



Application for Exemption from Site Plan Review

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

PROJECT NAME: Portland Public Safety

PROJECT ADDRESS: 109 Middle Street, Portland Me

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)
Exterior concrete pad for emergency generator.

CHART/BLOCK/LOT: 28/N/1

CONTACT INFORMATION:

OWNER/APPLICANT

Name: City of Portland
Address: 384 Congress St.
Portland, Me
Zip Code: 04101-3509
Work #: 207-874-8893
Cell #: 207-233-8523
Fax #: 874-8473
Home #: _____
E-mail: Kra@portlandmaine.gov

CONSULTANT/AGENT

Name: Russell Chesley
Address: E.S. Bowles
Zip Code: _____
Work #: 4164-3706
Cell #: _____
Fax #: _____
Home #: _____
E-mail: _____

Criteria for Exemptions:

(See Section 14-523 (4) on page 2 of this application)

- a) Is the proposal within existing structures? Y
- b) Are there any new buildings, additions, or demolitions? N
- c) Is the footprint increase less than 500 sq. ft.? N/A
- d) Are there any new curb cuts, driveways or parking areas? N/A
- e) Are the curbs and sidewalks in sound condition? N/A
- f) Do the curbs and sidewalks comply with ADA? N
- g) Is there any additional parking? N/A
- h) Is there an increase in traffic? N
- i) Are there any known stormwater problems? N/A
- j) Does sufficient property screening exist? N
- k) Are there adequate utilities? N/A

Applicant's Assessment Y(Yes), N(no), N/A

EXTERIOR Concrete pad N/A NO

Y yes

N no

N/A yes

N/A yes

N/A no

N no

N yes - with conditions

N/A yes

Planning Division Use Only

outside generator NO

yes

no

yes

yes

no

no

yes - with conditions

yes

Planning Division Use Only

Exemption Granted with conditions Partial Exemption _____ Exemption Denied _____

- 1) The level #1 enclosure shall be installed with the generator to attenuate the noise levels. of the generator shall be replaced
- 2) Bushes a trees removed for installation shall be replaced
- 3) Routine tests of the generator shall be conducted on weekdays (m-fri) during typical ~~work~~ hours between 9am and 5pm.

Planner's Signature: Bethel Baskett Date: Nov. 20, 2009

Planning Barbara Barhydt
November 20, 2009

Kathy Alves, City Trades Division, has provided the following information regarding the generator:

- 1) The muffler silencer is being installed and it is being upgraded from Industrial Grade Silencer to Critical Grade Silencer.
- 2) The weekly testing of the current generator happens 1 time per week on Wednesday between 9 a.m. and 9:20 a.m. The new generator will be tested on the same schedule.
- 3) The Level #1 enclosure will reduce the noise to approximately 78 dba at 23 feet from the radiator.

The site plan exemption is granted with the following conditions of approval:

- 1) The Level #1 enclosure shall be installed with the generator to attenuate the noise levels.
- 2) Bushes or trees removed for installation of the generator shall be replaced.
- 3) Routine test of the generator shall be conducted on weekdays (Mon. through Friday) between 9 a.m. and 5 p.m.

From: "Russel Chesley" <rchesley@esboulos.com>
To: "Kathy Alves" <KRA@portlandmaine.gov>
Date: Friday, November 20, 2009 11:04:42 AM
Subject: RE: Public Safety Generator

Kathy,

To reduce the dba level:

Level #1 enclosure approx. 78 dba at 23 feet from the radiator: the cost would be \$ 8,800.00 increase. (-16dba)
Level #2 enclosure approx. 68-72 dba at 23 feet from the radiator: the cost would be \$27,800. Increase. (-20dba)

This unit can be converted to these enclosures.

Russ

-----Original Message-----

From: Kathy Alves [mailto:KRA@portlandmaine.gov]
Sent: Friday, November 20, 2009 10:40 AM
To: rchesley@esboulos.com
Subject: Fw: Public Safety Generator

I think we're making headway. If you can get that info to her regarding the enclosure that would be great. I'd like to get the permit before they break for T-Giving.



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>Public Safety Building 109 Middle Street</u>		Number of Stories
Total Square Footage of Proposed Structure, Area	Square Footage of Lot	
<u>96 SQ FT Concrete Pad</u>	<u>21,400</u>	
Tax Assessor's Chart, Block & Lot	Applicant *must be owner, Lessee or Buyer*	Telephone:
Chart# <u>28</u> Block# <u>N</u> Lot# <u>1</u>	Name <u>City of Portland</u>	<u>874-8654</u>
	Address <u>Police Department</u>	
	City, State & Zip <u>109 Middle Street</u>	
Lessee/DBA (If Applicable)	Owner (if different from Applicant)	Cost Of Work: \$ <u>90,000</u>
	Name	Cost of O Fee: \$
	Address	Total Fee: \$ <u>1,000.00</u>
	City, State & Zip	
Current legal use (i.e. single family)	<u>Public Safety</u>	Number of Residential Units
If vacant, what was the previous use?	<u>Emergency Generator - standby unit</u>	
Proposed Specific use:	<u>No</u> If yes, please name	
Is property part of a subdivision?		
Project description: <u>Mechanical room on an exterior concrete pad.</u>		
Contractor's name: <u>ES Beards Company</u>		
Address: <u>45 Bradley Drive, to</u>		Telephone: <u>707-464-3706</u>
City, State & Zip: <u>Wentworth, Me 04092</u>		Telephone: <u>207-464-3706</u>
Who should we contact when the permit is ready: <u>James Chubbey, P.M.</u>		
Mailing address: <u>45 Bradley Drive</u>		<u>XX Call</u>

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: James Chubbey Date: 11/10/09

This is not a permit; you may not commence ANY work until the permit is issued

From: Kathy Alves
Barbara Barhydt
Date: Wednesday, November 18, 2009 3:27:54 PM
Subject: Re: Public Safety Generator test

The muffler silencer is being installed, as stated it is being upgraded from and "Industrial Grade Silencer" to a "Critical Grade Silencer".
Do you have the data sheet provided by Power Products? If not it'll be at City Hall tomorrow around 10:30, will you be around?

Kathy Alves
Director of Operations, Trades
389 Congress St
Portland Me, 04101
Office- 207-874-8893
Fax- 207-874-8473
kra@portlandmaine.gov

>>> Barbara Barhydt 11/18/2009 1:03:46 PM >>>
Hi Kathy:

We talked about this at our development review meeting. The noise levels for this are extremely high compared to other facilities. David Margolis-Pineo noted that there are specifications for a muffler on one of the sheets, but it is unclear if a muffler is proposed. The most that can be done to minimize noise and provide screening is important.

Thanks.

Barbara

>>> Kathy Alves Wednesday, November 18, 2009 12:35 PM >>>
This currently happens 1 time per week on Wednesdays between 9:00am and 9:20am. The new generator will be tested monthly on Wednesdays between 9:00am and 9:20 am.
I have a call into both the Manufacturer and the contractor to ask about the availability of an enclosure that may help with the noise reduction.
If you have further questions please contact me @ 233-8523. Thanks

Kathy Alves
Director of Operations, Trades
389 Congress St
Portland Me, 04101
Office- 207-874-8893
Fax- 207-874-8473
kra@portlandmaine.gov

From: Kathy Alves
To: David Margolis-Pineo, Marge Schmuckal, Barbara Barhydt
Date: Friday, November 20, 2009 5:49:44 AM
Subject: Public Safety Generator

Per our conversation on 11/19/09 the City's Trades Division will install additional sound protection around the proposed generator in such a way that is adequate with the planning boards long term goal of Franklin Arterial. Russ, were you able to obtain any further info on the other enclosure? Please forward any of the info to all included on this e-mail. Thanks

CC: rchesley@esboulos.com

From: Kathy Alves
To: Barbara Barhydt
Date: Friday, November 20, 2009 10:07:48 AM
Subject: Re: Public Safety Generator

Barbara I don't have time to send this out for design and calculations at this time. I'll work with you once the equipment is in place and we know where we need to be. In the mean time we're trying to get the info on the closure silencer along with another up grade to the muffler. Can you give me an idea of when this permit maybe issued. Lisa Perrota is pressuring me to get going on this as the funding goes away in 40 days. (150,000. 00)

-----Original Message-----

From: Barbara Barhydt
To: David Margolis-Pineo <DMP@portlandmaine.gov>
Kathy Alves <KRA@portlandmaine.gov>
Marge Schmuckal <MES@portlandmaine.gov>
CC: rchesley@esboulos.com
Creation Date: 11/20 9:57 am
Subject: Re: Public Safety Generator

Hi:

I am particularly interested in the estimated reduction in decibels from the generator. Thank you.

Barbara

>>> Kathy Alves Friday, November 20, 2009 5:49 AM >>>

Per our conversation on 11/19/09 the City's Trades Division will install additional sound protection around the proposed generator in such a way that is adequate with the planning boards long term goal of Franklin Arterial.

Russ, were you able to obtain any further info on the other enclosure? Please forward any of the info to all included on this e-mail. Thanks

From: Kathy Alves
To: Barbara Barhydt
Date: Wednesday, November 18, 2009 12:35:36 PM
Subject: Re: Public Safety Generator test

This currently happens 1 time per week on Wednesdays between 9:00am and 9:20am. The new generator will be tested monthly on Wednesdays between 9:00am and 9:20 am. I have a call into both the Manufacturer and the contractor to ask about the availability of an enclosure that may help with the noise reduction.
If you have further questions please contact me @ 233-8523. Thanks

Kathy Alves
Director of Operations, Trades
389 Congress St
Portland Me, 04101
Office- 207-874-8893
Fax- 207-874-8473
kra@portlandmaine.gov

CC: Marge Schmuckal

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-1290	Issue Date: 028 N001001
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Owner Address: 389 Congress St	Phone: 2074643706
Contractor Address: 45 Bradley Drive Westbrook	Zone: B-3
Permit Type: Alterations - Commercial	

Permit Fee: \$1,000.00	Cost of Work: \$98,000.00	CEO District: 1
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:
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Signature: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	Signature:
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date:

Past Use: Police Department	Proposed Use: Police Department / Install standby emergency generator.
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Proposed Project Description: Install standby emergency generator.	
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Permit Taken By: gg	Date Applied For: 11/13/2009	Zoning Approval	
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<p>Zoning Appeal</p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date:	Date:	Date:

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>Public Safety Building 109 Middle Street</u>		Number of Stories
Total Square Footage of Proposed Structure/Area: <u>Old SQ FT concrete Pad</u>		Square Footage of Lot: <u>21,400</u>
Tax Assessor's Chart, Block & Lot: <u>28 N 1</u>	Applicant *must be owner, Lessee or Buyer* Name: <u>City of Portland</u> Address: <u>Police Department</u> City, State & Zip: <u>109 Middle Street</u>	Telephone: <u>874-8654</u>
RECEIVED NOV 13 2009 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name: _____ Address: _____ City, State & Zip: _____	Cost Of Work: \$ <u>91,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>1,000.00</u>
	Current legal use (i.e. single family): <u>Public Safety PD</u>	Number of Residential Units: _____
	If vacant, what was the previous use? <u>Emergency Generator - standby unit</u>	Proposed Specific use: <u>None</u> If yes, please name _____
Project description: <u>Metal Standby Emergency Generator outside the mechanical room on an exterior concrete pad.</u>		
Contractor's name: <u>E.S. Boaba Company</u>		
Address: <u>45 Bradley Drive, to 0492</u> Telephone: <u>207-464-3706</u>		
City, State & Zip: <u>Wentworth, Me 0492</u> Telephone: <u>207-464-3706</u>		
Who should we contact when the permit is ready: <u>Russell Chubbey, P.M.</u>		
Mailing address: <u>45 Bradley Drive</u> <u>XX</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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Signature: Russell Chubbey Date: 11/10/09

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(i) *Historic resources:* The exterior design of proposed or renovated structures located within historic districts shall be subject to the provisions of article IX of this chapter. The exterior design of proposed or renovated structures located adjacent to historic districts or historic resources shall be subject to section 14-526(a)(18).
(Ord. No. 241-91, 3-11-91)

Sec. 14-221.1. External effects.

Every use in the B-3, B-3b and B-3c zones shall be subject to the following requirements:

(a) *Enclosed structure:* The use shall be operated within a completely enclosed structure, except for those uses customarily operated in the open air.

(b) *Noise:* The level of sound, measured by a sound level meter with frequency weighting network (manufactured according to standards prescribed by the American National Standards Institute, Inc.), inherently and recurrently within the B-3 and B-3b zones shall not exceed fifty-five (55) decibels on the A scale between the hours of 9:00 p.m. and 7:00 a.m., and sixty (60) decibels on the A scale between 7:00 a.m. and 9:00 p.m. at the boundaries of any lot nor within publicly accessible pedestrian open space, except for sound from construction activities, sound from traffic on public streets, sound from temporary activities such as festivals, and sound created as a result of, or relating to, an emergency, including sound from emergency warning signal devices. In measuring sound levels under this section, sounds with a continuous duration of less than sixty (60) seconds shall be measured by the maximum reading on a sound level meter set to the A weighted scale and the fast meter response (L maxfast). Sounds with a continuous duration of sixty (60) seconds or more shall be measured on the basis of the energy average sound level over a period of sixty (60) seconds (LEQ₁).

(c) *Vibration:* Vibration inherently and recurrently generated shall be imperceptible without instruments at lot boundaries.

If you have any questions reference the above statements or need further technical information on this project please contact me at Power Products.

Sincerely, 

Dave Coughlan
Power Products Inc.
Generator Sales
207-797-5188 (office)
207-797-5953 (fax)
207-233-7451 (cell phone)

KOHLER POWER SYSTEMS

Silencers and Exhaust Systems



Kohler Co. offers silencers rated for hospital, critical, residential, and industrial applications and stainless steel flexible exhaust connectors for unhooused generator sets. The accessories described in this spec sheet apply to open units unless otherwise stated. These silencers withstand exhaust flow pressure and temperature without creating excessive engine backpressure.

Silencer Type	Noise Reduction dB(A)	Ambient Noise Level	Silencing Requirement
Hospital	32-42	Low	Very High
Critical	25-35	Low	High
Residential	18-25	Low-Medium	Medium
Industrial	12-18	Medium-High	Low-Medium

Silencer and Exhaust System Selection

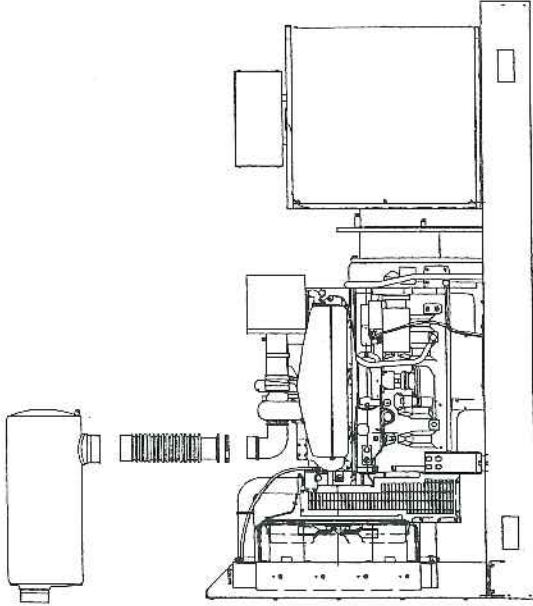
Select the silencer based on the required degree of exhaust noise reduction using the four silencer ratings in the table above. In addition, select the silencer inlet/outlet type using the legend descriptions.

Note: Some generator set models may not offer all exhaust system combinations.

Use the illustrations on the following pages to select the available silencer type and exhaust system configuration best suited for your application. Refer to your authorized distributor/dealer for silencer and component kit numbers and for silencer dimensions.

Backpressure Considerations

Consult the generator set spec sheet to determine the maximum allowable exhaust backpressure. Add the backpressure produced by the silencer and exhaust piping together to determine the total exhaust system backpressure. Contact an authorized distributor/dealer to calculate backpressure in the exhaust piping. Do not exceed the maximum allowable backpressure.



Legend

Use the information below for identifying the exhaust system components shown in the illustrations on the following pages.

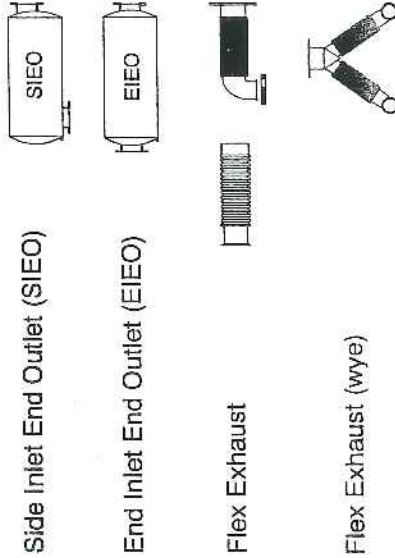


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Diesel

230-300REOZDB

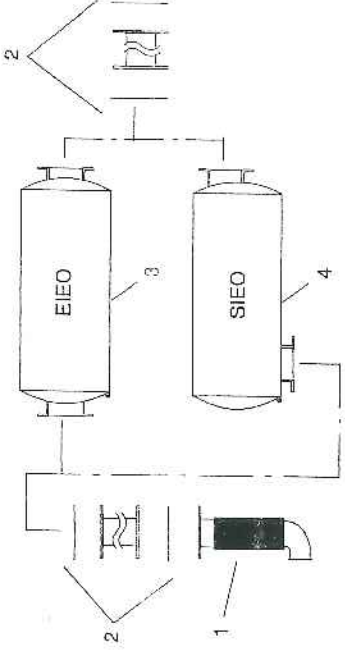
Item	Exhaust System Kits	Qty. in Kit	Size, In/Out
1	Flex Exhaust, 6" or 6" *	1	—
2	Weld Flange, 6" or 8" †	2	—
3	Hospital Silencer EIEO	1	8"
4	Hospital Silencer SIEO	1	8"
3	Critical Silencer EIEO	1	6"
4	Critical Silencer SIEO	1	6"
3	Residential Silencer EIEO	1	6"
4	Residential Silencer SIEO	1	6"
3	Industrial Silencer EIEO	1	6"
4	Industrial Silencer SIEO	1	6"

300REOZDB

Item	Exhaust System Kits	Qty. in Kit	Size, In/Out
1	Flex Exhaust, 8" *	1	—
2	Weld Flange, 8" †	2	—
3	Hospital Silencer EIEO	1	8"
4	Hospital Silencer SIEO	1	8"
3	Critical Silencer EIEO	1	8"
4	Critical Silencer SIEO	1	8"
3	Residential Silencer EIEO	1	8"
4	Residential Silencer SIEO	1	8"
3	Industrial Silencer EIEO	1	8"
4	Industrial Silencer SIEO	1	8"

* Kit includes exhaust clamp.

† One kit includes (2) exhaust flanges, (2) gaskets, and the mounting hardware. See Weld Flange Kits for additional data.

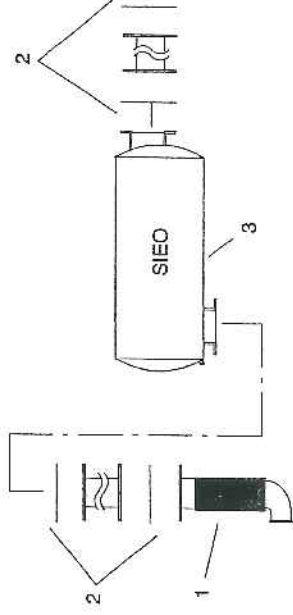


230-450REOZDD, 350/400REOZDC, and 450REOZDB

Item	Exhaust System Kits	Qty. in Kit	Size, In/Out
1	Flex Exhaust, 8" *	1	—
2	Weld Flange, 8" †	2	—
3	Hospital Silencer SIEO	1	8"
3	Critical Silencer SIEO	1	8"

* Kit includes exhaust clamp and kits for 400REOZDC/450REOZDB include an insulation blanket.

† One kit includes (2) exhaust flanges, (2) gaskets, and the mounting hardware. See Weld Flange Kits for additional data.



STREET

FRANKLIN

SOUTHBOUND

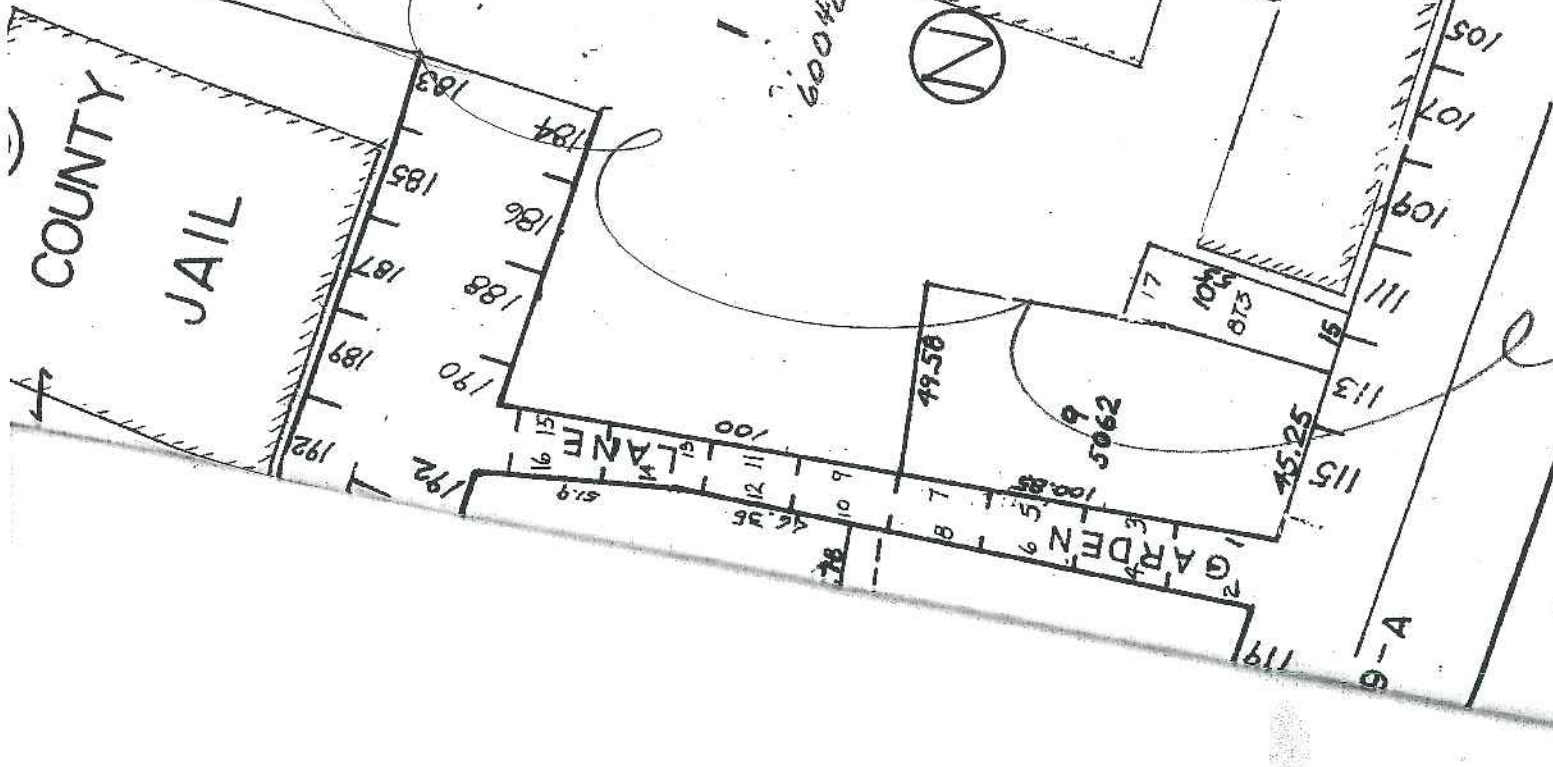


CITY Public Safety



84009

COUNTY JAIL



6.5x6' GEN PAD

21'

105'

101'

103'

105'

107'

109'

111'

113'

115'

183

184

185

186

187

188

189

190

191

192

100

101

102

103

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PowerProducts™

THE POWER SOURCE

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Mr. Russ Chesley
E.S. Boulos
45 Bradley Drive
Westbrook, Maine 04092

Subject: Portland Public Safety Emergency Generator Set

Dear Russ,

Please find below responses to Swift Current Engineer Mr. Tim Matthews comments on submittal on the Portland Public Safety Emergency Generator set.

Comments:

1. Fuel Tank approved as submitted.
2. Muffler Sound Data - Specification called for Industrial Grade Silencer, we are providing a Critical Grade Silencer. -See Attached Specification on Kohler Silencer Systems
3. Generator Weather Housing - Specification calls for 14 gauge steel Steel construction - See attached specification on Generator Housing.
4. Concrete Pad Requirements - We will provide dimensions and weights of enclosure system and general contractor will be responsible for determining the pad requirements for supporting those items.
5. Communications on existing Onan Automatic Transfer Switch - The only communications requirement between the Onan Transfer Switch and the Kohler Generator Set is the start contacts; these contacts are either normally open or normally closed. Both Onan and Kohler use a two-wire start signal system so this should not be a problem.

The other item you needed was sound data on the weather enclosure being provided on generator set system. The factory says that this unit has a dba rating of 97 dba at 3-feet with 94 dba at 23 feet and you when you double the distance (46 feet) from enclosure you will get a 6 dba (88 dba) reduction. All of these dba rating are based on a 23 foot clear area on all four sides and if don't have that clear area your dba sound levels will change depending on background material.

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