Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: NORTH School Renovations

PROJECT ADDRESS: 248 Congress St **CHART/BLOCK/LOT:** 20-A-2, 20-A-4

APPLICATION FEE: _____ **($50.00)**

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

Add an Emergency Generator to the Apartment Building - See attached

CONTACT INFORMATION:

OWNER/APPLICANT		**CONSULTANT/AGENT** CONTRACTOR	
Name:	Kayeight Housing	**Name:**	Wright-Ryan Construction
Address:	3 Canal Plaza Asse Portland, ME 04101	**Address:**	10 Dan Forth St Portland, ME 04101
Work #:	774-5101 x 208	**Work #:**	207 773 3625
Cell #:	617-513-7947	**Cell #:**	415-3654
Fax #:	774-5110	**Fax #:**	773-5173
Home #:		**Home #:**	
E-mail:	Plinkerye wshcompanies.com	**E-mail:**	cpitmanewright-ryan.com

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Criteria for an Administrative Authorization: (see section 14-523(4) on pg .2 of this appl.)	**Applicant's Assessment** Y(yes), N(no), N/A	**Planning Division** Y(yes), N(no), N/A
a) Is the proposal within existing structures?	NO	
b) Are there any new buildings, additions, or demolitions?	NO	
c) Is the footprint increase less than 500 sq. ft.?	N/A	
d) Are there any new curb cuts, driveways or parking areas?	NO	
e) Are the curbs and sidewalks in sound condition?	N/A	
f) Do the curbs and sidewalks comply with ADA?	N/A	
g) Is there any additional parking?	NO	
h) Is there an increase in traffic?	NO	
i) Are there any known stormwater problems?	NO	
j) Does sufficient property screening exist?	YES	
k) Are there adequate utilities?	YES	
l) Are there any zoning violations?	NO	
m) Is an emergency generator located to minimize noise?	YES	
n) Are there any noise, vibration, glare, fumes or other impacts?	See attached	

Signature of Applicant:	**Date:**
Cordelia Pitman	4/9/12

Planning Division Use Only Authorization Granted X Partial Exemption ____ Exemption Denied ____

With conditions - see attached

Barbara Barhydt 4/12/12

Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.

Planner Signature _____ Date _____

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other required approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: Administrative Authorization

Sec. 14-523 (b). Applicability

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. **The application must be accompanied by an application fee of $50.**

b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.

c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.

Criteria for an Adminstrative Authorizations: (See Section 14-523 (4) on page 2 of this application)	Applicant's Assessment Y(yes), N(no), N/A	Planning Division Use Only
a) Is the proposal within existing structures?	No	No – emergency generator
b) Are there any new buildings, additions, or demolitions?	No	no
c) Is the footprint increase less than 500 sq. ft.?	N/A	yes
d) Are there any new curb cuts, driveways or parking areas?	No	no
e) Are the curbs and sidewalks in sound condition?	N/A	yes
f) Do the curbs and sidewalks comply with ADA?	N/A	yes
g) Is there any additional parking?	No	no
h) Is there an increase in traffic?	No	no
i) Are there any known stormwater problems?	No	no
j) Does sufficient property screening exist?	Yes	yes
k) Are there adequate utilities?	Yes	yes
l) Are there any zoning violations?	No	no
m)Is an emergency generator located to minimize noise?	Yes	Yes
n) Are there any noise, vibration, glare, fumes or other impacts?	See Attached	

The Administrative Authorization for an emergency generator at North School (248 Congress Street) was approved by Barbara Barhydt, Development Review Services Manager on April 12, 2012 with the following Condition(s) of Approval as listed below:

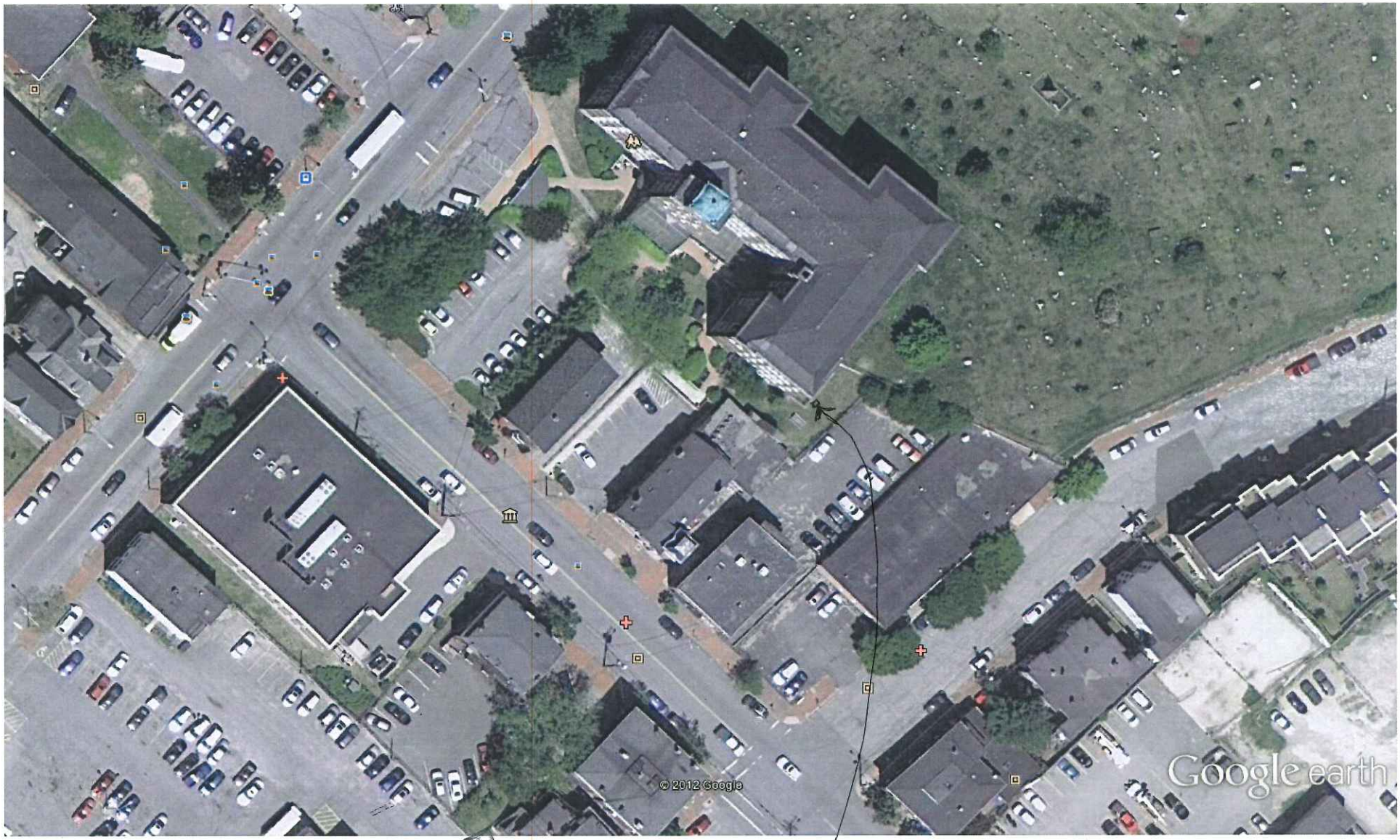
1. The emergency generator shall include the muffler system as shown in the application.

2. The testing of the emergency generator shall occur per the code requirements (every 36 months) and shall occur only between the hours of 9 a.m. and 5 p.m. Monday through Friday.

3. The applicant shall obtain all required City Permits, including building permits from the Inspection Division (874-8703) and any other permits required from the Department of Public Services (874-8801) prior to the start of any construction.

Barbara Barhydt

Barbara Barhydt, Development Review Services Manager
Planning Division
April 12, 2012



Google earth

feet 400
meters 100

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Planning Division

Proposed Location of Generator

Spark-ignited generator set 60 – 75 kW standby EPA Emissions

> Specification sheet

Our energy working for you.™

Power Generation

Description

Cummins Power Generation commercial generator sets are fully integrated power generation systems providing optimum performance, reliability and versatility for stationary standby and prime power applications. Codes or standards compliance may not be available with all model configurations – consult factory for availability.

This generator set is designed in facilities certified to ISO 9001 and manufactured in facilities certified to ISO 9001 or ISO 9002.

The Prototype Test Support (PTS) program verifies the performance integrity of the generator set design. Cummins Power Generation products bearing the PTS symbol meet the prototype test requirements of NFPA 110 for Level 1 systems.

All low voltage models are CSA certified to product class 4215-01.

The generator set is available Listed to UL 2200, Stationary Engine Generator Assemblies. The PowerCommand control is Listed to UL 508 - Category NITW7 for U.S. and Canadian usage.

U.S. EPA Engine certified to U.S. EPA SI Stationary Emission Regulation 40 CFR, Part 60.

Features

Ford heavy-duty gas engine - Rugged 4-cycle industrial spark-ignited delivers reliable power. The electronic air/fuel ratio control provides optimum engine performance and fast response to load changes.

Alternator - Several alternator sizes offer selectable motor starting capability with low reactance 2/3 pitch windings, low waveform distortion with non-linear loads and fault clearing short-circuit capability.

Control system - The PowerCommand® electronic control is standard equipment and provides total genset system integration including automatic remote starting/stopping, precise frequency and voltage regulation, alarm and status message display, AmpSentry™ protection, output metering, auto-shutdown at fault detection and NFPA 110 Level 1 compliance.

Cooling system - Standard cooling package provides reliable running at up to 40 °C (104 °F) ambient temperature.

Enclosures - Optional weather protective and sound attenuated enclosures are available.

NFPA - The genset accepts full rated load in a single step in accordance with NFPA 110 for Level 1 systems.

Warranty and service - Backed by a comprehensive warranty and worldwide distributor network.

	Natural gas				Propane					
	Standby rating		Prime rating		Standby rating		Prime rating		Data sheets	
Model	60 Hz kW (kVA)	50 Hz kW (kVA)	60 Hz kW (kVA)	50 Hz kW (kVA)	60 Hz kW (kVA)	50 Hz kW (kVA)	60 Hz kW (kVA)	50 Hz kW (kVA)	60 Hz	50 Hz
GGHE	60 (75)				60 (75)				D-3382	
GGHF	70 (87)	55 (69)			75 (94)	60 (75)			D-3383	D-3386

S-1589c (6/11)

Control system

PowerCommand PCC2100 - An integrated generator set control system providing isochronous governing, voltage regulation, engine protection and operator interface functions.

- Includes integral AmpSentry protection, which provides a full range of alternator protection functions that are matched to the alternator provided.
- Control function provides battery monitoring and testing features, and smart starting control system.
- Three phase sensing, full wave rectified voltage regulation system, with a PWM output for stable operation with all load types.
- Standard PCCNet interface.
- Suitable for operation in ambient temperatures from -40 °C to +70 °C (-40 °F to +158 °F) and altitudes to 5000 m (13,000 ft).
- Prototype tested; UL, CSA and CE compliant.
- InPower™ PC-based service tool available for detailed diagnostics, setup, data logging and fault simulation.

AmpSentry AC protection

- AmpSentry Protective Relay – UL-listed
- Over current and short-circuit shutdown
- Over current warning
- Single and three phase fault regulation
- Over and under voltage shutdown
- Over and under frequency shutdown
- Overload warning with alarm contact
- Reverse power and reverse Var shutdown
- Field Overload

Engine protection

- Overspeed shutdown
- Low oil pressure warning and shutdown
- High coolant temperature warning and shutdown
- High oil temperature warning (optional)
- Low coolant level warning or shutdown
- Low coolant temperature warning
- High and low battery voltage warning
- Weak battery warning
- Dead battery shutdown
- Fail to start (overcrank) shutdown
- Fail to crank shutdown
- Redundant start disconnect
- Cranking lockout
- Sensor failure indication

Operator interface

- Off/manual/auto mode switch
- Manual run/stop switch
- Panel lamp/test switch
- Emergency stop switch
- Alpha-numeric display with pushbutton access, for viewing engine and alternator data and providing setup, controls and adjustments
- LED lamps indicating genset running, not in auto, common warning, common shutdown
- (5) configurable LED lamps
- LED bargraph AC data display (optional)

Alternator data

- Line-to-line and line-to-neutral AC volts
- Three phase AC current
- Frequency
- Total and individual phase kW and kVA

Engine Data

- DC voltage
- Lube oil pressure
- Coolant temperature
- Lube oil temperature (optional)

Other data

- Genset model data
- Start attempts, starts, running hours
- KW hours (total and since reset)
- Fault history
- Load profile (hours less than 30% and hours more than 90% load)
- System data display (optional with network and other PowerCommand gensets or transfer switches)

Governing

- Integrated digital electronic isochronous governor
- Temperature dynamic governing
- Smart idle speed mode
- Glow plug control (some models)

Voltage regulation

- Integrated digital electronic voltage regulator
- Three phase line-to-neutral sensing
- Configurable torque matching
- PMG (optional)

Control functions

- Data logging on faults
- Fault simulation (requires InPower)
- Time delay start and cooldown
- Cycle cranking
- (4) configurable customer inputs
- (4) configurable customer outputs

Options

- ☐ Analog AC Meter Display
- ☐ Thermostatically Controlled Space Heater
- ☐ Key-type mode switch
- ☐ Ground fault module
- ☐ Auxiliary relays (3)
- ☐ Echelon LONWORKS interface
- ☐ Modlon Gateway to convert to Modbus (loose)
- ☐ PowerCommand iWatch web server for remote monitoring and alarm notification (loose)
- ☐ PCCNet and Lonworks Digital input and output module(s) and Remote annunciators (loose)

PowerCommand 2100 control operator/display panel

Our energy working for you.™

www.cumminspower.com

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Cummins Power Generation

Power Generation

Sound Data

60GGHE 60Hz

Sound Pressure Level @ 7 meters, dB(A)

See Notes 1-8 listed below

Configuration		Measurement Location Number								Average
		1	2	3	4	5	6	7	8	
Standard - Unhoused	Infinite Exhaust	81.3	83.5	79.4	81.4	77.4	81.1	80.8	83.9	81.5
F182 and F216 –Weather	Infinite Exhaust	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F182 and F216 -Weather	Mounted Muffler	84.6	87.0	84.3	85.6	84.0	86.5	86.7	87.5	86.0
F183-Weather	Infinite Exhaust	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F183 –Weather w/Residential Muffler	Mounted Muffler	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F172 - Quiet Site II First Stage	Mounted Muffler	80.5	81.1	71.6	71.5	67.6	70.1	71.6	80.1	77.0
F173 and F217 - Quiet Site II Second Stage	Mounted Muffler	67.7	69.6	68.4	70.1	66.5	68.4	66.8	68.5	68.4

Sound Power Level, dB(A)

See Notes 2-6, 9, 10 listed below

Configuration		Octave Band Center Frequency (Hz)								Overall Sound Power Level
		63	125	250	500	1000	2000	4000	8000	
Standard - Unhoused	Infinite Exhaust	68.5	86.2	95.7	103.4	102.9	101.1	97.3	92.2	108.1
Standard - Unhoused w/Critical Muffler	Mounted Muffler	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F182 and F216 -Weather w/Exhaust Silencer	Mounted Muffler	100.8	101.7	102.8	106.5	105.3	104.0	101.2	100	112.4
F183 –Weather w/Residential Muffler	Mounted Muffler	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
F172 - Quiet Site II First Stage	Mounted Muffler	83.3	82.9	89.7	96.8	98.2	96.8	92.4	88.7	103.0
F173 and F217- Quiet Site II Second Stage	Mounted Muffler	83.2	83.1	86.2	86.9	87.0	85.4	83.3	80.1	93.9

Exhaust Sound Pressure Level @ 1 meter, dB(A)

Open Exhaust (No Muffler Rated Load)	Octave Band Center Frequency (Hz)								Sound Pressure Level
	63	125	250	500	1000	2000	4000	8000	
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

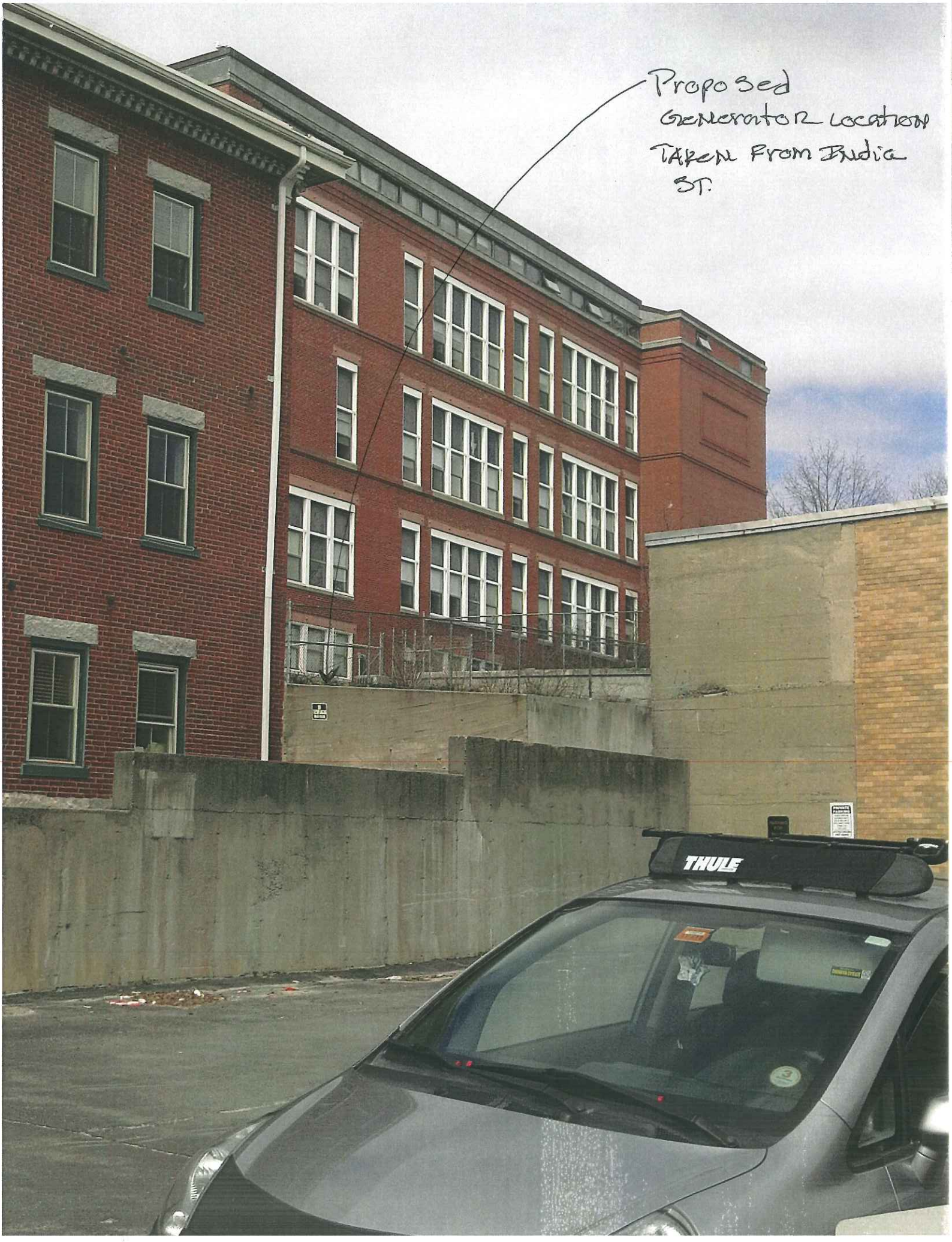
Note:

1. Position 1 faces the engine front. The positions proceed around the generator set in a counter-clockwise direction in 45° increments. All positions are at 7m (23 ft) from the surface of the generator set and 1.2m (48") from floor level.
2. Sound levels are subject to instrumentation, measurement, installation and manufacturing variability.
3. Sound data with remote-cooled generator sets are based on rated loads without cooling fan noise.
4. Sound levels for aluminum enclosures are approximately 2 dB(A)s higher than listed sound levels for steel enclosures.
5. Sound data for generator set with infinite exhaust do not include exhaust noise.
6. Data is based on full rated load with standard radiator-cooling fan package
7. Sound Pressure Levels are measured per ANSI S1.13 and ANSI S12.18, as applicable.
8. Reference sound pressure is 20 µPa.
9. Sound Power Levels per ISO 3744 and ISO 8528-10, as applicable.
10. Reference power = 1 pw (10^{-12} W)
11. Exhaust Sound Pressure Levels are per ISO 6798, as applicable.

View From Proposed GCN. Location Towards cemetary

VIEW FROM PROPOSED GEN LOCATION TOWARDS FEDERAL ST

View from Proposed Gen Location Towards India St


Proposed
Generator location
Taken From India
St.
THULE

View From Generator Location Towards Federal St.