costs and laboratory costs, may be identified and added to the adjusted civil penalty.

Additional Deterrent Penalty: An additional deterrent penalty may be assessed if justified by the circumstances of the case.

CIVIL PENALTY CALCULATION

A. Gravity Based Component

Violation	Gravity Based Penalty	Violation Days	Total Gravity Penalty
Article XXI § 2105.62.b, 40 C.F.R. § 61.145(a) Failure to perform a thorough asbestos survey prior to the commencement of renovation activities	\$9,000.00	1	\$9,000.00
Article XXI § 2101.11.b.2 Prohibition of Air Pollution – obstruct ACHD from determining public health hazard	\$4,000.00	1	\$4,000.00
	\$		\$
	\$		\$
Gravity Component Total			\$13,000.00

B. Adjustment Factors	Factor	Adjustment Amount
Degree of Cooperation: Refused to perform survey	0.25	\$3,250.00
Compliance History: No previous actions		\$
Degree of Willfulness: Negligent		\$
Size of Violator: Inc 5000 award winner requiring 2 million in revenue in 2022	-0.1	-\$1,300.00
Title V source or a Synthetic Minor source:		\$
Adjustment Factors Total		\$1,950.00

C. Other Adjustments	
Economic Benefit:	\$
Cost to the Department:	\$
Additional Deterrent Penalty:	\$
Other Adjustments Total	\$

TOTAL CIVIL PENALTY	\$14,950.00
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