



City of North Royalton

Mayor Larry Antoskiewicz

Community Development, Building Division

Dan Kulchytsky, Building Commissioner

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3001

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

1. This request is made for the following property:

Address: 10499 Royalton Rd. Name of Occupant, Business or Tenant (if applicable): Transport Services
Permanent Parcel Number: 483-24-008 Zoning District and Ward: General Industrial

2. Property Owner of Parcel:

Name: 10499 Royalton Road LLC / Adam Therrien Name of Business (if applicable): TRANSPORT SERVICES
Address: 10499 Royalton Rd. Phone: 440-582-4900
City, State and Postal Code: N. Royalton OH 44133 Email (electronic mail): Adam@TransportServices.com

3. This request is being made by the following responsible party (Owner / Authorized Representative):

Name: Matt Smith Name of Business (if applicable): Cuyahoga Landmark
Address: 21079 Westwood Dr. Phone: 440-238-3900
City, State and Postal Code: Strongsville, OH 44149 Email (electronic mail): dispatch@landmarkfuel.com

For Office Use Only

Date Application Submitted: _____ Meeting Date Assigned: Sept. 8, 2021 Identification Number Assigned: PC21-25

Application Fee: _____ Payment Information (date, check number, cash, etc.): _____ Application Fee Received By: [Signature]

Other Application Fee Information: _____

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

4. Narrative statement describing the project and its features:

Proposing to install a 1,000-gal. double wall
on-road diesel fuel tank and one 300-gal.
gas tank for fleet vehicles and 16 bollard
posts. Tanks on concrete pads.

5. Applicant's Plan Request: (please mark appropriate box)

Commercial / Industrial / Residential:

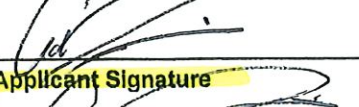

- ☐ Preliminary Site Plan Approval
☒ Final Site Plan Approval

Subdivision:

- ☐ Sketch Plan Approval
☐ Preliminary Site Plan Approval
☐ Final Site / Preliminary Plat Approval
☐ Final Plat / Dedication Approval

The Planning Commission or its agent(s) is hereby authorized to enter upon the property for which his approval is sought, without further notification, to inspect said property. Any such inspection shall be conducted between the hours of 9 a.m. and 5 p.m. on any day of the week, including weekends.

I further understand that any misrepresentation of data or facts or violations of the Ordinances of the City of North Royalton are cause for refusal, suspension or revocation of this license if issued.

	Adam Therrien President	8-11-21
	Printed Name and Title	Date
	Adam Therrien	8-11-21
	Printed Name and Title	Date

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

6. **Written Authority Form** (complete this form if you are unable to be present at meeting).
(submit original – do not fax or email)

I, Adam Therrien (name) of Transport Services Inc
(company, if applicable), hereby certify that I/we are the owners
(owner(s), executor(s), etc.) of 10499 Royalton Rd (property address or
permanent parcel number) and further verify that Matt Smith or Landmark Reg (name
of representative) is authorized to represent my/our interests and make decisions on my/our behalf
when appearing before the North Royalton Planning Commission.

[Signature] Date 8-11-21
Signature Date

Before me, a Notary Public in and for said county, personally appeared Adam Therrien
who acknowledged that he or she did sign the foregoing instrument and the same is his or her free
act and deed.

In testimony whereof I have hereunto set my hand and official seal at North Royalton
Ohio on this 11 day of August, 2021. Cuyahoga County

[Signature]
Notary Signature

Seal:



CASSANDRA FARLEY
Notary Public
State of Ohio
My Comm. Expires
March 10, 2026

State of Ohio
County of Cuyahoga

THE CITY COUNCIL OF
NORTH ROYALTON, OHIO

ORDINANCE NO. 21-113

INTRODUCED BY: Wos, Krejci, Dietrich

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF NORTH ROYALTON, PART 16 FIRE PREVENTION CODE, CHAPTER 1610 STANDARDS, SECTION 1610.17 STORAGE LIMITS FOR FLAMMABLE MATERIALS, PARAGRAPH (d), AND DECLARING AN EMERGENCY

WHEREAS: It is important to encourage compliance with current fire codes and standards, allow for the ease of replacement of outdated storage equipment for flammable liquids and assist in the enforcement of fire codes for the protection of the community; and

WHEREAS: To meet these goals it is necessary to amend the Codified Ordinances of the City of North Royalton, Part 16 Fire Prevention Code, Chapter 1610 Standards, Section 1610.17 Storage Limits for Flammable Materials, Paragraph (d); and

WHEREAS: Council desires to provide for this amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH ROYALTON, COUNTY OF CUYAHOGA AND STATE OF OHIO, THAT:

Section 1. Part 16 Fire Prevention Code, Chapter 1610 Standards, Section 1610.17 Storage Limits for Flammable Materials, Paragraph (d) of the Codified Ordinances of the City of North Royalton is hereby amended to hereinafter read as follows:

1610.17 STORAGE LIMITS FOR FLAMMABLE MATERIALS.

 (a) No new bulk plants for flammable liquids shall be constructed in the Municipality.
 (b) Bulk storage of liquefied petroleum gases is prohibited in the Municipality.
 (c) The limits in which the storage of explosives and blasting agents is prohibited are established as the entire Municipality.

 (d) All liquid fuel storage tanks, other than heating oil and propane storage tanks, to be erected in a residential zoned area, shall be placed underground and shall be restricted to a maximum size of 600 gallons placed a minimum of twenty feet from any building or property line in accordance with permits approved by the Fire Department.

 All tanks used for the storage of heating oil and propane fuel shall be installed in accordance with the standard codes adopted in Section 1610.01, the Ohio Building Code and the rules and regulations of the City, with the approval of the Fire Chief, and shall be considered as accessory buildings for the purpose of location.

 No above-ground tanks having a capacity of more than ~~300~~ *1500* gallons shall be used for the storage of Class I and II flammable liquids above ground and outside of buildings within the Municipality. *All above ground tanks are prohibited unless approved by the North Royalton Planning Commission and further subject to all permits, rules and regulations of local, state and governmental agencies, including but not limited to State Fire Marshal, North Royalton Fire Department, and North Royalton Building Commissioner.*

Section 2. Part 16 Fire Prevention Code, Chapter 1610 Standards, Section 1610.17 Storage Limits for Flammable Materials, Paragraph (d) of the Codified Ordinances of the City of North Royalton is hereby amended as provided for herein and all other aspects of Section 1610.17 shall remain in full force and effect.

Section 3. This Ordinance shall supersede all previously adopted Ordinances in direct conflict herewith.

Section 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 5. This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the city, and for the further reason that it is immediately necessary to improve the current standards for the storage of flammable liquids.

THEREFORE, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

/s/ Paul F. Marnecheck APPROVED: /s/ Larry Antoskiewicz
PRESIDENT OF COUNCIL. MAYOR

DATE PASSED: July 6, 2021 DATE APPROVED: July 8, 2021

ATTEST: /s/ Dana A. Schroeder
DIRECTOR OF LEGISLATIVE SERVICES

YEAS: Marnecheck, Fenos, Krejci
Dietrich, Weimer, Wos

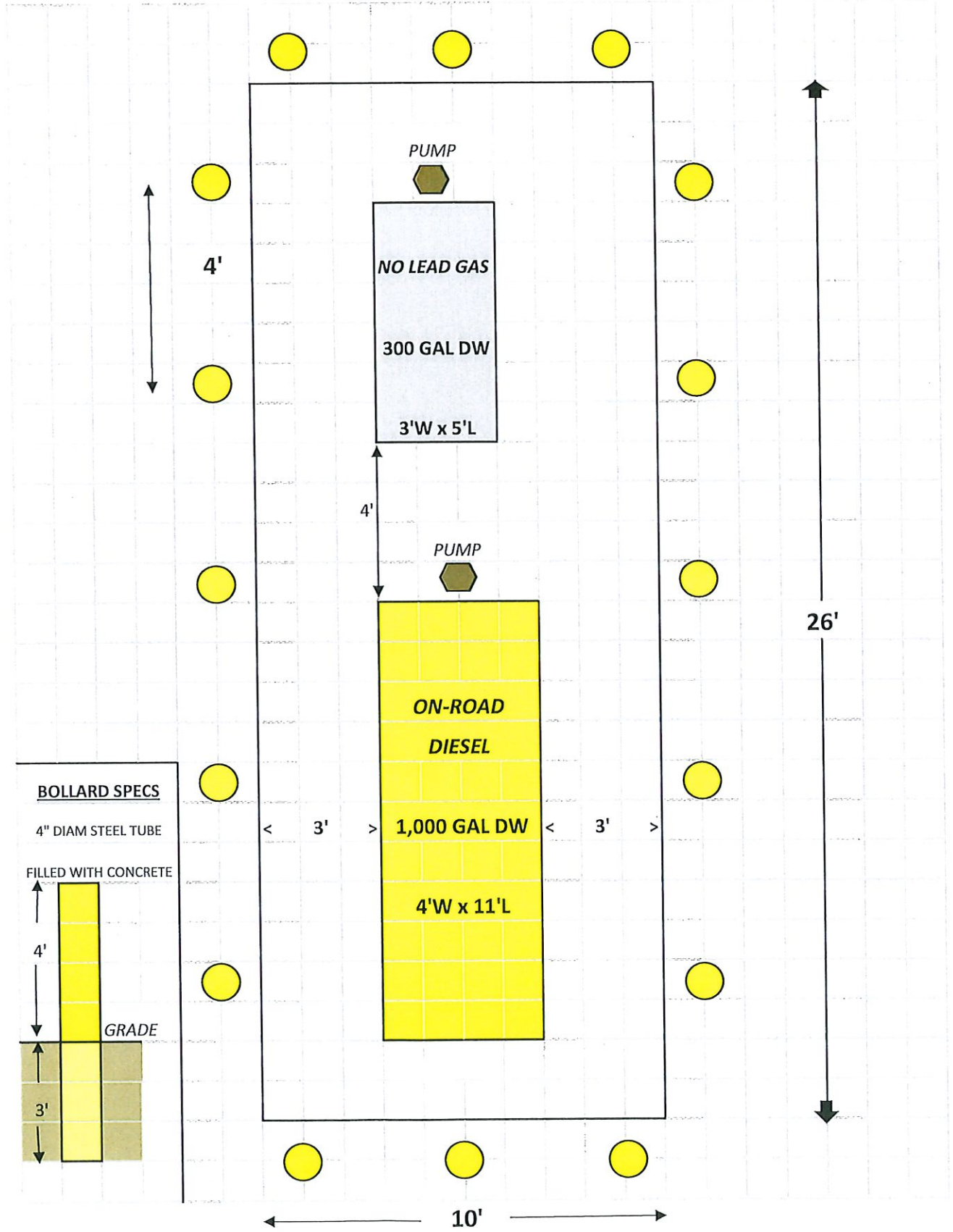
NAYS: none

ABSENT: Barath

TRANSPORT SERVICES TANK LAYOUT

1,000 GALLON DW FOR PREMIUM ON-ROAD DIESEL

300 GALLON DW FOR NO LEAD GASOLINE





**Department
of Commerce**

Mike DeWine, Governor
Jon Husted, Lt. Governor

Division of State Fire Marshal
Sheryl Maxfield, Director



May 24, 2021

**Flammable and Combustible Liquid Storage Tank
Construction Permit Approval
Permit #815127
62-18-1169
Transport Services
10499 Royalton Road
North Royalton, Ohio 44133**

Owner

Cuyahoga Landmark
21079 Westwood Drive
Strongsville, Ohio 44149

Applicant/Contractor

Transport Services
10499 Royalton Road
North Royalton, Ohio 44133

Scope of Work: Installation of one (1) 1,000-gallon diesel and one (1) 300-gallon gasoline aboveground storage tank.

This permit approval is issued only for the Flammable and Combustible Liquid Storage Tank submission described above. This approval is in accordance with Ohio Administrative Code (OAC) 1301:7-7-01 (E)(1)(a)(i)(b), Ohio Fire Code (OFC) 105.1.1.1.2 and does not exempt the owner or designee from compliance with other permits required by other regulatory agencies.

- ❖ **Final Inspection is required prior to beginning operation.** Fuel shall not be placed into the tank until all requirements have been met.
- ❖ **Contact the Code Enforcement Bureau at 855-715-7790 or 614-644-5574 at least one (1) week in advance of the requested inspection date to schedule an inspection with Code Enforcement Inspector Sherry Maag. The Inspector will need to be on site at the start of and during the tank system installation.**
- ❖ This construction permit approval will be in an active status, pending final inspection, for 180 days. **This permit will expire on November 20, 2021.**
 - If additional time is needed in order to complete the project, a written request for extension must be submitted to the Code Enforcement Bureau prior to the expiration date or the permit application will be considered null and void and the permit file will be closed.

Division of State Fire Marshal
8895 East Main Street
Reynoldsburg, Ohio 43068

614-728-5460
Fax 614-728-5168
TTY/TDD 800-750-0750
com.ohio.gov/fire

An Equal Opportunity Employer and Service Provider

- ❖ Electrical work shall be done in accordance with Ohio Building Code (OBC) Chapter 27, NFPA 70, OFC Section 5703.1 and any local requirements.
 - In accordance with Ohio Revised Code Section 4740-01, any individual conducting electrical work in Ohio is required to be licensed by the Ohio Construction Industry Licensing Board (OCILB) as a licensed electrical contractor.
- ❖ The local Certified Health Department and Environmental Protection Agency should be contacted to ensure compliance with those rules and regulations (if applicable).
- ❖ Foundations are required to be designed in accordance with the tank manufacturer's specifications and installation instructions and OBC Chapter 18.
- ❖ Material Safety Data Sheet (MSDS) information for all hazardous materials regulated by OFC Chapter 1301:7-7-50 in any quantity shall be readily available on the premises for hazardous materials in accordance with OFC Section 5003.4.
- ❖ Testing (**See attachment for more information**)
 - Tank systems shall be in accordance with NFPA 30 (2015 edition), Section 21.5.
 - Piping shall be tested in accordance with OFC Section 5703.6.3.
 - Testing shall be witnessed by the Code Enforcement Inspector.
 - Tanks that have previously contained flammable or combustible liquids shall be tested with an inert gas such as nitrogen.

These items are not necessarily the only, nor all, of the provisions that compliance is required. Omission of reference to any provisions does not nullify any provisions, nor provide any exemption from requirements contained in the Ohio Fire Code or Ohio Building Code.

The construction permit approval is subject to and contingent upon the results of the inspection and final approval of the Code Enforcement Inspector. If the installation/alteration is not completed in accordance with the permit approval, Ohio Building Code, Ohio Fire Code and any referenced standards therein, the permit approval is void and enforcement action may be pursued.

If you have any questions, please contact the Code Enforcement Bureau at 855-276-0303 or 614-728-5460.

Sincerely,

Alan Smith

Alan Smith
Bureau Chief
Code Enforcement

cc: Jamie Snyder, Interim Northeast District Chief
Sherry Maag, Fire Safety Inspector
North Royalton Fire Department
File

TESTING INFORMATION

Vacuum Testing

- A vacuum shall never be pulled on a single wall tank or the primary tank of a double wall tank
- **New Tank from Manufacturer**
 - When a vacuum is pulled on a double wall tank interstice at the manufacturing site and then delivered to the facility, the gauge reading on the tank shall be checked to verify that the vacuum has held during shipping by verifying the reading on the gauge and comparing it to what the manuscripts show as being pulled at the manufacturing site.
 - If the vacuum gauge reading has dropped more than 2 in HG from the level at which it was shipped from, contact the tank manufacturer. (STI-R912).
 - If the tank is not shipped with a vacuum and a vacuum is pulled on the interstice in the field for a new tank, NFPA 30 requires that the vacuum be pulled at 5.3 in HG (18kPa) and held for not less than one hour or for the duration specified in the listing procedures for the tank.
- **Used Tank from Another Location**
 - A vacuum can be pulled on a re-located double wall tank, 12,000 gallons or less, at the site where it is to be re-installed.
 - Vacuum can be pulled on the interstice of a double wall tank that has product in the primary tank.
 - A vacuum at 5.3 in HG (18kPa) should be pulled on the interstitial space and held for not less than one hour. (NFPA 30 21.5.2.7.1 – 2012) (STI-R912)
 - Only intrinsically safe listed pumps are permitted to be used when pulling a vacuum on the interstice of a double wall tank that has contained a flammable or combustible liquid.

Pressure Testing

- Never use air pressure on a tank that has contained a flammable or combustible liquid.
- Never introduce air directly into the interstitial space
- A differential test, testing both interstice and primary tanks at the same time, is not recommended per STI as there is danger of collapsing the inner tank.

- The interstitial space is much smaller than the primary tank.
- Manufacturers recommended test methods should be utilized.
- On the sub-base rectangular tanks, STI recommends test to be conducted at 1.5psi.
 - The original recommended test at 3.0 psi was known to cause deflection of the tank and lift the tank off the ground at the corners.
- **New Tank from Manufacturer**
 - Double wall tank
 - Air pressure should be introduced into the primary tank, at a reading of 1.5 to 5 psi, depending on the size of the tank and manufacturers recommendations.
 - This should be held for an hour.
 - After the primary tank has held with no pressure loss after an hour, air should be released from the primary tank to the interstitial space until both gauges read the same pressure reading and should then be held for one additional hour. (STI-R912 – 3.2.3 – 3.2.3.10) (NFPA 30 – 2012)
- **Used Tank from Another Location**
 - Nitrogen or an inert gas (3-5psi) should be used to test tanks that have contained a flammable or combustible liquid.
 - Do not leave pressurized tank unattended while the air supply line is connected.
 - Do not stand in front of tank heads or fittings when pressurizing tank.

Air/Nitrogen Testing

- **Preparing the tank**
 - When testing a tank with air or an inert gas, all unused tank openings must be properly sealed and tested to be liquid and vapor tight prior to putting the tank into service.
 - If the tank is equipped with a long-bolt manway for emergency venting, do not remove the long-bolts from the manway. Instead, secure the long-bolt manways with C-clamps of appropriate size and strength to hold the vent cover in the sealed position to maintain the tank pressures required.
 - If the tank is equipped with standard emergency vents, remove emergency vents and cap openings to hold tank pressure as required.

- Use only calibrated air pressure gauges with a 0-15 psig dial span.
 - Per STI, if a gauge is 0-100 psi, it would be difficult to determine a loss of pressure, say one or two psi due to a small pinhole.
- Weak shall-to-roof seam tanks should be tested with water and checked for leaks.

- **Detection of Leaks**

- Watch the gauge for required time frame.
- Apply leak test solution to the tank exterior surfaces, welds, fittings, etc.
- Check for leaks. No leaks are permitted.
- If leaks are found, notify the tank manufacturer. If a leak is found at fitting, tighten the fitting and re-test.
- If no leaks are found, testing of the tank is complete.
- For a field vacuum test that fails, a secondary air / nitrogen test can be conducted to determine if the leak is on the inner primary tank wall or the outside secondary containment wall.

