



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
AIR QUALITY PROGRAM

PLAN APPROVAL

Issue Date: April 12, 2023 Effective Date: April 18, 2026
Revision Date: April 13, 2026 Expiration Date: October 14, 2026
Revision Type: Extension

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 construct, install, modify or reactivate the air emission source(s) more fully described in the site inventory list. This Facility is subject to all terms and conditions specified in this plan approval. Nothing in this plan approval 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 plan approval condition is set forth in brackets. All terms and conditions in this permit are federally enforceable unless otherwise designated as "State-Only" requirements.

Plan Approval No. 46-0299B

Federal Tax Id - Plant Code: 82-2997133

Owner Information

Name: INNOVATION 411 FEE OWNER LLC
Mailing Address: 411 SWEDELAND RD
KING OF PRUSSIA, PA 19406-2787

Plant Information

Plant: INNOVATION 411/UPPER MERION
Location: 46 Montgomery County 46955 Upper Merion Township
SIC Code: 6552 Fin, Ins & Real Est - Subdividers And Developers, Nec

Operator

Name: CBRE, INC [If different from owner]
Mailing Address: 411 SWEDELAND RD
KING OF PRUSSIA, PA 19406

Responsible Official

Name: RICHARD HEANY
Title: PRESIDENT
Phone: (610) 992 - 5864 Email: rheany@mlpventures.com

Plan Approval Contact Person

Name: HOLLY BURKITT
Title: GENERAL MANAGER
Phone: (860) 549 - 6626 Email: Holly.burkitt@cbre.com

[Signature] _____
JILLIAN A. GALLAGHER, SOUTHEAST REGION AIR PROGRAM MANAGER



Plan Approval Description

Plan Approval for the installation of new 4,000-kW EPA Tier 2-certified diesel-fired electric generator (EGEN) at 411 Swedeland Rd., King of Prussia, PA. The EGEN will be located outside of Bldg. 32 and will be used for emergency/standby purposes to serve the chilled water expansion project.



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Note: These same sub-sections are repeated for each source!

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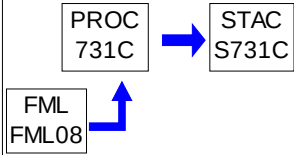
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**SECTION A. Plan Approval Inventory List**

Source ID	Source Name	Capacity/Throughput	Fuel/Material
731C	4,000 KW DIESEL-FIRED ELECTRIC GENERATOR - CHILLER EXPANSION	271.000 Gal/HR	Diesel Fuel
FML08	4,000 KW ELECTRIC GENERATOR FUEL TANK		
S731C	4000 KW EGEN STACK		

PERMIT MAPS

**SECTION B. General Plan Approval Requirements****#001 [25 Pa. Code § 121.1]****Definitions**

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

#002 [25 Pa. Code § 127.12b (a) (b)]**Future Adoption of Requirements**

The issuance of this plan approval does not prevent the future adoption by the Department of any rules, regulations or standards, or the issuance of orders necessary to comply with the requirements of the Federal Clean Air Act or the Pennsylvania Air Pollution Control Act, or to achieve or maintain ambient air quality standards. The issuance of this plan approval shall not be construed to limit the Department's enforcement authority.

#003 [25 Pa. Code § 127.12b]**Plan Approval Temporary Operation**

This plan approval authorizes temporary operation of the source(s) covered by this plan approval provided the following conditions are met.

(a) When construction, installation, modification, or reactivation is being conducted, the permittee shall provide written notice to the Department of the completion of the activity approved by this plan approval and the permittee's intent to commence operation at least five (5) working days prior to the completion of said activity. The notice shall state when the activity will be completed and when the permittee expects to commence operation. When the activity involves multiple sources on different time schedules, notice is required for the commencement of operation of each source.

(b) Pursuant to 25 Pa. Code § 127.12b (d), temporary operation of the source(s) is authorized to facilitate the shakedown of sources and air cleaning devices, to permit operations pending the issuance of a permit under 25 Pa. Code Chapter 127, Subchapter F (relating to operating permits) or Subchapter G (relating to Title V operating permits) or to permit the evaluation of the air contaminant aspects of the source.

(c) This plan approval authorizes a temporary operation period not to exceed 180 days from the date of commencement of operation, provided the Department receives notice from the permittee pursuant to paragraph (a), above.

(d) The permittee may request an extension of the 180-day shakedown period if further evaluation of the air contamination aspects of the source(s) is necessary. The request for an extension shall be submitted, in writing, to the Department at least 30 days prior to the end of the initial 180-day shakedown period and shall provide a description of the compliance status of the source, a detailed schedule for establishing compliance, and the reasons compliance has not been established. This temporary operation period will be valid for a limited time and may be extended for additional limited periods, each not to exceed 180 days.

(e) The notice submitted by the permittee pursuant to subpart (a) above, prior to the expiration of the plan approval, shall modify the plan approval expiration date on Page 1 of this plan approval. The new plan approval expiration date shall be 180 days from the date of commencement of operation.

#004 [25 Pa. Code § 127.12(a) (10)]**Content of Applications**

The permittee shall maintain and operate the sources and associated air cleaning devices in accordance with good engineering practice as described in the plan approval application submitted to the Department.

#005 [25 Pa. Code §§ 127.12(c) and (d) & 35 P.S. § 4013.2]**Public Records and Confidential Information**

(a) The records, reports or information obtained by the Department or referred to at public hearings shall be available to the public, except as provided in paragraph (b) of this condition.

(b) Upon cause shown by the permittee that the records, reports or information, or a particular portion thereof, but not emission data, to which the Department has access under the act, if made public, would divulge production or sales figures or methods, processes or production unique to that person or would otherwise tend to affect adversely the

**SECTION B. General Plan Approval Requirements**

competitive position of that person by revealing trade secrets, including intellectual property rights, the Department will consider the record, report or information, or particular portion thereof confidential in the administration of the act. The Department will implement this section consistent with sections 112(d) and 114(c) of the Clean Air Act (42 U.S.C.A. § 7412(d) and 7414(c)). Nothing in this section prevents disclosure of the report, record or information to Federal, State or local representatives as necessary for purposes of administration of Federal, State or local air pollution control laws, or when relevant in a proceeding under the act.

#006 [25 Pa. Code § 127.12b]**Plan Approval Terms and Conditions**

[Additional authority for this condition is derived from 25 Pa. Code Section 127.13]

(a) This plan approval will be valid for a limited time, as specified by the expiration date contained on Page 1 of this plan approval. Except as provided in § 127.11a and 127.215 (relating to reactivation of sources; and reactivation), at the end of the time, if the construction, modification, reactivation or installation has not been completed, a new plan approval application or an extension of the previous approval will be required.

(b) If construction has commenced, but cannot be completed before the expiration of this plan approval, an extension of the plan approval must be obtained to continue construction. To allow adequate time for departmental action, a request for the extension shall be postmarked at least thirty (30) days prior to the expiration date. The request for an extension shall include the following:

- (i) A justification for the extension,
- (ii) A schedule for the completion of the construction

If construction has not commenced before the expiration of this plan approval, then a new plan approval application must be submitted and approval obtained before construction can commence.

(c) If the construction, modification or installation is not commenced within 18 months of the issuance of this plan approval or if there is more than an 18-month lapse in construction, modification or installation, a new plan approval application that meets the requirements of 25 Pa. Code Chapter 127, Subchapter B (related to plan approval requirements), Subchapter D (related to prevention of significant deterioration of air quality), and Subchapter E (related to new source review) shall be submitted. The Department may extend the 18-month period upon a satisfactory showing that an extension is justified.

#007 [25 Pa. Code § 127.32]**Transfer of Plan Approvals**

(a) This plan approval may not be transferred from one person to another except when a change of ownership is demonstrated to the satisfaction of the Department and the Department approves the transfer of the plan approval in writing.

(b) Section 127.12a (relating to compliance review) applies to a request for transfer of a plan approval. A compliance review form shall accompany the request.

(c) This plan approval is valid only for the specific source and the specific location of the source as described in the application.

#008 [25 Pa. Code § 127.12(a)(4) & 35 P.S. § 4008 & § 114 of the CAA]**Inspection and Entry**

(a) 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.

(b) The permittee shall also allow the Department to have access at reasonable times to said sources and associated air cleaning devices with such measuring and recording equipment, including equipment recording visual observations, as the Department deems necessary and proper for performing its duties and for the effective enforcement of the Air Pollution Control Act and regulations adopted under the act.

**SECTION B. General Plan Approval Requirements**

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

#009 [25 Pa. Code 127.13a]**Plan Approval Changes for Cause**

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

(a) The permittee constructs or operates the source subject to the plan approval in violation of the act, the Clean Air Act, the regulations promulgated under the act or the Clean Air Act, a plan approval or permit or in a manner that causes air pollution.

(b) 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.

(c) The permittee fails to submit a report required by this plan approval.

(d) The Environmental Protection Agency determines that this plan approval is not in compliance with the Clean Air Act or the regulations thereunder.

#010 [25 Pa. Code §§ 121.9 & 127.216]**Circumvention**

(a) The permittee, or any other person, may not circumvent the new source review requirements of 25 Pa. Code Chapter 127, Subchapter E by causing or allowing a pattern of ownership or development, including the phasing, staging, delaying or engaging in incremental construction, over a geographic area of a facility which, except for the pattern of ownership or development, would otherwise require a permit or submission of a plan approval application.

(b) 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 this plan approval, the Air Pollution Control Act or the regulations promulgated thereunder, except that with prior approval of the Department, the device or technique may be used for control of malodors.

#011 [25 Pa. Code § 127.12c]**Submissions**

Reports, test data, monitoring data, notifications shall be submitted to the:

Regional Air Program Manager

PA Department of Environmental Protection

(At the address given on the plan approval transmittal letter or otherwise notified)

#012 [25 Pa. Code § 127.12(a)(9) & 40 CFR Part 68]**Risk Management**

(a) If required by Section 112(r) of the Clean Air Act, the permittee shall develop and implement an accidental release program consistent with requirements of the Clean Air Act, 40 CFR 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) which meets the requirements of Section 112(r) of the Clean Air Act, 40 CFR Part 68 and the Federal Chemical Safety Information, Site Security and Fuels Regulatory Relief Act when a regulated substance listed in 40 CFR § 68.130 is present in a process in more than the listed threshold quantity at the facility. The permittee shall submit the RMP to the Environmental Protection Agency according to the following schedule and requirements:

(1) The permittee shall submit the first RMP to a central point specified by the Environmental Protection Agency no later than the latest of the following:

**SECTION B. General Plan Approval Requirements**

- (i) Three years after the date on which a regulated substance is first listed under § 68.130; or,
- (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 the Environmental Protection Agency concerning the RMP and shall make subsequent submissions of RMPs in accordance with 40 CFR § 68.190.

(3) The permittee shall certify that the RMP is accurate and complete in accordance with the requirements of 40 CFR Part 68, including a checklist addressing the required elements of a complete RMP.

(c) As used in this plan approval condition, the term "process" shall be as defined in 40 CFR § 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.

#013 [25 Pa. Code § 121.7]**Prohibition of Air Pollution**

No person may permit air pollution as that term is defined in the Air Pollution Control Act (35 P.S. §§ 4001-4015).

#014 [25 Pa. Code § 127.25]**Compliance Requirement**

A person may not cause or permit the operation of a source subject to § 127.11 (relating to plan approval requirements), unless the source and air cleaning devices identified in the application for the plan approval and the plan approval issued to the source, are operated and maintained in accordance with specifications in the application and conditions in the plan approval issued by the Department. A person may not cause or permit the operation of an air contamination source subject to this chapter in a manner inconsistent with good operating practices.

**SECTION C. Site Level Plan Approval Requirements****I. RESTRICTIONS.****Emission Restriction(s).****# 001 [25 Pa. Code §127.12b]****Plan approval terms and conditions.**

No person may permit air pollution as that term is defined in the Air Pollution Control Act (35 P.S. Section 4003).

002 [25 Pa. Code §127.12b]**Plan approval terms and conditions.**

A person may not permit the emission into the outdoor atmosphere of any malodorous air contaminants from any source in such a manner that the malodors are detectable outside the property of the person on whose land the source is being operated.

003 [25 Pa. Code §127.12b]**Plan approval terms and conditions.**

(a) No person may permit the emission into the outdoor atmosphere of a fugitive air contaminant from a source other than the following:

- (1) Construction or demolition of buildings or structures.
- (2) Grading, paving and maintenance of roads and streets.
- (3) 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.
- (4) Clearing of land.
- (5) Stockpiling of materials.
- (6) Open burning operations, as specified in 25 Pa. Code § 129.14.
- (7) N/A
- (8) N/A
- (9) Sources and classes of sources other than those identified in (1) - (8) of this condition, for which the operator has obtained a determination from the Department that fugitive emissions from the source, after appropriate control, meet the following requirements:

- (i) The emissions are of minor significance with respect to causing air pollution; and
- (ii) The emissions are not preventing or interfering with the attainment or maintenance of any ambient air quality standard.

004 [25 Pa. Code §127.12b]**Plan approval terms and conditions.**

No person may permit fugitive particulate matter to be emitted into the outdoor atmosphere from a source specified in 25 Pa. Code § 123.1(a) (relating to prohibition of certain fugitive emissions) if such emissions are visible at the point the emissions pass outside the person's property.

005 [25 Pa. Code §127.12b]**Plan approval terms and conditions.**

A person may not permit the emission into the outdoor atmosphere of visible air contaminants in such a manner that the opacity of the emission is either of the following:

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

006 [25 Pa. Code §127.12b]**Plan approval terms and conditions.**

The opacity limitations of 25 Pa. Code § 123.41 shall not apply to a visible emission in any of the following instances:

- (a) When the presence of uncombined water is the only reason for failure of the emission to meet the limitations.
- (b) When the emission results from the operation of equipment used solely to train and test persons in observing the opacity of visible emissions.
- (c) When the emission results from sources specified in 25 Pa. Code § 123.1(a) (relating to prohibition of certain fugitive emissions).

**SECTION C. Site Level Plan Approval Requirements****# 007 [25 Pa. Code §127.12b]****Plan approval terms and conditions.**

No person may permit the open burning of material in the Southeast Air Basin except where the open burning operations result from:

- (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 §127.12b]****Plan approval terms and conditions.**

- (a) If at any time the Department has cause to believe that air contaminant emissions from any source may be in excess of the limitations specified in this Plan Approval, or established pursuant to, any applicable rule or regulation contained in 25 Pa. Code Article III, the permittee shall be required to conduct whatever tests are deemed necessary by the Department to determine the actual emission rate(s).
- (b) Such testing shall be conducted in accordance with the provisions of 25 Pa. Code Chapter 139, the most current version of the DEP Source Testing Manual, and the EPA Clean Air Act National Stack Testing Guidance, when applicable, and in accordance with 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 §127.12b]****Plan approval terms and conditions.**

- (a) The permittee shall monitor the facility, once per operating day, for the following:
 - (1) odors which may be objectionable (as per 25 Pa. Code §123.31);
 - (2) visible emissions (as per 25 Pa. Code §§123.41 and 123.42); and
 - (3) fugitive particulate matter (as per 25 Pa. Code §§ 123.1 and 123.2).
- (b) Objectionable odors, fugitive particulate emissions, and visible emissions that are caused or may be caused by operations at the site 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); and
 - (4) be recorded in a permanent written log.

010 [25 Pa. Code §127.12b]**Plan approval terms and conditions.**

Visible emissions may be measured using either of the following:

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

**SECTION C. Site Level Plan Approval Requirements****IV. RECORDKEEPING REQUIREMENTS.****# 011 [25 Pa. Code §127.12b]****Plan approval terms and conditions.**

The permittee shall maintain records of all the facility's increases of emissions from the following categories:

- (a) emissions increase of minor significance without notification to the Department.
- (b) de minimis increases with notification to the Department, via letter.
- (c) increases resulting from a Request for Determination (RFD) to the Department.
- (d) increases resulting from the issuance of a plan approval and subsequent operating permit.

012 [25 Pa. Code §127.12b]**Plan approval terms and conditions.**

The permittee shall maintain a record of all monitoring of fugitive emissions, visible emissions and odors, including those that deviate from the conditions found in this permit. The record of deviations shall contain, at a minimum, the following items:

- (a) The name and title of the company representative monitoring these instances.
- (b) The date and time of the observation.
- (c) A description of any emissions or malodors observed. If none are observed, record "NONE."
- (d) The possible cause(s) of the emissions or malodors.
- (e) Corrective action(s) taken to abate or mitigate each recorded deviation and to prevent future occurrences.

V. REPORTING REQUIREMENTS.**# 013 [25 Pa. Code §127.12b]****Plan approval terms and conditions.**

(a) The permittee shall report malfunctions, emergencies or incidents of excess emissions to the Department at 484-250-5920. A malfunction is any sudden, infrequent, and not reasonably preventable failure of air pollution control equipment, process equipment, or a process to operate in a normal or usual manner. An emergency is any situation arising from sudden and reasonably unforeseeable events beyond the control of the owner or operator of a facility which requires immediate corrective action to restore normal operation and which causes the emission source to exceed emissions, due to unavoidable increases in emissions attributable to the situation. An emergency shall not include situations caused by improperly designed equipment, lack of preventive maintenance, careless or improper operation, or operator error.

(b) When the malfunction, emergency or incident of excess emissions poses an imminent danger to the public health, safety, welfare, or environment, it shall be reported to the Department and the County Emergency Management Agency by telephone within one (1) hour after the discovery of the malfunction, emergency or incident of excess emissions. The owner or operator shall submit a written or emailed report of instances of such malfunctions, emergencies or incidents of excess emissions to the Department within three (3) business days of the telephone report.

(c) The report shall describe the following:

- (1) Name, permit or authorization number, and location of the facility;
- (2) Nature and cause of the malfunction, emergency or incident;
- (3) Date and time when the malfunction, emergency or incident was first observed;
- (4) Expected duration of excess emissions;
- (5) Estimated rate of emissions; and
- (6) Corrective actions or preventative measures taken.

(d) Any malfunction, emergency or incident of excess emissions that is not subject to the notice requirements of paragraph (b) of this condition shall be reported to the Department by telephone within 24 hours (or by 4:00 PM of the next business day, whichever is later) of discovery and in writing or by e-mail within five (5) business days of discovery. The report shall contain the same information required by paragraph (c), and any permit specific malfunction reporting requirements.

(e) During an emergency an owner or operator may continue to operate the source at their discretion provided they submit justification for continued operation of a source during the emergency and follow all the notification and reporting requirements in accordance with paragraphs (b)-(d), as applicable, including any permit specific malfunction reporting

**SECTION C. Site Level Plan Approval Requirements**

requirements.

(f) Reports regarding malfunctions, emergencies or incidents of excess emissions shall be submitted to the appropriate DEP Regional Office Air Program Manager.

(g) Any emissions resulted from malfunction or emergency are to be reported in the annual emissions inventory report, if the annual emissions inventory report is required by permit or authorization.

014 [25 Pa. Code §127.12b]**Plan approval 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 requirements 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) which meets the requirements 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 a facility. The permittee shall submit the RMP to the federal Environmental Protection Agency according to the following schedule and 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 years after the date on which a regulated substance is first listed under 40 C.F.R. § 68.130; or,
- (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 the requirements 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:

(1) Submit a compliance schedule for satisfying the requirements of 40 C.F.R. Part 68 by the date specified in 40 C.F.R. § 68.10(a); or,

(2) Certify that this facility is in compliance with all requirements of 40 C.F.R. Part 68 including the registration and submission of the RMP.

(e) If this facility is subject to 40 C.F.R. Part 68, the permittee shall maintain records supporting the implementation of an accidental release program for five (5) years in accordance with 40 CFR § 68.200.

(f) When this facility is subject to the accidental release program requirements 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.

**SECTION C. Site Level Plan Approval Requirements****# 015 [25 Pa. Code §127.12b]****Plan approval terms and conditions.**

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 all previously reported sources, new sources which were first operated during the preceding calendar year, and sources modified during the same period which were not previously reported, including those sources listed in the Miscellaneous Section of this permit.

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.**# 016 [25 Pa. Code §127.12b]****Plan approval terms and conditions.**

A person responsible for any source specified in 25 Pa. Code § 123.1 shall take all reasonable actions to prevent particulate matter from becoming airborne. These actions shall include, but not be limited to, the following:

- (a) Use, where possible, of water or 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 which may give rise to airborne dusts.
- (c) Paving and maintenance of roadways.
- (d) Prompt removal of earth or other material from paved streets onto which earth or other material has been transported by trucking or earth moving equipment, erosion by water, or other means.

017 [25 Pa. Code §127.12b]**Plan approval terms and conditions.**

The permittee shall ensure that the source(s) and air pollution control device(s), listed in this plan approval, are operated and maintained in a manner consistent with good operating and maintenance practices, and in accordance with manufacturer's specifications.

018 [25 Pa. Code §127.12b]**Plan approval terms and conditions.**

The permittee shall immediately, upon discovery, implement measures which may include the application for the installation of an air cleaning device(s), if necessary, to reduce the air contaminant emissions to within applicable limitations, if at any time the operation of the source(s) identified in this plan approval, is causing the emission of air contaminants in excess of the limitations specified in, or established pursuant to 25 Pa. Code Article III or any other applicable rule promulgated under the Clean Air Act.

VII. ADDITIONAL REQUIREMENTS.**# 019 [25 Pa. Code §127.12b]****Plan approval terms and conditions.**

The permittee shall comply with all of the existing requirements of its current Title V permit, No. 46-00299, unless specifically revised in this plan approval. The provisions in this plan approval shall be construed to supersede any contrary provisions in any previous operating permit.

020 [25 Pa. Code §127.12b]**Plan approval terms and conditions.**

- (a) If construction has not commenced before the expiration of this Plan Approval, then a new Plan Approval application must be submitted and approval obtained before construction can commence.
- (b) If the construction has commenced, but cannot be completed before the expiration of this Plan Approval, an extension of the expiration date must be obtained to continue construction. To assure acceptance, a request for an extension must be postmarked at least (30) days prior to the expiration date. The Department cannot issue an extension after the expiration date. The request shall include:

**SECTION C. Site Level Plan Approval Requirements**

- (1) A justification for the extension.
- (2) A schedule for completion of construction, and, when required by the Department.
- (3) A re-analysis if Best Available Technology (BAT) as required by 25 Pa. Code §127.12 (a)(5).

VIII. COMPLIANCE CERTIFICATION.

No additional compliance certifications exist except as provided in other sections of this plan approval including Section B (relating to Plan Approval General Requirements).

IX. COMPLIANCE SCHEDULE.

No compliance milestones exist.

**SECTION D. Source Level Plan Approval Requirements**

Source ID: 731C

Source Name: 4,000 KW DIESEL-FIRED ELECTRIC GENERATOR - CHILLER EXPANSION

Source Capacity/Throughput:

271.000 Gal/HR

Diesel Fuel

**I. RESTRICTIONS.****Emission Restriction(s).****# 001 [25 Pa. Code §127.12b]****Plan approval terms and conditions.**

The total pollutant emissions from the 4,000 kW Diesel-Fired Electric Generator (Source ID: 731C) engine shall not exceed the following limits:

NOx: 54.03 lb/hr and 5.40 tons per year as a 12-month rolling sum.

CO: 32.03 lb/hr and 3.20 tons per year as a 12-month rolling sum.

NMHC: 5.34 lb/hr and 0.534 tons per year as a 12-month rolling sum.

PM: 1.87 lb/hr and 0.187 tons per year as a 12-month rolling sum.

SOx: 0.06 lb/hr and 0.006 tons per year as a 12-month rolling sum.

HAPs: 0.06 lb/hr and 0.006 tons per year as a 12-month rolling sum.

[Compliance with the short-term emission limits, lb/hr, for NOx, CO, NMHC and PM assures compliance with the gm/kW-hr emission limits of Appendix I to Part 40 C.F.R. 1039.101 (Table 2 to Appendix I).]

002 [25 Pa. Code §127.12b]**Plan approval terms and conditions.**

No person may permit the emission into the outdoor atmosphere of particulate matter from any of these sources at any time, in excess of 0.02 grains per dry standard cubic foot.

[Compliance with this condition assures compliance with 25 Pa. Code § 123.13(c)(1)(i)]

003 [25 Pa. Code §127.12b]**Plan approval terms and conditions.**

No person may permit the emission into the outdoor atmosphere of sulfur oxides from any of these sources in a manner that the concentration of the sulfur oxides, expressed as SO₂, in the effluent gas exceeds 500 ppmvd.

[Compliance with this condition assures compliance with 25 Pa. Code § 123.21]

Fuel Restriction(s).**# 004 [25 Pa. Code §127.12b]****Plan approval terms and conditions.**

(a) The permittee shall use only No. 2 fuel oil or diesel fuel as fuel for the 4,000 kW Diesel-Fired Electric Generator (Source ID: 731C).

(b) The permittee shall ensure that no reclaimed waste oil or other waste materials shall be added to the fuel.

**SECTION D. Source Level Plan Approval Requirements****# 005 [25 Pa. Code §127.12b]****Plan approval terms and conditions.**

The sulfur content of the No. 2 fuel oil or diesel fuel fired in the 4,000 kW Diesel-Fired Electric Generator (Source ID: 731C) engine shall not, at any time, exceed 15 ppm (by weight).

[Compliance with this condition assures compliance with 25 Pa. Code § 123.21.]

Throughput Restriction(s).**# 006 [25 Pa. Code §127.12b]****Plan approval terms and conditions.**

(a) The permittee shall ensure that the total No. 2 fuel oil or diesel fuel usage for the 4,000 kW Diesel-Fired Electric Generator (Source ID: 731C) shall not exceed 271.0 gallons per hour.

[Additional authority for this permit condition is also derived from 25 Pa. Code §§ 129.96 - 129.100.]

(b) The permittee shall ensure that the total No. 2 fuel oil or diesel fuel usage for the 4,000 kW Diesel-Fired Electric Generator (Source ID: 731C) shall not exceed 54,200 gallons per year, calculated as a 12-month rolling sum.

[Compliance with these fuel throughput limits assures compliance with the aggregate NOx emissions limit of 5.4 tons per year, as a 12-month rolling sum.]

II. TESTING REQUIREMENTS.**# 007 [25 Pa. Code §139.16]****Sulfur in fuel oil.**

(a) The following are applicable to tests for the analysis of commercial fuel oil:

(1) The fuel oil sample for chemical analysis shall be collected in a manner that provides a representative sample. Upon the request of a Department official, the person responsible for the operation of the source shall collect the sample employing the procedures and equipment specified in 25 Pa. Code § 139.4(10) (relating to references).

(2) Tests methods and procedures for the determination of sulfur shall be those specified in 25 Pa. Code § 139.4(12)--(15).

(3) Results shall be reported in accordance with the units specified in 25 Pa. Code § 123.22 (relating to combustion units).

(b) The testing requirements in subpart (a), above, shall be waived in the event that a delivery receipt from the supplier, showing the maximum percent sulfur in the fuel, is obtained each time a fuel oil delivery is made.

III. MONITORING REQUIREMENTS.**# 008 [25 Pa. Code §127.12b]****Plan approval terms and conditions.**

The permittee shall monitor the following for the 4,000 kW Diesel-Fired Electric Generator (Source ID: 731C), using a Department approved method:

(a) the diesel fuel consumption, on a daily basis when operating;

(b) the hours of operation with a non-resettable run hour meter, on a daily basis when operating;

(c) monitor the sulfur content of the fuel oil through delivery receipts from the fuel oil supplier at the time of each delivery is made.

The permittee shall maintain records of any inspections, adjustments and breakdowns.

**SECTION D. Source Level Plan Approval Requirements****# 009 [25 Pa. Code §127.12b]****Plan approval terms and conditions.**

The permittee shall monitor and calculate the total NO_x, CO, SO_x, PM and NMHC emissions from the 4,000 kW Diesel-Fired Electric Generator (Source ID: 731C) on a monthly basis and as a 12-month rolling sum.

010 [25 Pa. Code §129.203]**Stationary internal combustion engines.**

(a) For stationary internal combustion engines rated greater than 1,000 horsepower, the permittee shall calculate the difference between the actual emissions from the unit during the period from May 1 through September 30 and the allowable emissions for that period.

(b) The permittee shall calculate allowable emissions by multiplying the cumulative hours of operations for the unit for the period by the horsepower rating of the unit and by the applicable emission rate set forth in paragraph (1).

(1) For a compression ignition stationary internal combustion engine firing diesel fuel or a combination of diesel fuel and natural gas, 2.3 grams of NO_x per brake horsepower-hour.

IV. RECORDKEEPING REQUIREMENTS.**# 011 [25 Pa. Code §127.12b]****Plan approval terms and conditions.**

The permittee shall maintain the following records for the 4,000 kW Diesel-Fired Electric Generator (Source ID: 731C), using a Department approved method:

(a) the diesel fuel consumption, on a daily basis when operating;

(b) the hours of operation with a non-resettable run hour meter, on a daily basis when operating;

(c) the sulfur content of the fuel oil through delivery receipts from the fuel oil supplier at the time of each delivery is made.

012 [25 Pa. Code §127.12b]**Plan approval terms and conditions.**

The permittee shall maintain records of the total NO_x, CO, SO_x, PM and NMHC emissions from the 4,000 kW Diesel-Fired Electric Generators (Source ID: 731C) on a monthly basis and as a 12-month rolling sum.

013 [25 Pa. Code §127.12b]**Plan approval terms and conditions.**

The records of the operating hours of the 4,000 kW Diesel-Fired Electric Generator (Source ID: 731C) shall document operation for both emergency and non-emergency uses.

014 [25 Pa. Code §127.12b]**Plan approval terms and conditions.**

The permittee shall obtain from the fuel oil supplier, a delivery receipt that certifies the sulfur content, by weight, is less than or equal to 15 ppm and the receipt should show the cetane index or aromatic content, each time a delivery is made.

In the event that a delivery is made, and no receipt is obtained, the permittee shall perform testing in accordance with 25 Pa. Code § 139.16.

V. REPORTING REQUIREMENTS.

No additional reporting requirements exist except as provided in other sections of this plan approval including Section B (Plan Approval General Requirements).

**SECTION D. Source Level Plan Approval Requirements****VI. WORK PRACTICE REQUIREMENTS.****# 015 [25 Pa. Code §127.12b]****Plan approval terms and conditions.**

The 4,000 kW Diesel-Fired Electric Generator (Source ID: 731C) shall be equipped with a fuel meter to demonstrate compliance with the annual No. 2 fuel oil throughput restriction (i.e., 54,200 gal/yr).

016 [25 Pa. Code §127.12b]**Plan approval terms and conditions.**

The permittee shall operate and maintain the 4,000 kW Diesel-Fired Electric Generator (Source ID: 731C) engine in accordance with the manufacturer's specifications.

017 [25 Pa. Code §129.204]**Emission accountability.**

(a) The permittee shall determine actual emissions in accordance with one of the following:

(1) If the permittee is required to monitor NO_x emissions with a CEMS operated and maintained in accordance with a permit or State or Federal regulation, the CEMS data reported to the Department to comply with the monitoring and reporting requirements of this article shall be used. Any data invalidated under Chapter 139 (relating to sampling and testing) shall be substituted with data calculated using the potential emission rate for the unit or, if approved by the Department in writing, an alternative amount of emissions that is more representative of actual emissions that occurred during the period of invalid data.

(2) If the permittee is not required to monitor NO_x emissions with a CEMS, one of the following shall be used to determine actual emissions of NO_x:

(i) The 1-year average emission rate calculated from the most recent permit emission limit compliance demonstration test data for NO_x.

(ii) The maximum hourly allowable NO_x emission rate contained in the permit or the higher of the following:

(A) The highest rate determined by use of the emission factor for the unit class contained in the most up-to date version of the EPA publication, "AP-42 Compilation of Air Pollution Emission Factors."

(B) The highest rate determined by use of the emission factor for the unit class contained in the most up-to date version of EPA's "Factor Information Retrieval (FIRE)" data system.

(iii) CEMS data, if the owner or operator elects to monitor NO_x emissions with a CEMS. The owner or operator shall monitor emissions and report the data from the CEMS in accordance with Chapter 139 or Chapter 145 (relating to interstate pollution transport reduction). Any data invalidated under Chapter 139 shall be substituted with data calculated using the potential emission rate for the unit or, if approved by the Department in writing, an alternative amount of emissions that is more representative of actual emissions that occurred during the period of invalid data.

(iv) An alternate calculation and recordkeeping procedure based upon emissions testing and correlations with operating parameters. The operator of the unit shall demonstrate that the alternate procedure does not underestimate actual emissions throughout the allowable range of operating conditions. The alternate calculation and recordkeeping procedures must be approved by the Department, in writing, prior to implementation.

(b) The permittee shall surrender to the Department one CAIR NO_x allowance and one CAIR NO_x Ozone Season allowance, as defined in 40 C.F.R. §§ 96.102 and 96.302 (relating to definitions), for each ton of NO_x by which the combined actual emissions exceed the allowable emissions of the units subject to this section at a facility from May 1 through September 30. The surrendered NO_x allowances shall be of current year vintage. For the purpose of determining the amount of allowances to surrender, any remaining fraction of a ton equal to or greater than 0.50 ton is deemed to equal 1 ton and any fraction of a ton less than 0.50 ton is deemed to equal zero tons.

(c) If the combined allowable emissions from units subject to this section at a facility from May 1 through September 30 exceed the combined actual emissions from units during the same period, the permittee may deduct the difference or any

**SECTION D. Source Level Plan Approval Requirements**

portion of the difference from the amount of actual emissions from units subject to this section at the permittee's other facilities.

(d) By November 1 of each year, the permittee shall surrender the required NOx allowances to the Department's designated NOx allowance tracking system account and provide to the Department, in writing, the following:

(1) The serial number of each NOx allowance surrendered.

(2) The calculations used to determine the quantity of NOx allowances required to be surrendered.

(e) If the permittee fails to comply with (e), above, the permittee shall by December 31 surrender three NOx allowances of the current or later year vintage for each NOx allowance that was required to be surrendered by November 1 of that year.

(f) The surrender of NOx allowances under (f), above, does not affect the liability of the permittee for any fine, penalty or assessment, or an obligation to comply with any other remedy for the same violation, under the CAA or the act.

(1) For purposes of determining the number of days of violation, if a facility has excess emissions for the period May 1 through September 30, each day in that period (153 days) constitutes a day in violation unless the permittee demonstrates that a lesser number of days should be considered.

(2) Each ton of excess emissions is a separate violation.

VII. ADDITIONAL REQUIREMENTS.

018 [40 CFR Part 60 Standards of Performance for New Stationary Sources §40 CFR 60.4200]
Subpart IIII - Standards of Performance for Stationary Compression Ignition Internal Combustion Engines
Am I subject to this subpart?

(a) The permittee shall operate the emergency stationary R.I.C.E. according to the requirements in the most recent version of 40 C.F.R. Section 60.4211(f).

(b) If the permittee does not operate the engine according to the requirements of 40 C.F.R. Section 60.4211(f), the engine will not be considered an emergency engine under 40 C.F.R. Part 60 Subpart IIII and must meet all requirements for non-emergency engines.



SECTION E. Source Group Plan Approval Restrictions.

**SECTION F. Alternative Operation Requirements.**

No Alternative Operations exist for this Plan Approval facility.

**SECTION G. Emission Restriction Summary.**

Source Id	Source Description		
731C	4,000 KW DIESEL-FIRED ELECTRIC GENERATOR - CHILLER EXPANSION		
Emission Limit			Pollutant
3.200	Tons/Yr	12-month rolling sum	CO
32.030	Lbs/Hr		CO
0.006	Tons/Yr	12-month rolling sum	Hazardous Air Pollutants
0.060	Lbs/Hr		Hazardous Air Pollutants
0.534	Tons/Yr	12-month rolling sum	NMHC
5.340	Lbs/Hr		NMHC
5.400	Tons/Yr	12-month rolling sum	NOX
54.030	Lbs/Hr		NOX
0.006	Tons/Yr	12-month rolling sum	SOX
0.060	Lbs/Hr		SOX
500.000	PPMV	dry basis	SOX
0.020	gr/DRY FT3	dry basis	TSP
0.187	Tons/Yr	12-month rolling sum	TSP
1.870	Lbs/Hr	particulate matter	TSP

Site Emission Restriction Summary

Emission Limit	Pollutant
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**SECTION H. Miscellaneous.**

This plan approval (APS ID 1075769, Auth ID 1562371) is an extension of Plan Approval No. 46-0299B, which was originally issued on April 12, 2023 (APS ID 1075769, Auth ID 1417722), and previously extended on October 10, 2024 (APS ID 1075769, Auth ID 1498750), and October 17, 2025 (APS ID 1075769, Auth ID 1542040).



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