



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
AIR QUALITY PROGRAM

STATE ONLY OPERATING PERMIT

Issue Date: December 29, 2014 Effective Date: May 6, 2016
Revision Date: May 6, 2016 Expiration Date: December 28, 2019
Revision Type: Amendment

In accordance with the provisions of the Air Pollution Control Act, the Act of January 8, 1960, P.L. 2119, as amended, and 25 Pa. Code Chapter 127, the Owner, [and Operator if noted] (hereinafter referred to as permittee) identified below is authorized by the Department of Environmental Protection (Department) to operate the air emission source(s) more fully described in this permit. This Facility is subject to all terms and conditions specified in this permit. Nothing in this permit relieves the permittee from its obligations to comply with all applicable Federal, State and Local laws and regulations.

The regulatory or statutory authority for each permit condition is set forth in brackets. All terms and conditions in this permit are federally enforceable unless otherwise designated.

State Only Permit No: 46-00160

Federal Tax Id - Plant Code: 47-2453614-3

Owner Information

Name: 300 BROOKSIDE COMMERCIAL LP
Mailing Address: 300 BROOKSIDE AVE
AMBLER, PA 19002-3436

Plant Information

Plant: 300 BROOKSIDE COMMERCIAL/AMBLER
Location: 46 Montgomery County 46934 Lower Gwynedd Township
SIC Code: 6531 Fin, Ins & Real Est - Real Estate Agents And Managers

Responsible Official

Name: MATT SIGEL
Title: GENERAL PARTNER
Phone: (267) 436 - 3359

Permit Contact Person

Name: MATT SIGEL
Title: GENERAL PARTNER
Phone: (267) 436 - 3359

[Signature] _____
JAMES D. REBARCHAK, SOUTHEAST REGION AIR PROGRAM MANAGER

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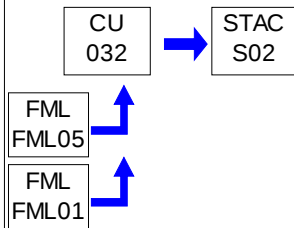
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Source ID	Source Name	Capacity/Throughput		Fuel/Material
032	CLEAVER-BROOKS BOILER (#3)	12.553	MMBTU/HR	
		12.553	MCF/HR	Natural Gas
		89.660	Gal/HR	#2 Oil
FML01	NATURAL GAS PIPELINE			
FML05	1,000-GAL NO. 2 FUEL OIL ABOVEGROUND STORAGE TANK (AST)			
S02	CLEAVER-BROOKS BOILER STACK			

PERMIT MAPS

SECTION B. General State Only Requirements

#001 [25 Pa. Code § 121.1]

Definitions.

Words and terms that are not otherwise defined in this permit shall have the meanings set forth in Section 3 of the Air Pollution Control Act (35 P.S. § 4003) and in 25 Pa. Code § 121.1.

#002 [25 Pa. Code § 127.446]

Operating Permit Duration.

- (a) This operating permit is issued for a fixed term of five (5) years and shall expire on the date specified on Page 1 of this permit.
- (b) The terms and conditions of the expired permit shall automatically continue pending issuance of a new operating permit, provided the permittee has submitted a timely and complete application and paid applicable fees required under 25 Pa. Code Chapter 127, Subchapter I and the Department is unable, through no fault of the permittee, to issue or deny a new permit before the expiration of the previous permit.

#003 [25 Pa. Code §§ 127.412, 127.413, 127.414, 127.446 & 127.703(b)&(c)]

Permit Renewal.

- (a) The permittee shall submit a timely and complete application for renewal of the operating permit to the appropriate Regional Air Program Manager. The application for renewal of the operating permit shall be submitted at least six (6) months and not more than 18 months before the expiration date of this permit.
- (b) The application for permit renewal shall include the current permit number, a description of any permit revisions that occurred during the permit term, and any applicable requirements that were promulgated and not incorporated into the permit during the permit term. An application is complete if it contains sufficient information to begin processing the application, has the applicable sections completed and has been signed by a responsible official.
- (c) The permittee shall submit with the renewal application a fee for the processing of the application and an additional annual administrative fee as specified in 25 Pa. Code § 127.703(b) and (c). The fees shall be made payable to "The Commonwealth of Pennsylvania - Clean Air Fund" and shall be for the amount specified in the following schedule specified in 25 Pa. Code § 127.703(b) and (c).
 - (1) Three hundred dollars for applications filed during the 2000-2004 calendar years.
 - (2) Three hundred seventy-five dollars for applications filed for the calendar years beginning in 2005.
- (d) The renewal application shall also include submission of proof that the local municipality and county, in which the facility is located, have been notified in accordance with 25 Pa. Code § 127.413.
- (e) The application for renewal of the operating permit shall also include submission of supplemental compliance review forms in accordance with the requirements of 25 Pa. Code § 127.412(b) and § 127.412(j).
- (f) The permittee, upon becoming aware that any relevant facts were omitted or incorrect information was submitted in the permit application, shall promptly submit such supplementary facts or corrected information as necessary to address any requirements that become applicable to the source after the permittee submits a complete application, but prior to the date the Department takes action on the permit application.

#004 [25 Pa. Code § 127.703]

Operating Permit Fees under Subchapter I.

- (a) The permittee shall pay fees according to the following schedule specified in 25 Pa. Code § 127.703(b):
 - (1) Three hundred dollars for applications filed during the 2000-2004 calendar years.
 - (2) Three hundred seventy-five dollars for applications filed for the calendar years beginning in 2005.

This fee schedule shall apply to the processing of an application for an operating permit as well as the extension,

SECTION B. General State Only Requirements

modification, revision, renewal, and re-issuance of each operating permit or part thereof.

(b) The permittee shall pay an annual operating permit administrative fee according to the fee schedule established in 25 Pa. Code § 127.703(c).

(1) Two hundred fifty dollars for applications filed during the 1995-1999 calendar years.

(2) Three hundred dollars for applications filed during the 2000-2004 calendar years.

(3) Three hundred seventy-five dollars for applications filed during the years beginning in 2005.

(c) The applicable fees shall be made payable to "The Commonwealth of Pennsylvania - Clean Air Fund".

#005 [25 Pa. Code §§ 127.450 (a)(4) and 127.464]

Transfer of Operating Permits.

(a) This operating permit may not be transferred to another person, except in cases of transfer-of-ownership that are documented and approved by the Department.

(b) In accordance with 25 Pa. Code § 127.450(a)(4), a change in ownership of the source shall be treated as an administrative amendment if the Department determines that no other change in the permit is required and a written agreement has been submitted to the Department identifying the specific date of the transfer of permit responsibility, coverage and liability between the current and the new permittee and a compliance review form has been submitted to, and the permit transfer has been approved by, the Department.

(c) This operating permit is valid only for those specific sources and the specific source locations described in this permit.

#006 [25 Pa. Code § 127.441 and 35 P.S. § 4008]

Inspection and Entry.

(a) Upon presentation of credentials and other documents as may be required by law, the permittee shall allow the Department or authorized representatives of the Department to perform the following:

(1) Enter at reasonable times upon the permittee's premises where a source is located or emissions related activity is conducted, or where records are kept under the conditions of this permit;

(2) Have access to and copy, at reasonable times, any records that are kept under the conditions of this permit;

(3) Inspect at reasonable times, any facilities, equipment including monitoring and air pollution control equipment, practices, or operations regulated or required under this permit;

(4) Sample or monitor, at reasonable times, any substances or parameters, for the purpose of assuring compliance with the permit or applicable requirements as authorized by the Clean Air Act, the Air Pollution Control Act, or the regulations promulgated under the Acts.

(b) Pursuant to 35 P.S. § 4008, no person shall hinder, obstruct, prevent or interfere with the Department or its personnel in the performance of any duty authorized under the Air Pollution Control Act or regulations adopted thereunder including denying the Department access to a source at this facility. Refusal of entry or access may constitute grounds for permit revocation and assessment of criminal and/or civil penalties.

(c) Nothing in this permit condition shall limit the ability of the EPA to inspect or enter the premises of the permittee in accordance with Section 114 or other applicable provisions of the Clean Air Act.

#007 [25 Pa. Code §§ 127.441 & 127.444]

Compliance Requirements.

(a) The permittee shall comply with the conditions of this operating permit. Noncompliance with this permit constitutes

SECTION B. General State Only Requirements

a violation of the Clean Air Act and the Air Pollution Control Act and is grounds for one or more of the following:

- (1) Enforcement action
- (2) Permit termination, revocation and reissuance or modification
- (3) Denial of a permit renewal application

(b) A person may not cause or permit the operation of a source which is subject to 25 Pa. Code Article III unless the source(s) and air cleaning devices identified in the application for the plan approval and operating permit and the plan approval issued for the source is operated and maintained in accordance with specifications in the applications and the conditions in the plan approval and operating permit issued by the Department. A person may not cause or permit the operation of an air contamination source subject to 25 Pa. Code Chapter 127 in a manner inconsistent with good operating practices.

(c) For purposes of Sub-condition (b) of this permit condition, the specifications in applications for plan approvals and operating permits are the physical configurations and engineering design details which the Department determines are essential for the permittee's compliance with the applicable requirements in this State-Only permit. Nothing in this sub-condition shall be construed to create an independent affirmative duty upon the permittee to obtain a predetermination from the Department for physical configuration or engineering design detail changes made by the permittee.

#008 [25 Pa. Code § 127.441]

Need to Halt or Reduce Activity Not a Defense.

It shall not be a defense for the permittee in an enforcement action that it was necessary to halt or reduce the permitted activity in order to maintain compliance with the conditions of this permit.

#009 [25 Pa. Code §§ 127.442(a) & 127.461]

Duty to Provide Information.

(a) The permittee shall submit reports to the Department containing information the Department may prescribe relative to the operation and maintenance of each source at the facility.

(b) The permittee shall furnish to the Department, in writing, information that the Department may request to determine whether cause exists for modifying, revoking and reissuing, or terminating this permit, or to determine compliance with the permit. Upon request, the permittee shall also furnish to the Department copies of records that the permittee is required to maintain in accordance with this permit.

#010 [25 Pa. Code § 127.461]

Revising an Operating Permit for Cause.

This operating permit may be terminated, modified, suspended or revoked and reissued if one or more of the following applies:

- (1) The permittee constructs or operates the source subject to the operating permit so that it is in violation of the Air Pollution Control Act, the Clean Air Act, the regulations thereunder, a plan approval, a permit or in a manner that causes air pollution.
- (2) The permittee fails to properly or adequately maintain or repair an air pollution control device or equipment attached to or otherwise made a part of the source.
- (3) The permittee has failed to submit a report required by the operating permit or an applicable regulation.
- (4) The EPA determines that the permit is not in compliance with the Clean Air Act or the regulations thereunder.

#011 [25 Pa. Code §§ 127.450 & 127.462]

Operating Permit Modifications

- (a) The permittee is authorized to make administrative amendments, minor operating permit modifications and

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significant operating permit modifications, under this permit, as outlined below:

(b) Administrative Amendments. The permittee shall make administrative operating permit amendments (as defined in 25 Pa. Code § 127.450(a)), according to procedures specified in § 127.450 unless precluded by the Clean Air Act or its regulations.

(c) Minor Operating Permit Modifications. The permittee shall make minor operating permit modifications (as defined 25 Pa. Code § 121.1) in accordance with 25 Pa. Code § 127.462.

(d) Permit modifications which do not qualify as minor permit modifications under 25 Pa. Code § 127.541 will be treated as a significant operating permit revision subject to the public notification procedures in §§ 127.424 and 127.425.

#012 [25 Pa. Code § 127.441]

Severability Clause.

The provisions of this permit are severable, and if any provision of this permit is determined by a court of competent jurisdiction to be invalid or unenforceable, such a determination will not affect the remaining provisions of this permit.

#013 [25 Pa. Code § 127.449]

De Minimis Emission Increases.

(a) This permit authorizes de minimis emission increases in accordance with 25 Pa. Code § 127.449 so long as the permittee provides the Department with seven (7) days prior written notice before commencing any de minimis emissions increase. The written notice shall:

(1) Identify and describe the pollutants that will be emitted as a result of the de minimis emissions increase.

(2) Provide emission rates expressed in tons per year and in terms necessary to establish compliance consistent with any applicable requirement.

(b) The Department may disapprove or condition de minimis emission increases at any time.

(c) Except as provided below in (d), the permittee is authorized to make de minimis emission increases (expressed in tons per year) up to the following amounts without the need for a plan approval or prior issuance of a permit modification:

(1) Four tons of carbon monoxide from a single source during the term of the permit and 20 tons of carbon monoxide at the facility during the term of the permit.

(2) One ton of NO_x from a single source during the term of the permit and 5 tons of NO_x at the facility during the term of the permit.

(3) One and six-tenths tons of the oxides of sulfur from a single source during the term of the permit and 8.0 tons of oxides of sulfur at the facility during the term of the permit.

(4) Six-tenths of a ton of PM₁₀ from a single source during the term of the permit and 3.0 tons of PM₁₀ at the facility during the term of the permit. This shall include emissions of a pollutant regulated under Section 112 of the Clean Air Act unless precluded by the Clean Air Act, the regulations thereunder or 25 Pa. Code Article III.

(5) One ton of VOCs from a single source during the term of the permit and 5.0 tons of VOCs at the facility during the term of the permit. This shall include emissions of a pollutant regulated under Section 112 of the Clean Air Act unless precluded by the Clean Air Act, the regulations thereunder or 25 Pa. Code Article III.

(6) Other sources and classes of sources determined to be of minor significance by the Department.

(d) In accordance with § 127.14, the permittee is authorized to install the following minor sources without the need for a plan approval or permit modification:

SECTION B. General State Only Requirements

- (1) Air conditioning or ventilation systems not designed to remove pollutants generated or released from other sources.
 - (2) Combustion units rated at 2,500,000 or less Btu per hour of heat input.
 - (3) Combustion units with a rated capacity of less than 10,000,000 Btu per hour heat input fueled by natural gas supplied by a public utility or by commercial fuel oils which are No. 2 or lighter, viscosity less than or equal to 5.82 c St, and which meet the sulfur content requirements of 25 Pa. Code §123.22 (relating to combustion units). For purposes of this permit, commercial fuel oil shall be virgin oil which has no reprocessed, recycled or waste material added.
 - (4) Space heaters which heat by direct heat transfer.
 - (5) Laboratory equipment used exclusively for chemical or physical analysis.
 - (6) Other sources and classes of sources determined to be of minor significance by the Department.
- (e) This permit does not authorize de minimis emission increases if the emissions increase would cause one or more of the following:
- (1) Increase the emissions of a pollutant regulated under Section 112 of the Clean Air Act except as authorized in Subparagraphs (c)(4) and (5) of this permit condition.
 - (2) Subject the facility to the prevention of significant deterioration requirements in 25 Pa. Code Chapter 127, Subchapter D and/or the new source review requirements in Subchapter E.
 - (3) Violate any applicable requirement of this permit, the Air Pollution Control Act, the Clean Air Act, or the regulations promulgated under either of the acts.
- (f) Emissions authorized under this permit condition shall be included in the monitoring, recordkeeping and reporting requirements of this permit.
- (g) Except for de minimis emission increases, installation of minor sources made pursuant to this permit condition and Plan Approval Exemptions under 25 Pa. Code § 127.14 (relating to exemptions), the permittee is prohibited from making changes or engaging in activities that are not specifically authorized under this permit without first applying for a plan approval. In accordance with § 127.14(b), a plan approval is not required for the construction, modification, reactivation, or installation of the sources creating the de minimis emissions increase.
- (h) The permittee may not meet de minimis emission threshold levels by offsetting emission increases or decreases at the same source.

#014 [25 Pa. Code § 127.3]

Operational Flexibility.

The permittee is authorized to make changes within the facility in accordance with the regulatory provisions outlined in 25 Pa. Code § 127.3 (relating to operational flexibility) to implement the operational flexibility requirements provisions authorized under Section 6.1(i) of the Air Pollution Control Act and the operational flexibility terms and conditions of this permit. The provisions in 25 Pa. Code Chapter 127 which implement the operational flexibility requirements include the following:

- (1) Section 127.14 (relating to exemptions)
- (2) Section 127.447 (relating to alternative operating scenarios)
- (3) Section 127.448 (relating to emissions trading at facilities with Federally enforceable emissions caps)
- (4) Section 127.449 (relating to de minimis emission increases)
- (5) Section 127.450 (relating to administrative operating permit amendments)

SECTION B. General State Only Requirements

(6) Section 127.462 (relating to minor operating permit modifications)

(7) Subchapter H (relating to general plan approvals and general operating permits)

#015 [25 Pa. Code § 127.11]

Reactivation

(a) The permittee may not reactivate a source that has been out of operation or production for at least one year unless the reactivation is conducted in accordance with a plan approval granted by the Department or in accordance with reactivation and maintenance plans developed and approved by the Department in accordance with 25 Pa. Code § 127.11a(a).

(b) A source which has been out of operation or production for more than five (5) years but less than 10 years may be reactivated and will not be considered a new source if the permittee satisfies the conditions specified in 25 Pa. Code § 127.11a(b).

#016 [25 Pa. Code § 127.36]

Health Risk-based Emission Standards and Operating Practice Requirements.

(a) When needed to protect public health, welfare and the environment from emissions of hazardous air pollutants from new and existing sources, the permittee shall comply with the health risk-based emission standards or operating practice requirements imposed by the Department, except as precluded by §§ 6.6(d)(2) and (3) of the Air Pollution Control Act [35 P.S. § 4006.6(d)(2) and (3)].

(b) A person challenging a performance or emission standard established by the Department has the burden to demonstrate that performance or emission standard does not meet the requirements of Section 112 of the Clean Air Act.

#017 [25 Pa. Code § 121.9]

Circumvention.

No person may permit the use of a device, stack height which exceeds good engineering practice stack height, dispersion technique or other technique which, without resulting in reduction of the total amount of air contaminants emitted, conceals or dilutes an emission of air contaminants which would otherwise be in violation of 25 Pa. Code Article III, except that with prior approval of the Department, the device or technique may be used for control of malodors.

#018 [25 Pa. Code §§ 127.402(d) & 127.442]

Reporting Requirements.

(a) The permittee shall comply with the applicable reporting requirements of the Clean Air Act, the regulations thereunder, the Air Pollution Control Act and 25 Pa. Code Article III including Chapters 127, 135 and 139.

(b) The permittee shall submit reports to the Department containing information the Department may prescribe relative to the operation and maintenance of any air contamination source.

(c) Reports, test data, monitoring data, notifications and requests for renewal of the permit shall be submitted to the:

Regional Air Program Manager
PA Department of Environmental Protection
(At the address given in the permit transmittal letter, or otherwise notified)

(d) Any records or information including applications, forms, or reports submitted pursuant to this permit condition shall contain a certification by a responsible official as to truth, accuracy and completeness. The certifications submitted under this permit shall require a responsible official of the facility to certify that based on information and belief formed after reasonable inquiry, the statements and information in the documents are true, accurate and complete.

(e) Any records, reports or information submitted to the Department shall be available to the public except for such

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records, reports or information which meet the confidentiality requirements of § 4013.2 of the Air Pollution Control Act and §§ 112(d) and 114(c) of the Clean Air Act. The permittee may not request a claim of confidentiality for any emissions data generated for the facility.

#019 [25 Pa. Code §§ 127.441(c) & 135.5]

Sampling, Testing and Monitoring Procedures.

(a) The permittee shall comply with the monitoring, recordkeeping or reporting requirements of 25 Pa. Code Chapter 139 and the other applicable requirements of 25 Pa. Code Article III and additional requirements related to monitoring, reporting and recordkeeping required by the Clean Air Act and the regulations thereunder including the Compliance Assurance Monitoring requirements of 40 CFR Part 64, where applicable.

(b) Unless alternative methodology is required by the Clean Air Act and regulations adopted thereunder, sampling, testing and monitoring required by or used by the permittee to demonstrate compliance with any applicable regulation or permit condition shall be conducted in accordance with the requirements of 25 Pa. Code Chapter 139.

#020 [25 Pa. Code §§ 127.441(c) and 135.5]

Recordkeeping.

(a) The permittee shall maintain and make available, upon request by the Department, the following records of monitored information:

- (1) The date, place (as defined in the permit) and time of sampling or measurements.
- (2) The dates the analyses were performed.
- (3) The company or entity that performed the analyses.
- (4) The analytical techniques or methods used.
- (5) The results of the analyses.
- (6) The operating conditions as existing at the time of sampling or measurement.

(b) The permittee shall retain records of any required monitoring data and supporting information for at least five (5) years from the date of the monitoring, sample, measurement, report or application. Supporting information includes the calibration data and maintenance records and original strip-chart recordings for continuous monitoring instrumentation, and copies of reports required by the permit.

(c) The permittee shall maintain and make available to the Department upon request, records including computerized records that may be necessary to comply with the reporting, recordkeeping and emission statement requirements in 25 Pa. Code Chapter 135 (relating to reporting of sources). In accordance with 25 Pa. Code Chapter 135, § 135.5, such records may include records of production, fuel usage, maintenance of production or pollution control equipment or other information determined by the Department to be necessary for identification and quantification of potential and actual air contaminant emissions.

#021 [25 Pa. Code § 127.441(a)]

Property Rights.

This permit does not convey any property rights of any sort, or any exclusive privileges.

#022 [25 Pa. Code § 127.447]

Alternative Operating Scenarios.

The permittee is authorized to make changes at the facility to implement alternative operating scenarios identified in this permit in accordance with 25 Pa. Code § 127.447.

SECTION C. Site Level Requirements

I. RESTRICTIONS.

Emission Restriction(s).

001 [25 Pa. Code §121.7]

Prohibition of air pollution.

The permittee shall not cause or permit air pollution as that term is defined in the Air Pollution Control Act (35 P.S. § 4003).

002 [25 Pa. Code §123.1]

Prohibition of certain fugitive emissions

The permittee shall ensure that emission into the outdoor atmosphere of fugitive air contaminants does not occur from any source, except for the following:

- (a) Construction or demolition of buildings or structures.
- (b) Grading, paving, and maintenance of roads and streets.
- (c) Use of roads and streets. Emissions from material in or on trucks, railroad cars, and other vehicular equipment are not considered as emissions from use of roads and streets.
- (d) Clearing of land.
- (e) Stockpiling of materials.
- (f) Open burning operations, as specified in 25 Pa. Code § 129.14 (see Condition # 007(a)–(g), Section C, of this permit).
- (g) Blasting in open pit mines. Emissions from drilling are not considered as emissions from blasting.
- (h) Coke oven batteries, provided that the fugitive air contaminant emissions from any coke oven battery comply with the standards for visible fugitive emissions in 25 Pa. Code §§ 123.44 and 129.15.
- (i) Sources and classes of sources other than those indicated in (a)–(h), above, for which the operator has obtained a determination from the Department, in accordance with 25 Pa. Code § 123.1(b), that fugitive air contaminant emissions from the sources, after appropriate controls, meet the following requirements:
 - (1) The emissions are of minor significance with respect to causing air pollution.
 - (2) The emissions are not preventing or interfering with the attainment or maintenance of any ambient air quality standard.

003 [25 Pa. Code §123.2]

Fugitive particulate matter

The permittee shall ensure that emission into the outdoor atmosphere of fugitive particulate matter (PM) from a source(s) specified in 25 Pa. Code § 123.1 (see Condition # 002(a)–(i), Section C, of this permit) occurs in such a manner that the emission is not visible at the point it passes outside the person's property.

004 [25 Pa. Code §123.31]

Limitations

The permittee shall ensure that emission into the outdoor atmosphere of any malodorous air contaminants from any source occurs in such a manner that the malodors are not detectable outside the property of the person on whose land the source is being operated.

005 [25 Pa. Code §123.41]

Limitations

The permittee shall ensure that emission into the outdoor atmosphere of visible air contaminants from any source occurs in such a manner that the opacity of the emission is neither of the following:

- (a) Equal to or greater than 20% for a period or periods aggregating more than 3 minutes in any 1 hour.
- (b) Equal to or greater than 60% at any time.

SECTION C. Site Level Requirements

006 [25 Pa. Code §123.42]

Exceptions

The emission restrictions specified in 25 Pa. Code § 123.41 (see Condition # 005(a)–(b), Section C, of this permit) shall not apply to a visible air contaminant emission in either of the following instances:

- (a) When the presence of uncombined water is the only reason for failure of the emission to meet the restrictions.
- (b) When the emission results from a source(s) specified in 25 Pa. Code § 123.1 (see Condition # 002(a)–(i), Section C, of this permit).

007 [25 Pa. Code §129.14]

Open burning operations

The permittee shall not perform any open burning activities, except for the following:

- (a) A fire set to prevent or abate a fire hazard, when approved by the Department and set by or under the supervision of a public officer.
- (b) Any fire set for the purpose of instructing personnel in fire fighting, when approved by the Department.
- (c) A fire set for the prevention and control of disease or pests, when approved by the Department.
- (d) A fire set in conjunction with the production of agricultural commodities in their unmanufactured state on the premises of the farm operation.
- (e) A fire set for the purpose of burning domestic refuse, when the fire is on the premises of a structure occupied solely as a dwelling by two families or less and when the refuse results from the normal occupancy of the structure.
- (f) A fire set solely for recreational or ceremonial purposes.
- (g) A fire set solely for cooking food.

II. TESTING REQUIREMENTS.

008 [25 Pa. Code §127.441]

Operating permit terms and conditions.

- (a) If at any time the Department has cause to believe that air contaminant emissions from any source(s) listed in Sections A or G, of this permit, may be in excess of the restrictions specified in this permit or established pursuant to any applicable rule or regulation contained in 25 Pa. Code, Subpart C, Article III, the permittee shall be required to perform whatever test(s) is deemed necessary by the Department to determine the actual emission rate(s).
- (b) The permittee shall perform any test(s) required in (a), above, in accordance with the provisions of 25 Pa. Code Chapter 139, when applicable, and any restrictions or limitations established by the Department at such time as it notifies the permittee that testing is required.

III. MONITORING REQUIREMENTS.

009 [25 Pa. Code §123.43]

Measuring techniques

The permittee may measure visible air contaminant emissions using either of the following:

- (a) A device approved by the Department and maintained to provide accurate opacity measurements.
- (b) Observers, trained and qualified to measure plume opacity with the naked eye or with the aid of any devices approved by the Department.

010 [25 Pa. Code §127.441]

Operating permit terms and conditions.

SECTION C. Site Level Requirements

- (a) The permittee shall monitor this facility, at least once per operating day, for the following:
- (1) Odors, which may be objectionable (as per 25 Pa. Code § 123.31; see Condition # 004, Section C, of this permit).
 - (2) Visible air contaminant emissions (as per 25 Pa. Code §§ 123.41 and 123.42; see Conditions # 005–006, Section C, of this permit, respectively).
 - (3) Fugitive air contaminant emissions (as per 25 Pa. Code §§ 123.1 and 123.2; see Conditions # 002–003, Section C, of this permit, respectively).
- (b) Objectionable odors, visible air contaminant emissions, and/or fugitive air contaminant emissions that are caused or may be caused by operations at the facility shall:
- (1) Be investigated.
 - (2) Be reported to the facility management, or individual(s) designated by the permittee.
 - (3) Have appropriate corrective action taken (for emissions that originate on-site).
 - (4) Be recorded in a permanent written log.
- (c) At the end of 6 months, upon the permittee's request, the Department will determine the feasibility of decreasing the frequency of monitoring to weekly for the next 6-month period.
- (d) At the end of the second 6-month period, upon the permittee's request, the Department will determine the feasibility of decreasing the frequency of monitoring to monthly.
- (e) The Department reserves the right to change the above monitoring requirements at any time, based on, but not limited to, the review of complaints, monitoring results, and/or Department findings.

IV. RECORDKEEPING REQUIREMENTS.

011 [25 Pa. Code §127.441]

Operating permit terms and conditions.

The permittee shall maintain all records, reports, and analysis results generated in compliance with the requirements of any section of this permit in accordance with Condition # 020(b), Section B, of this permit, and shall make them available to the Department upon written or verbal request within a reasonable time.

012 [25 Pa. Code §127.441]

Operating permit terms and conditions.

(a) The permittee shall maintain records of all monitoring of odors, visible air contaminant emissions, and fugitive air contaminant emissions for this facility, including deviations from the conditions found in Conditions # 002–005, Section C, of this permit. All records of deviations shall include, at a minimum, the following items for each incident:

- (1) A description of the deviation.
- (2) The source(s) and/or associated air pollution control device(s) and location(s).
- (3) The duration (including the starting and ending date(s) and times).
- (4) The cause(s).
- (5) The corrective action(s) taken, if necessary to abate the situation and prevent future occurrences.

(b) The permittee shall maintain records of the monitoring in a Department-approved format and time frame.

SECTION C. Site Level Requirements

013 [25 Pa. Code §127.441]

Operating permit terms and conditions.

The permittee shall maintain records of all of this facility's emission increases, including the following types, in accordance with 25 Pa. Code § 127.449:

- (a) De minimis emission increases without notification to the Department.
- (b) De minimis emission increases with notification to the Department, via letter.
- (c) Emission increases resulting from a Request for Determination of Changes of Minor Significance and Exemption from Plan Approval/Operating Permit (RFD) to the Department.
- (d) Emission increases resulting from the issuance of a plan approval and subsequent operating permit.

V. REPORTING REQUIREMENTS.

014 [25 Pa. Code §127.441]

Operating permit terms and conditions.

- (a) The permittee shall, within 2 hours of discovery of any occurrence, notify the Department, at (484) 250-5920, of any malfunction(s) of a source(s) and/or associated air pollution control device(s) listed in Sections A or G, of this permit, that results in, or may possibly result in, the emission of air contaminants in excess of the restrictions specified in this permit or established pursuant to any applicable rule or regulation contained in 25 Pa. Code, Subpart C, Article III.
- (b) The permittee shall immediately report to the Department, by telephone at the above number, any malfunction(s) that occurs at this facility and poses an imminent danger to public health, safety, welfare, and the environment, or would violate permit conditions if the source(s) and/or associated air pollution control device(s) were to continue to operate after the malfunction(s).
- (c) The permittee shall submit, to the Department, a written report within 2 working days following the notification of the incident. The report shall include, at a minimum, the following:
 - (1) A description of the malfunction(s).
 - (2) The source(s) and/or associated air pollution control device(s) and location(s).
 - (3) The duration (including the starting and ending date(s) and time(s)).
 - (4) The cause(s).
 - (5) The emission(s).
 - (6) Any corrective action(s) taken.

015 [25 Pa. Code §127.441]

Operating permit terms and conditions.

[Additional authority for this permit condition is also derived from 40 C.F.R. Part 68.]

- (a) If required by Section 112(r) of the Clean Air Act, the permittee shall develop and implement an accidental release program consistent with all applicable provisions of the Clean Air Act, 40 C.F.R. Part 68 (relating to chemical accident prevention provisions), and the Federal Chemical Safety Information, Site Security, and Fuels Regulatory Relief Act (P.L. 106-40).
- (b) The permittee shall prepare and implement a Risk Management Plan (RMP) that meets all applicable provisions of Section 112(r) of the Clean Air Act, 40 C.F.R. Part 68, and the Federal Chemical Safety Information, Site Security, and Fuels Regulatory Relief Act when a regulated substance listed in 40 C.F.R. § 68.130 is present in a process in more than the threshold quantity at this facility. The permittee shall submit the RMP to the EPA according to the following schedule and

SECTION C. Site Level Requirements

requirements:

- (1) The permittee shall submit the first RMP to a central point specified by EPA no later than the latest of the following:
 - (i) Three (3) years after the date on which a regulated substance is first listed in 40 C.F.R. § 68.130.
 - (ii) The date on which a regulated substance is first present above a threshold quantity in a process.
- (2) The permittee shall submit any additional relevant information requested by the Department or EPA concerning the RMP and shall make subsequent submissions of RMPs in accordance with 40 C.F.R. § 68.190.
- (3) The permittee shall certify that the RMP is accurate and complete in accordance with all applicable provisions of 40 C.F.R. Part 68, including a checklist addressing the required elements of a complete RMP.
- (c) As used in this permit condition, the term "process" shall be as defined in 40 C.F.R. § 68.3. The term "process" means any activity involving a regulated substance including any use, storage, manufacturing, handling, or on-site movement of such substances, or any combination of these activities. For purposes of this definition, any group of vessels that are interconnected, or separate vessels that are located such that a regulated substance could be involved in a potential release, shall be considered a single process.
- (d) If this facility is subject to 40 C.F.R. Part 68, as part of the certification required under this permit, the permittee shall perform the following:
 - (1) Submit a compliance schedule for satisfying all applicable provisions of 40 C.F.R. Part 68 by the date specified in 40 C.F.R. § 68.10(a).
 - (2) Certify that the facility is in compliance with all applicable provisions of 40 C.F.R. Part 68 including the registration and submission of the RMP.
- (e) If the facility is subject to 40 C.F.R. Part 68, the permittee shall maintain records supporting the implementation of an accidental release program for 5 years in accordance with 40 C.F.R. § 68.200.
- (f) When the facility is subject to the accidental release program provisions of Section 112(r) of the Clean Air Act and 40 C.F.R. Part 68, appropriate enforcement action will be taken by the Department if the permittee fails to register and submit the RMP or a revised plan pursuant to 40 C.F.R. Part 68.

016 [25 Pa. Code §135.3]

Reporting

- (a) If the permittee has been previously advised by the Department to submit a source report, the permittee shall submit by March 1, of each year, a source report for the preceding calendar year. The report shall include information from each previously-reported source(s), a new source(s) that was first operated during the preceding calendar year, and each source(s) modified during the same period that was not previously reported, including any source(s) listed in Section G, of this permit.
- (b) The permittee may request an extension of time from the Department for the filing of a source report, and the Department may grant the extension for reasonable cause.

VI. WORK PRACTICE REQUIREMENTS.

017 [25 Pa. Code §127.441]

Operating permit terms and conditions.

[Additional authority for this permit condition is also derived from 25 Pa. Code § 123.1(c).]

The permittee shall take all reasonable actions to prevent PM from a source(s) specified in 25 Pa. Code § 123.1 (see Condition # 002(a)–(i), Section C, of this permit), from becoming airborne. These actions shall include, but not be limited to, the following:

SECTION C. Site Level Requirements

- (a) Use, where possible, of water or suitable chemicals, for control of dust in the demolition of buildings or structures, construction operations, the grading of roads, or the clearing of land.
- (b) Application of asphalt, oil, water, or suitable chemicals on dirt roads, material stockpiles, and other surfaces that may give rise to airborne dusts.
- (c) Paving and maintenance of roadways.
- (d) Prompt removal of earth or other material from paved roads onto which earth or other material has been transported by trucking or earth moving equipment, erosion by water, or other means.

018 [25 Pa. Code §127.441]

Operating permit terms and conditions.

[Additional authority for this permit condition is also derived from 25 Pa. Code §§ 127.443(b) and 127.444.]

The permittee shall ensure that the source(s) and associated air pollution control device(s) listed in Sections A and G, of this permit, are operated and maintained in a manner consistent with good safety, operating and maintenance, and air pollution control practices, as applicable, and in accordance with the manufacturers' specifications.

019 [25 Pa. Code §127.441]

Operating permit terms and conditions.

The permittee shall immediately, upon discovery, implement measures, which may include the application for the installation of an air pollution control device(s), if necessary, to reduce the air contaminant emissions to within applicable restrictions, if at any time the operation of a source(s) listed in Sections A or G, of this permit, is causing the emission of air contaminants in excess of the restrictions specified in this permit or established pursuant to any applicable rule or regulation contained in 25 Pa. Code, Subpart C, Article III.

020 [25 Pa. Code §127.441]

Operating permit terms and conditions.

The permittee may not modify any air contaminant system identified in Sections A or G, of this permit, prior to obtaining Department approval, except those modifications authorized by Condition # 013(g), Section B, of this permit.

VII. ADDITIONAL REQUIREMENTS.

No additional requirements exist except as provided in other sections of this permit including Section B (State Only General Requirements).

VIII. COMPLIANCE CERTIFICATION.

No additional compliance certifications exist except as provided in other sections of this permit including Section B (relating to State Only General Requirements).

IX. COMPLIANCE SCHEDULE.

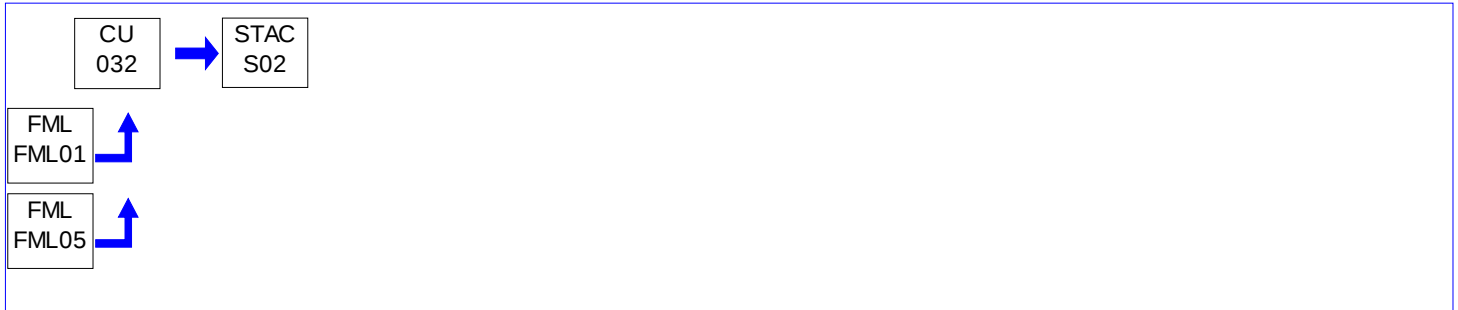
No compliance milestones exist.

**SECTION D. Source Level Requirements**

Source ID: 032

Source Name: CLEAVER-BROOKS BOILER (#3)

Source Capacity/Throughput:	12.553	MMBTU/HR	
	12.553	MCF/HR	Natural Gas
	89.660	Gal/HR	#2 Oil

**I. RESTRICTIONS.****Emission Restriction(s).****# 001 [25 Pa. Code §123.11]****Combustion units**

The permittee shall ensure that emission into the outdoor atmosphere of PM from this boiler occurs in such a manner that the rate of the emission does not exceed 0.4 lbs/mmBtu heat input.

Fuel Restriction(s).**# 002 [25 Pa. Code §127.441]****Operating permit terms and conditions.**

[Additional authority for this permit condition is also derived from 25 Pa. Code § 123.22(e)(2).]

(a) The permittee shall ensure that natural gas and No. 2 fuel oil are the only fuels consumed by this boiler.

(b) The sulfur content of the No. 2 fuel oil shall not exceed the following:

(1) 0.3%, by weight, except as specified in (b)(2), below.

(2) 0.05%, by weight, on or after July 1, 2016.

(c) The permittee shall ensure that the boiler consumes No. 2 fuel oil only during periods of gas curtailment or supply interruption,¹ startups, or periodic testing on No. 2 fuel oil. The periodic testing on No. 2 fuel oil shall not exceed 48 hours during any calendar year.

[Compliance with this streamlined permit condition also assures compliance with 25 Pa. Code § 123.22(e)(1) and that the permittee will not be subject to the provisions of 40 C.F.R. Part 63, Subpart JJJJJJ.]

¹ As defined in 40 C.F.R. § 63.11237.

II. TESTING REQUIREMENTS.**# 003 [25 Pa. Code §127.441]****Operating permit terms and conditions.**

[Additional authority for this permit condition is also derived from 25 Pa. Code § 139.16(1) and (3).]

(a) The following testing requirements are applicable to the No. 2 fuel oil consumed by this boiler:

(1) The fuel sample shall be collected in a manner that provides a representative sample. Upon the request of a Department official, the permittee shall collect the sample employing the procedures and equipment specified in ASTM International (ASTM) Standard D4057 or D4177, as appropriate.

SECTION D. Source Level Requirements

(2) Unless an alternative method(s) is approved by the Department, in writing, only ASTM standard D129, D1266, D1552, D2622, and D4294 may be used to determine the sulfur content of the No. 2 fuel oil.

(b) The testing requirements indicated in (a)(1)–(2), above, shall be waived for a given shipment of No. 2 fuel oil in the event that the permittee obtains either a laboratory analysis or other certification (e.g., delivery receipt) from the fuel supplier indicating the maximum sulfur content of the No. 2 fuel oil.

III. MONITORING REQUIREMENTS.

004 [25 Pa. Code §127.441]

Operating permit terms and conditions.

The permittee shall monitor the following operating parameters for this boiler:

- (a) The hours of operation on a monthly basis.
- (b) The amount of natural gas consumed on a monthly basis.
- (c) The following when consuming No. 2 fuel oil:
 - (1) The type of operation (i.e., those indicated in Condition # 002(c), Section D (under Source ID 032), of this permit), on an operating day basis.
 - (2) The hours of operation when performing periodic testing, on an operating day basis.
 - (3) The amount consumed on a monthly basis.

IV. RECORDKEEPING REQUIREMENTS.

005 [25 Pa. Code §127.441]

Operating permit terms and conditions.

The permittee shall maintain records of the following operating parameters for this boiler:

- (a) The hours of operation on a monthly basis.
- (b) The amount of natural gas consumed on a monthly basis, calculated using a Department-approved method.
- (c) The following when consuming No. 2 fuel oil:
 - (1) The type of operation, on an operating day basis.
 - (2) The hours of operation when performing periodic testing, on an operating day, monthly, and annual (i.e., calendar-year) basis.
 - (3) The amount consumed on a monthly basis, calculated using a Department-approved method.

006 [25 Pa. Code §127.441]

Operating permit terms and conditions.

The permittee shall maintain records of the corresponding laboratory analysis or other certification from the fuel supplier for each shipment of No. 2 fuel oil received for this boiler. The laboratory analysis or other certification shall specify the maximum sulfur content (% by weight, or ppm, by weight) of the No. 2 fuel oil.

V. REPORTING REQUIREMENTS.

No additional reporting requirements exist except as provided in other sections of this permit including Section B (State Only General Requirements).

**SECTION D. Source Level Requirements****VI. WORK PRACTICE REQUIREMENTS.**

No additional work practice requirements exist except as provided in other sections of this permit including Section B (State Only General Requirements).

VII. ADDITIONAL REQUIREMENTS.

007 [25 Pa. Code §127.441]

Operating permit terms and conditions.

This source consists of a natural gas- (primary fuel) and No. 2 fuel oil- (auxiliary fuel) fired boiler, model no. CB600-300, manufactured by Cleaver-Brooks, Inc. The boiler is rated at 12.553 mmBtu/hr heat input and is located in Building #7.



SECTION E. Alternative Operation Requirements.

No Alternative Operations exist for this State Only facility.

**SECTION F. Emission Restriction Summary.**

Source Id	Source Description
032	CLEAVER-BROOKS BOILER (#3)
Emission Limit	
0.400 Lbs/MMBTU	Heat Input
	TSP

Site Emission Restriction Summary

Emission Limit	Pollutant
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SECTION G. Miscellaneous.

(a) Previously-issued Operating Permit No. 46-302-041 serves as the basis for certain terms and conditions set forth in this permit.

(b) Pursuant to Condition # 010(d), Section C, of this permit, on May 22, 2009, the Department reduced the frequency of monitoring the facility for objectionable odors, visible air contaminant emissions, and fugitive air contaminant emissions to "at least once per month." The Department reserves the right to change this frequency of monitoring pursuant to Condition # 010(e), Section C, of this permit.

(c) The following sources have been determined by the Department to be insignificant sources of air emissions and, therefore, do not require additional restrictions, monitoring, or recordkeeping. They are still subject to any applicable federal, state, and local regulations, including those indicated in Section C, of this permit:

(1) Three boilers, as follows:

Manufacturer	Serial/Model No.	Rated Heat Input	Fuel Type(s) ²	Location	Former Source ID
Keeler Boiler Works	Serial No. 9931	4.0 mmBtu/hr	NG/No.2	Building #7	031 (part of)
Keeler Boiler Works	Serial No. 11805	4.0 mmBtu/hr	NG/No.2	Building #7	031 (part of)
Webster Eng. & Mfg. Co.	Model No. 44057	4.06 mmBtu/hr	NG	Building #35	033

		12.06 mmBtu/hr			

(2) Nine indirect-fired water heaters, as follows:

Manufacturer	Model No.	Rated Heat Input	Fuel Type ²	Location	Former Source ID
Crown Boiler Co.	BWC120ENVTIPSU	120 mBtu/hr	NG	Building #24	
Crown Boiler Co.	BWC120ENVTIPSU	120 mBtu/hr	NG	Building #27	
Crown Boiler Co.	BWC120ENVTIPSU	120 mBtu/hr	NG	Building #41	
SnyderGeneral Corp.	PGDB06OH150IN	150 mBtu/hr	NG	Building #28	034A
SnyderGeneral Corp.	PGDB06OH150IN	150 mBtu/hr	NG	Building #28	034A
Weil McLain	480	476 mBtu/hr	No.2	Building #31	034A
Weil McLain	BG 884w Series 1	1,435 mBtu/hr	NG	Building #18	034A
Weil McLain	BG 884w Series 1	1,435 mBtu/hr	NG	Building #18	034A
York	P2UGD10N09001A	90 mBtu/hr	NG	Building #43	034A

		4.096 mmBtu/hr			

(3) Eighteen space heaters, as follows:

Manufacturer	Model No.	Rated Heat Input	Fuel Type ²	Quantity	Location	Former Source ID
Addison Prod. Co.	GHC075A	75 mBtu/hr	NG	1	Building #32	
Reznor, LLC	B200	200 mBtu/hr	NG	5	Building #32	101B (2 of the 5)
Reznor, LLC	B250	250 mBtu/hr	NG	11	Building #32	101B
Reznor, LLC	UDAP 75	75 mBtu/hr	Propane	1	Building #33	

		3.9 mmBtu/hr				

(4) Four fuel ASTs associated with the Cleaver-Brooks boiler (Source ID 032) and (b)(1)–(3), above, as follows:

Fuel Stored ²	Capacity (gals)	Quantity	Location
No.2	1,000	1	Building #7
No.2	275	1	Building #31
Propane	120	2	Building #33

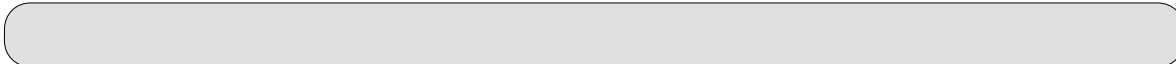
² NG = natural gas; No.2 = No. 2 fuel oil

SECTION G. Miscellaneous.

- (5) Three electric space heaters (located in Buildings #16, 17, and 40).
- (6) Maintenance and upkeep activities.
- (7) Laboratory equipment.

(d) This permit (APS ID 890568, Auth ID 1107318) is an Administrative Amendment to State Only Operating Permit No. 46-00160, originally issued on November 17, 2003 (APS ID 346074, Auth ID 354880); previously renewed on May 22, 2009 (APS ID 346074, Auth ID 733381), and December 29, 2014 (APS ID 754006, Auth ID 989415); and previously amended on September 15, 2011 (APS ID 754006, Auth ID 886169). The following is a listing of the changes reflected in this permit:

- (1) The federal tax ID/plant code on the cover page of the previously-renewed permit (same location in this permit) has been changed to 47-2453614-3.
- (2) The owner name on the cover page of the previously-renewed permit (same location in this permit) has been changed to 300 Brookside Commercial, LP.
- (3) The plant name on the cover page of the previously-renewed permit (same location in this permit) has been changed to 300 Brookside Commercial / Ambler.
- (4) The SIC code on the cover page of the previously-renewed permit (same location in this permit) has been changed to 6531 [Finance, Insurance, and Real Estate—Real Estate Agents and Managers].
- (5) The responsible official and permit contact person on the cover page of the previously-renewed permit (same location in this permit) have been changed to Matt Sigel, General Partner, (267) 436-3359.
- (6) The citation for Condition # 017, Section C, of the previously-renewed permit (same condition number in this permit), has been changed from 25 Pa. Code § 123.1 to 25 Pa. Code § 127.441 (with an additional authority citation to 25 Pa. Code § 123.1(c)).



***** End of Report *****
