



ENFORCEMENT ORDER

Allegheny County Health Department

Air Quality Program

836 Fulton Street, Pittsburgh PA 15233

Phone: (412) 578-8103

Address of Alleged Violation

Eddy Homes Autumn Grove Development at former 1070 Pleasant Hill Road, Wexford PA 15090

Name of Alleged Violator #1 - Owner

Pleasant Hill Development, LLC

Address of Alleged Violator #1

290 Northgate Drive, Warrendale, PA, 15086

Name of Alleged Violator #2

Eclipse Construction Management, LP

Address of Alleged Violator #2

290 Northgate Drive, Suite 150, Warrendale, PA, 15086

Contact Person

Steven Koehler

Title

Real Estate Director

Phone Number

724-591-1147

Email

skoehler@eclipsemgmnt.com

Name of Alleged Violator #3

Legacy Point Construction

Address of Alleged Violator #3

290 Northgate Drive, Warrendale, PA, 15086

Contact Person

Matt Whittington

Title

Phone Number

724-504-4339

Email

PART 1: DESCRIPTION OF INSPECTION(s)

On October 2, 2025, in response to complaint number H442365-091225, the Allegheny County Health Department (ACHD) investigated the Eddy Homes Autumn Grove (Eddy Homes) development located at 1070 Pleasant Hill Road, Wexford PA 15090. The Eddy Homes development is owned by Pleasant Hills Development, LLC. Eddy Homes is a residential development of twelve housing units under the control of Eclipse Construction Management, LP (Eclipse Construction) 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 October 17, 2025, during the course of the investigation, ACHD determined that the Eddy Homes development site was previously a residential property with multiple structures that were demolished in preparation for the Eddy Homes construction and excavation activities.

On October 21, 2025, ACHD contacted Eclipse Construction via email requesting details on the property's structures that were demolished prior to the start of the Eddy Homes construction. Eclipse Construction provided to ACHD the Marshall Township demolition permit application that was issued on September 3, 2024. The demolition permit application listed three separate structures that were demolished by Legacy Point Construction at 1070 Pleasant Hill Rd in preparation for the Eddy Homes development project: a house, barn, and garage. ACHD records did not contain notification of demolition for the three structures.

On October 24, 2025, ACHD emailed Eclipse Construction asking if Eclipse Construction had performed asbestos surveys of the three structures prior to their demolition at 1070 Pleasant Hill Rd. Eclipse Construction was demolishing three structures to build 12 units of housing. The three structures constitute an installation regulated under the Asbestos NESHAP as they are a group of buildings or structures at a single demolition or renovation site that are under the control of the same owner or operator.

On October 30, 2025, ACHD requested that Eclipse Construction provide waste disposal receipts for all material removed from the Eddy Homes site and asbestos surveys for the three demolished structures to be submitted to ACHD by November 4, 2025.

On November 4, 2025, Eclipse Construction responded to ACHD, citing Article XXI exemptions for residential structures with less than five units as Eclipse Construction's reason for not performing an asbestos pre-demolition survey. Eclipse Construction did not submit asbestos surveys or notifications of demolition.

On November 5, 2025, ACHD responded to Eclipse Construction, citing the May 26, 2021 EPA Region 5 Applicability Determination. The letter explains the EPA's determination that the NESHAP residential exemption from performing an asbestos survey prior to demolitions or renovations does not apply to residential properties with multiple separate buildings. ACHD informed Eclipse Construction that the development at Eddy Homes did not meet the criteria for the residential exemption and the structures needed to have an asbestos survey performed prior to demolition.

On November 10, 2025, Eclipse Construction responded to ACHD via email reiterating that Eclipse Construction believed their demolition activities were exempt from NESHAP.

On November 12, 2025, ACHD requested clarification from Eclipse Construction regarding whether the intent of the demolition was to replace the house, barn, and garage with a single-family home or if it would be an installation of multiple residences. On November 17, 2025, Eclipse Construction responded that the intent of the Eddy Homes development is for a new residential subdivision.

Pleasant Hill Development, LLC, Eclipse Construction and Legacy Point Construction performed the demolition of an installation of three structures in order to facilitate the development of a residential subdivision of 12 units.

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

Provided some information but did not submit notification of demolition for the affected structures.

Inspection Date(s): ACHD observed dust leaving the property line on October 3, October 6, and November 5, 2025.

Inspector Name(s)

Emily Gagliardi, Joel Trenker, and Owen Kulp

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

1	Regulation Section §2105.62.b 40 CFR §61.145(b)	Regulation Requirement Failure to perform an asbestos survey prior to demolition or renovation of a commercial structure. No asbestos survey/report is available upon request.
	Description of Violation Demolition of a house, a garage, and a barn located at 1070 Pleasant Hill Road without a survey.	
	What You Must Do to Correct the Violation Provide a complete scope of work, waste manifests, demolition notification that includes the work practices of the project.	
2	Regulation Section §2105.62.f,	Regulation Requirement Demolition of regulated structures requires a demolition notification 10 days prior to the start of demolition with asbestos survey attached. Where asbestos is present in quantities greater than 160 sq feet, or where no survey could be conducted, a permit is required.
	Description of Violation Demolition of a house, a garage, and a barn located at 1070 Pleasant Hill Road without submitting a notification prior to demolition start.	
	What You Must Do to Correct the Violation Provide a complete scope of work, waste manifests, demolition notification that includes the work practices of the project.	

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 _____ days of the service of this Enforcement Order:

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 \$ 17,850.00.
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,

PART 5: REQUEST FOR ADMINISTRATIVE HEARING

Pursuant to Article XI, § 1104.A ("Hearings and Appeals"), and Article XXI § 2109.06.a.5, 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 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 the bond, 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.

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

CIVIL PENALTY FORMULA: The following calculation is used to assess the civil 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
2105.62.b Demolition of three structures at 1070 Pleasant Hill Road without an asbestos survey	\$3,000.00	3	\$9,000.00
2105.62.f Demolition of three structures located at 1070 Pleasant Hill Road without submitting a notification prior to demolition start	\$4,000.00	3	\$12,000.00

Gravity Component Total	\$21,000.00
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B. Adjustment Factors	Factor	Adjustment Amount
Degree of Cooperation: No corrective action taken	0.1	\$2,100.00
Compliance History	0	\$0
Degree of Willfulness	0	\$0
Size of Violator: Purchase price \$950k	-0.25	-\$5,250.00
Title V source or a Synthetic Minor source:	0	\$0

Adjustment Factors Total	-\$3,150.00
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C. Other Adjustments

Economic Benefit:	\$0
Cost to the Department:	\$0
Additional Deterrent Penalty:	\$0

Other Adjustments Total	\$0
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TOTAL CIVIL PENALTY	\$17,850.00
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