

From: [ethan.desota](#)
To: [Buck, Michelle](#)
Cc: [The WorcShop](#); [Penn Ruderman](#); [Charlotte Maynard](#); [Scott M. Graves](#)
Subject: Special Permit Questions
Date: Wednesday, April 14, 2021 3:16:53 PM
Attachments: [External Lighting Plan for WorcShop.pdf](#)
[Worcshop Event Best Practices.pdf](#)
[Occupancy Plan for WorcShop Special Permit.pdf](#)
[Fire and Safety Narrative - WorcShop.pdf](#)
[Special Events Permit.doc.pdf](#)
[Noise Study - WorcShop.pdf](#)
[25 - Curteous Neighbor Policy .pdf](#)
[Hazardous material storage and handling.pdf](#)
[2010 WorcShop A1.00 SITE PLAN 2021-04-12.pdf](#)

Michelle - Please find attachments related to each of the questions discussed below. Some items are outstanding (photometric study) as our vendors have not been able to complete some items to date. Thank you for your patience.

Fire and Safety

1. Colby Fire has supplied a letter and report related to their inspection of the building and the fire suppression system.
2. we have provided a narrative concerning the activities conducted to date to address fire and safety concerns.
3. An updated parking plan is attached showing fire lanes

Occupancy

1. We have included a formal narrative with a proposed plan for monitoring parking and occupancy limits.

Parking for Events

1. The WorcShop has provided a bulleted event planning timeline addressing parking and traffic for events at 11 Hankey St.
2. The WorcShop has reached out to 3 neighboring businesses with parking for up to 200 additional cars for events - Noted in the narrative provided pertaining to point #1

Parking Lot Lighting

1. We have commissioned Bulbs.com to provide us with a photometric study which will be available to us by COB Monday or earlier. We have included a narrative from our discussion with them as to the what that study will contain (attached) but the actual study is not complete yet.

Traffic and Noise After Hours

1. We have provided our Good Neighbor Policy addressing noise and traffic upon property entry.
2. We have provided suggested signage in and around the property addressing these issues.
3. We have attached an internal noise study demonstrating noise levels at the property.

Disposal of Hazardous Waste

1. We have provided a narrative and policies regarding hazardous waste and hazardous material storage at the facility.

Feel free to reach out to me with any questions.

Ethan DeSota

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810.874.6463

www.ethandesota.com

From: [The WorcShop](#)
To: [ethan.desota](#)
Cc: [Buck, Michelle](#); [Penn Ruderman](#); [Charlotte Maynard](#); [Scott M. Graves](#)
Subject: Re: Special Permit Questions
Date: Wednesday, April 14, 2021 3:25:37 PM
Attachments: [Hankey Street- Existing Conditions.pdf](#)

Here is the last item from Colby pertaining to our fire suppression system. Thank you so much for your time, efforts, and consideration!

Best regards,
Randal

Fire and Safety Narrative:

The WorcShop has performed 5 specific tasks to address fire and safety concerns at the 11 Hankey Site.

1. The WorcShop engaged Code Red Consultants via Penn Rudermann Architects to produce a Chapter 34 Fire and Safety Report which has been provided to the Board in the original Special Permit Application. Specific permits applied for after the Special Permit has been granted will be governed by the priorities in this document.
2. The Worcshop Engaged Penn Ruderman Architects to provide a site plan for relevant subcontractors based on the Code Red Report referenced above. This site plan along with the Code Red Report has been provided to local Alarm, Emergency Lighting, Fire Suppression, Electrical, and Mechanical Contractors for quotations pertaining to the issues raised in the report.
3. The WorcShop is working with Colby Fire protection and has performed a walk-through of the building with them and their designated engineer. An initial report and letter has been provided by Colby Fire based on this walk-through and upon approval of the Special Permit and purchase of the building, Colby Fire will prepare full drawings for the fire suppression system as well as a finalized quote for services to address issues raised in their inspection report (attached).
4. The WorcShop has conducted walk-throughs of the building with Hill Street Fire and two additional contractors and received quotes from the same for a new fire alarm and emergency lighting system based on the Code Red Report referenced above.
5. The WorcShop Parking Plan provides for no parking signage and the demarcation of fire lanes around the building providing 24-hour access to fire trucks and emergency personnel around the paved perimeter of the building.

Notes:

- Since the WorcShop cannot purchase the building until after the Special Permit is issued, work on each of these quotes cannot begin.
- All quotes are subject to final permitting by the Town of Leicester, but the assigned contractors have all been in contact with the permitting authorities to discuss their quotes and ensure they meet local and state codes, and address the concerns of local officials.
- An updated parking plan noting fire lane signage is attached to this submission.



626 Pleasant Street, Rochdale, MA 01542 • Phone/Fax: 508-892-9275

Ethan DeSota
Worshop
11 Hankey Street
Rochdale Ma 01542

RE: Existing Fire Protection
Automatic Sprinkler Systems
Fire Extinguishers

April 14, 2021

To Whom It May Concern,

Colby Fire Protection Inc provides inspection services of the fire protection systems for the property located at 11 Hankey Street in Rochdale, Ma.

Colby Fire Protection Inc inspected the fire sprinkler systems (2) and the fire extinguishers on October 7, 2020. The existing wet sprinkler system and the existing dry sprinkler system were both tested and found in good working order. The 2 systems were found to function properly, supervised as code requires and the piping and valves were found in good condition.

Colby Fire Protection Inc noted a few findings that were noted on the inspection report. The items were considered noncritical deficiencies by NFPA 25 The Standard for the Inspection, Testing and Maintenance of Water Based Fire Protection Systems. These noncritical items should be addressed but do not impair the function or reliability of the sprinkler system.

Colby Fire Protection Inc inspected all fire extinguishers and found them to be in good working order.

Colby Fire Protection Inc has contracted upon sale of the property to Worshop to provide updated engineered drawings of the 2 sprinkler systems for permit with the Town of Leicester.

Thank You

Peter Orsi
Project Manager
Colby Fire Protection Inc
508-892-9275

Occupancy Plan for WorcShop Special Permit

The WorcShop proposes that the Special Permit be approved with a limitation of 200 members at the 11 Hankey site until further parking solutions can be provided.

The current parking expectations for 200 members is as follows:

- Daily staff parking - Up to 6 spaces (only 4 current staff members)
- Daily Member utilization % - Up to 10% or 20 Spaces
- Up to 2 (two) concurrent classes on any given day with 6 - 8 individuals per class or 16 Spaces

Total anticipated spaces needed at any one time up to and including 200 Members = 42 Spaces

Total spaces provided for on the current parking plan = 43 Spaces including 1 Van-accessible space and 2 handicap spaces per MA and local parking codes.

Notes:

- **The WorcShop currently has less than 80 members.**
- Membership utilization % is spread over 24 hours so there are usually never more than 12 members present at any given time further reducing the maximum parking load at any given moment from 42 to 32.
- Membership utilization % includes Valenti Precision (a current WorcShop member anticipating a full-time presence at the site of 1 operator)
- The WorcShop proposes to submit an annual report to the permitting authority including current membership numbers and an updated membership utilization percent study based on front-desk sign-in data collected from members daily on building entry and exit. This study will have a trigger when membership reaches 180 members (within 10% of the limit) which will require the WorcShop to begin the permitting process for additional parking at the site. Memberships beyond 200 will be curtailed until an updated parking plan has been approved by the town and the new parking area is installed at the site.
- An updated parking plan with suggested signage upon entry to the property is attached.
- The WorcShop provides initial training to all members addressing parking, noise restrictions on entering and exiting the property, and other occupancy-related issues.
- See attached "Good Neighbor Policy" addressing noise pollution
- See attached Noise Study addressing after-hours noise pollution to abutting properties.

WorcShop Event Planning Narrative:

Anniversary open houses are traditional staples for the WorcShop with a range of between 400 and 600 participants attending over a 6 hour period with no more than 250 in attendance at any given time. Most participants arrive in groups of between 1 and 4 participants with an average of 2 per vehicle, creating a net need for 125 participant parking spaces in addition to a “day of” staff, volunteer, and vendor parking load of approximately 30 participants.

At the Hankey St. site, the Worcshop has identified and spoken with 3 organizations within ¼ mile of the site regarding special event parking and has identified over 200 additional parking spots between the sites with the majority (130) available at Greenville Baptist Church. A shuttle service between the outlying lots and the Hankey St. site as well as the services of the Leicester PD for traffic control are anticipated during the event.

Please see the process outlined below for a bulleted list of the past best practices employed by the WorcShop at past Anniversary Open Houses. Such Open Houses normally include booth displays by local businesses and artisans, demonstrations by WorcShop member companies and artisans, and food services provided by local licensed food trucks and beverage vendors.

This is not an exhaustive list but has been distilled to reflect the overall categories of preparation the WorcShop plans for in regards to special events and is especially focused on addressing parking and town permitting concerns.

Best Practices Timeline - WorcShop Events

- 3 to 6 months out:

- Apply for an Event and Parking Permit from the local jurisdiction
- ID additional potential permits (food truck, liquor, etc.)
- Design Flyer & Social Media Graphics
- Design Vendor applications for exhibiting and participating entities
- Confirm Parking Contracts with local Parking partners
- Send notices to Neighbors as required
- Create an “event checklist” specific to this event and update weekly, up to the event date

At Permit Approval- 2.5-2 Months Out:

- Announce it to our members & instructors as soon as the permit is approved and neighbors have been notified
- Announce to the general public the Monday after our members/staff/instructors/etc are informed via local news outlets, social media, and mailers.
- Meet with Local Police to Coordinate Parking Plan and Traffic Flow
- Contract with shuttle service to and from outlying parking lots
- Vet application submissions for Vendors

- 1 Month Out:

- Confirm Team and Volunteers & assign tasks; leading up to, day of, clean up, & follow up
Confirm food/beverage vendors and insurance/health certs as required
Confirm details on all permits
- Confirm signage (directions, parking, etc.) is printed and ready
- Confirm parking partners
- Notify and send final detail checklist and event regulations to makers, vendors, volunteers, muralists, or others participating in the event

- 3 Weeks Out:

- Confirm all Vendor payments
- Rough Draft of the “day of calendar printout” for any performers & demos should be complete
- Second media blast, announcing vendors, makers, demos, etc.
- Send out a press release to papers, leaders in the community, etc

- 2 Weeks Out:

- Start big clean up of the entire shop
- Remind all members & instructors
- Start recap graphics & thank you posts for social media (schedule, not post)
- Remind/Invite Neighbors

- 1 Week Out:

- Last check-in with registered vendors, performers, etc.
- Third Media and Social Media Blast
- Meeting with all Volunteers, Demos, Instructors, participating Members, etc to go over event priorities and tasks
- Execute on any housekeeping/shop cleanup tasks prior to event

- 48 Hours Before:

- Finalize Demo/Performance lineup

- Finalize vendor table plan
- Print “day of” flyers, signage, etc.

- 24 Hours Before:

- Double-check Firstaid supplies, paper products, etc
- Final clean & tidy of the shop
- Make sure all folding tables, chairs, sign-up clipboards, etc are all pulled out & ready for set up
- Set anything up that can be without being in the way of final clean up
- Final social media blast with additional posts scheduled throughout the event timeline
- Block off all areas not open to the public (private offices, storage areas, etc)
- Two staff check through the event checklist originally created at the event inception

- Day Of:

- All staff & volunteers on-site 3 hours prior to event for “day of safety and event training”
 - Location of services (First-aid, Bathrooms, Food, Information Booth, etc.)
 - Fire and Hazard training
 - Disruptive Guest training
 - Escalation Process
 - Parking and Traffic Process
 - Special Needs and Handicap access and assistance
 - Occupancy limits for shop and event areas
- Vendors, makers, & demos arrive 2 hours prior to event
- Food/Beverage vendors arrive one hour prior to event
- Install all signage at event and parking locations
- “End of Event” Clean-up and Wind-down

Notes:

- See Attached Permit Application from the City of Worcester used in past events at the former WorcShop location.

Edward M. Augustus, Jr.
City Manager



Special Events Permit

Office of the City Manager
City Hall
455 Main Street
Worcester, MA 01608
(508) 799 -1175

Status: _____

Customer Type: _____ Resident _____

Authorized Agent: _____

Home Number: _____

Location Reserved: _____

Event Date: _____

Rain Date: _____

Payment Due:

Department	Permit(s)	Fee(s)
Inspectional Services		
Fire		
Police		
Public Works		
EMS		
License Commission		
Miscellaneous		

Che Anderson



OFFICE OF THE CITY MANAGER, CITY HALL, WORCESTER, MA 01608
TELEPHONE (508) 799-1175 | FAX (508) 799-1208
EMAIL: citymanager@worcesterma.gov



Lighting Plan Narrative - WorcShop Special Permit:

Bulbs.com is preparing an external and internal parking lot and emergency lighting plan with a coordinated battery backup for the WorcShop. The full plan will be available by 4/23, but the parking lot plan along with a photometric study will be available by Monday, 4/19.

The internal and egress emergency lighting plan will be in compliance with the Chapter 34 Code report provided to the Board in the original Special Permit filing - specifically with the section excerpted below and shown in the Architectural prints provided by Penn Rudermann and labeled A1.10 and A1.02.

4.8.10 Egress Illumination

The means of egress, including the exit discharge, is required to be illuminated at all times the building served by the means of egress is occupied (780 CMR 1008.1). The illumination level is not permitted to be less than 1 foot-candle at the walking surface (780 CMR 1008.2.1)

In the event of power supply failure, an emergency electrical system is required to automatically illuminate all of the following areas (780 CMR 1008.3):

- Spaces that require two or more means of egress.
- Corridors and interior exit access stairways.
- Exterior landings for exit discharge doorways.

The emergency power system must provide power for a duration of not less than 90 minutes and must consist of storage batteries, unit equipment, or an on-site generator (780 CMR 1008.3.4). The initial illumination must be an average of 1 foot-candle and a minimum at any point of 0.1 foot-candle measured along the path of egress at the floor level. Illumination levels are permitted to decline to 0.6 foot-candle average and a minimum of 0.06 foot-candle at the end of the emergency lighting time duration (780 CMR 1008.3.5).

The external Photometric study will show a lighting plan that meets or exceeds state and national codes for 24/hour parking lots while also curtailing light pollution on abutting properties.

Courteous Neighbor Policy

Our new address at 11 Hankey St, Rochdale, MA, is located next to a residential neighborhood. As good neighbors, we expect all our members, staff, instructors, and guests to abide by our good neighbor policy.

We want to continue to have a good relationship with our neighbors since we plan to be here for a long time. Please be sure to follow these rules, people found not abiding by them will be subject to warnings, fines, or even a suspension of your membership.

When driving on Hankey St, please turn off your radio after the hours of 7 pm and before 7 am upon turning onto Hankey St. Reduce the speed of your vehicle to **10 MPH**. This policy will be strictly enforced and fines of up to \$100 may be levied on members in clear violation of this policy.

During the hours of **7p-7a**, we will now have “**reduced sound propagation**”. Hankey street-side windows will be closed. Unnecessary exterior noise (radios or group conversations) should be taken indoors and interior radios will be limited to 50% of their volume capacity. If that means taking your project to the other side of the building, or pausing your project altogether, this should be something you keep in mind while planning your projects.

Exterior activities after or before these hours should only be performed at the back of the building where there are no neighbors abutting the property (the side bounded by the French River).

WorcShop Noise Study

Narrative:

The WorcShop recently conducted a noise study at the 11 Hankey Site using a Gain Express SLM-24 Decibel Meter to record onsite noise at the Workshop. The study parameters were as follows:

- Up to 6 Interior machines were operated concurrently in the building abutting the residential corridor property lines at the entry of the property. This was augmented by a radio operating to simulate conversation and music in the building interior. Interior decibel levels were recorded and exterior levels were recorded at the property lines of the nearest abutting neighbors.
- Recordings were also taken of ambient noise at exterior property lines with all equipment and radios turned off to compare the active use of the facility with a vacant facility.

Interior Ambient Noise (no Machines, just conversation)	45 dBA	Radio and Conversation
Interior Noise with Machines operating.	120 dBA	Recorded within 6' of Carbide Saw in Operation (the loudest tool we currently operate)
Exterior recording at the property line - ambient level with no Machines running.	45 dBA	Taking into account local traffic and noises not generated at the facility
Exterior recording at the property line - with machines (and Chop Saw) running	55 dBA	With windows closed along the entry street (as per WorcShop policy after hours)
Exterior recording at the property line when birds were chirping (no machines running)	60 dBA	

Notes:

- See attached table provided by Yale University comparing decibel levels.
- Conclusion: The noise effect from the WorcShop in full operation at the property lines is negligible and comparable to the level of a household refrigerator compressor at the loudest measured level.

Decibel Level Comparison Chart

Environmental Noise	<i>dBA</i>
Jet engine at 100'	140
Pain Begins	<i>125</i>
Pneumatic chipper at ear	120
Chain saw at 3'	110
Power mower	107
Subway train at 200'	95
Walkman on 5/10	94
<i>Level at which sustained exposure may result in hearing loss</i>	<i>80-90</i>
City Traffic	85
Telephone dial tone	80
Chamber music, in a small auditorium	75-85
Vacuum cleaner	75
Normal conversation	60-70
Business Office	60-65
Household refrigerator	55
Suburban area at night	40
Whisper	25
Quiet natural area with no wind	20
Threshold of hearing	0

Note: dBA = Decibels, A weighted

Hazardous Material Storage and Handling Narrative:

The WorcShop has very limited hazardous materials as noted below in Table 2 of the Code Red Report and all handling is governed by the requirements in the report.

Exterior storage is provided in a locked area and designated on the site plans provided by Penn Ruderman Architects.

All members are required to read the included section from the report and are trained on handling specific materials related to their trade or art.

Current disposal contracts are with Waste Management who provides regular pickup at the 11 Hankey Site.

There is NO CURRENT PLAN for automotive repair at the site and any plans will be subject to a further and future permit if and when that use is proposed. As such - the oil separator system at the site is not in use and no use is anticipated until such time as an additional permit is obtained.

Notes:

- See excerpted section from the Code Red Report detailing the methods used for controlling and disposing of all materials at the WorcShop.
- Note Table 2 which includes a complete and current list of all hazardous materials potentially used at the site.

4.1.3 Special Uses and Occupancies

4.1.3.1 High-Hazard Group H

Overall Building and Site Approach

Day to day operations within and outside the building include the storage and use of hazardous materials that are regulated by the state building and fire codes. The codes allow for certain materials (i.e flammable liquids, corrosive liquids, flammable gases, toxics, etc.) to be present inside and outside of buildings based on control area allotments.

Control areas are a methodology used to compartmentalize a building into multiple fire areas by utilizing fire-rated construction. Control areas are provided with hazardous material maximum allowable quantities (MAQs) in accordance with 780 CMR Tables 307.1(1) and 307.1(2). Areas that exceed the maximum allowable quantities specified in 780 CMR Tables 307.1(1) and 307.1(2) are required to be

classified as High-Hazard Group H occupancies. Control areas are regulated on the exterior of a building similarly (without fire rated separations), however, have differing allowances. As part of the project, the building interior will be classified as a single indoor control area, and the exterior of the building will be classified as an outdoor control area (780 CMR 307.1 & 414.2).

The aggregate quantities of regulated chemical classes for the interior and exterior control areas will not exceed the maximum allowable quantities contained in 780 CMR Table 307.1(1) & 307.1(2). Applicable MAQs are provided below in subsequent tables.

Indoor Control Area

The interior of the building will be classified as a single control area where chemicals are stored, dispensed, used, and handled (780 CMR 414.2.1).

Since storage is intended at the First Floor of the building only, 100% of the maximum allowable quantities listed in 780 CMR Tables 307.1(1) & 307.1(2) are permitted (780 CMR 414.2.2). The base MAQs presented in Table 307.1(1)&(2) are permitted to be doubled in buildings equipped throughout with an automatic sprinkler system, as well as where all materials are stored in approved storage cabinets or safety cans. If both sprinklers and approved storage are provided, the MAQs can be quadrupled.

A list of anticipated chemicals was provided by building ownership. The chemical inventory was classified by Code Red Consultants in accordance with 780 CMR and 527 CMR (see Table 2 below for material classifications)¹. Table 2 below summarizes the quantities permitted to be stored and used within the building based on the inventory provided. The allowable quantity limits shown account for the building being fully sprinklered protected as part of the project and assume that all chemicals are stored in approved storage cabinets in accordance with 527 CMR Section 60.5.1.18.

¹ Note the inventory has been evaluated against the applicable building and fire codes only (780 CMR and 527 CMR). Other organizations such as OSHA, GHS, EPA, etc. have separate classifications and categories that are outside the scope of this document.

TABLE 2: INTERIOR MAQ'S

Chemical	Classification	Total MAQ in Storage	Total MAQ in Closed Use	Total MAQ in Open Use
Acetone Xylene Denatured Alcohol Paint Thinner Lacquer Thinner Paint (Epoxy/ Acrylic Urethane Base/ Lacquer)	Flammable Liquid (Class IB)	480 gal.	240 gal.	60 gal.
Mineral Spirits	Combustible Liquid (Class II)	480 gal.	240 gal.	60 gal.
Compressed Oxygen	Oxidizing Gas (Gaseous)	6,000 cf at NTP	6,000 cf at NTP	N/A
Compressed Argon	Inert Cryogenic (Gas)	No Limit	No Limit	N/A
Compressed CO ₂	Compressed Gas	No Limit	No Limit	N/A

It should be noted that the actual quantities of hazardous materials within the building were not specifically provided, so a comparison to the MAQ's was not conducted. As new chemicals are introduced to the facility, they are required to be classified in accordance with 780 CMR and 527 CMR. Total quantities of the chemical classifications are required to be confirmed to be less than respective MAQ's.

Outdoor Control Area

In addition to the indoor control area, the building will have a single outdoor control area for the storage and use of hazardous materials. Additional outside control areas are permitted based on the size of the property, as shown in Table 3 (527 CMR 60.4.4.1.3).

TABLE 3: OUTDOOR CONTROL AREAS

Property Size	Allowable Number of Outdoor Control Areas
$\leq 10,000 \text{ ft}^2$	A single control area is permitted
$\geq 10,000 \text{ ft}^2$ $\leq 35,000 \text{ ft}^2$	A group of two control areas is permitted, provided the control areas are separated from each other by 50 ft

> 35,000 ft ²	Additional groups of control areas are permitted with AHJ approval, provided the groups of control areas are separated from each other by 300 ft
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The MAQs for the outdoor control areas differ from those for indoor control areas and are provided in Table 4 and Table 5 based on the anticipated hazardous materials to be stored outside (527 CMR Table 60.4.4.1.2). If the MAQs are exceeded, the outdoor area must comply with the applicable outdoor requirements of Chapter 6 and Chapters 11 through 21 of NFPA 400 (527 CMR 60.4.4.2). Liquified petroleum gas (LPG, i.e. propane) is separately regulated by NFPA 58, *Liquified Petroleum Gas Code*.

TABLE 4: OUTDOOR MAQ'S – FLAMMABLE GASES

Chemical	Classification	Total MAQ in Storage	Total MAQ in Closed Use	Total MAQ in Open Use
Acetylene	Flammable Gas (Gaseous)	3,000 cf	1,500 cf	N/A
Propane (LPG)	Flammable Gas (Liquified)	300 lbs.	150 lbs.	N/A

Outdoor storage of propane cylinders is required to be located as follows (NFPA 58, 8.4.1.1):

- At least 5 ft (1.5 m) from any doorway or opening in a building frequented by the public where occupants have at least two means of egress.
- At least 10 ft (3 m) from any doorway or opening in a building or sections of a building that has only one means of egress.
- At least 20 ft (6.1 m) from any automotive service station fuel dispenser.

Distances from cylinders in storage outside buildings is required in accordance with NFPA 58 Table 8.4.1.2 depending upon the quantity of LPG stored (NFPA 58, 8.4.1.2).

Outdoor storage of liquids in containers (≤ 119 gal. individual capacity), portable tanks (≤ 660 gal. individual capacity), and intermediate bulk tanks (≤ 793 gal. individual capacity) is required in accordance with Section 15.3 of NFPA 30. Table 5 below outlines the storage limitations for the combustible liquids

anticipated to be stored outside (NFPA 30 Table 15.3). Where two or more classes of liquids are stored in a single pile, the maximum quantity permitted in that pile is required to be that of the most hazardous class of liquid present (NFPA 30, 15.3.1).

TABLE 5: OUTDOOR MAQ'S – COMBUSTIBLE LIQUIDS

Chemical	Classification	Containers (MAQ per pile/ Max. Storage Height)	Portable Tanks and Metal IBCs (MAQ per pile/ Max. Storage Height)	Rigid Plastic and Composite IBCs (MAQ per pile/ Max. Storage Height)
Automotive Oil Machine Oil Motor Oil	Combustible Liquid (Class IIIB)	22,000 gal./ 18 ft.	44,000 gal./ 14 ft	22,000 gal./ 18 ft
Diesel Fuel	Combustible Liquid (Class II)	8,800 gal./ 12 ft.	17,600 gal./ 14 ft.	8,800 gal./ 14 ft.

Piles of combustible liquid storage are required to be separated as outlined in Table 6. The storage area is required to be graded in a manner to divert possible spills away from buildings or other exposures, or is required to be surrounded by a curb at least 6 in. high (NFPA 30, 15.3.5).

TABLE 6: OUTDOOR COMBUSTIBLE LIQUIDS MINIMUM SEPARATION DISTANCE

Chemical	Classification	Between Piles	To Property Line	To Street, Alley, or Public Way
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Automotive Oil Machine Oil Motor Oil	Combustible Liquid (Class IIIB)	5 ft.	10 ft.	5 ft.
Diesel Fuel	Combustible Liquid (Class II)	5 ft.	25 ft.	5 ft.

A maximum of 1,100 gal. of liquids in containers, intermediate bulk containers, or portable tanks is permitted to be stored adjacent to a building under the same management, provided the following conditions apply (NFPA 30, 15.4.1):

- The adjacent building wall has an exterior fire resistance rating of 2 hours.
 - The adjacent building wall has no openings at grade or above grade that are within 10 ft horizontally of the storage.
- The adjacent building wall has no openings directly above the storage.
 - The adjacent building wall has no openings below grade within 50 ft horizontally of the storage.

Where the above provisions of NFPA 30 Section 15.4.1 are not met, a minimum distance equal to that specified by Table 6 above for distance to property line is required to be maintained between the building and the nearest storage container or portable tank (NFPA 30, 15.4.5).

Incompatible Materials

Regardless of the control area (i.e. indoor or outdoor), incompatible materials are required to be separated where storage containers have a capacity of 5 lbs or ½ gal (NFPA 1, 60.5.1.12). Incompatible materials are materials that, when in contact with each other, have the potential to react in a manner that generates heat, fumes, gases or by-products that are hazardous to life or property.

Examples of incompatible materials in the present inventory include:

1. Oxygen (oxidizer) and acetylene (flammable gas)
2. Propane and other flammable or oxidizing gases.
3. Flammable/Combustible Liquids and oxidizing gases.

The following methods of separation are permitted:

- Segregating incompatible material storage by a distance of not less than 20 ft.
- Isolating incompatible materials storage by a noncombustible partition extending not less than 18 in. above and to the sides of the stored material or by a noncombustible partition that interrupts the line of sight between the incompatible materials.
- Storing materials in hazardous materials storage cabinets. Incompatible materials are not permitted to be stored within the same cabinet.

NFPA 30 contains additional requirements for separation of incompatible materials, including the following (NFPA 30, 9.17):

- Oxidizers are required to be segregated from flammable and combustible liquids by at least 25 feet.
- Water-reactive materials are not permitted to be stored within the same control area as flammable and combustible liquids.

PROJECT NAME:

THE WORCSHOP
PERMIT SET

PROJECT ADDRESS:

11 HANKEY ST.
ROCHDALE, MA 01542

CLIENT

THE WORCSHOP
11 HANKEY ST.
ROCHDALE, MA 01542

ARCHITECT

OPRCH

THE OFFICE OF PENN RUDERMAN
ARCHITECTS, INC.
110 GLEASONDALE RD
STOW, MA 01775
617.855.5277

CONTRACTOR

CODE CONSULTANT

CODE RED CONSULTANTS, LLC
154 TURNPIKE ROAD, SUITE 200
SOUTHBOROUGH, MA 01772
T. 617.500.7633
F. 617.500.2074

REVISIONS

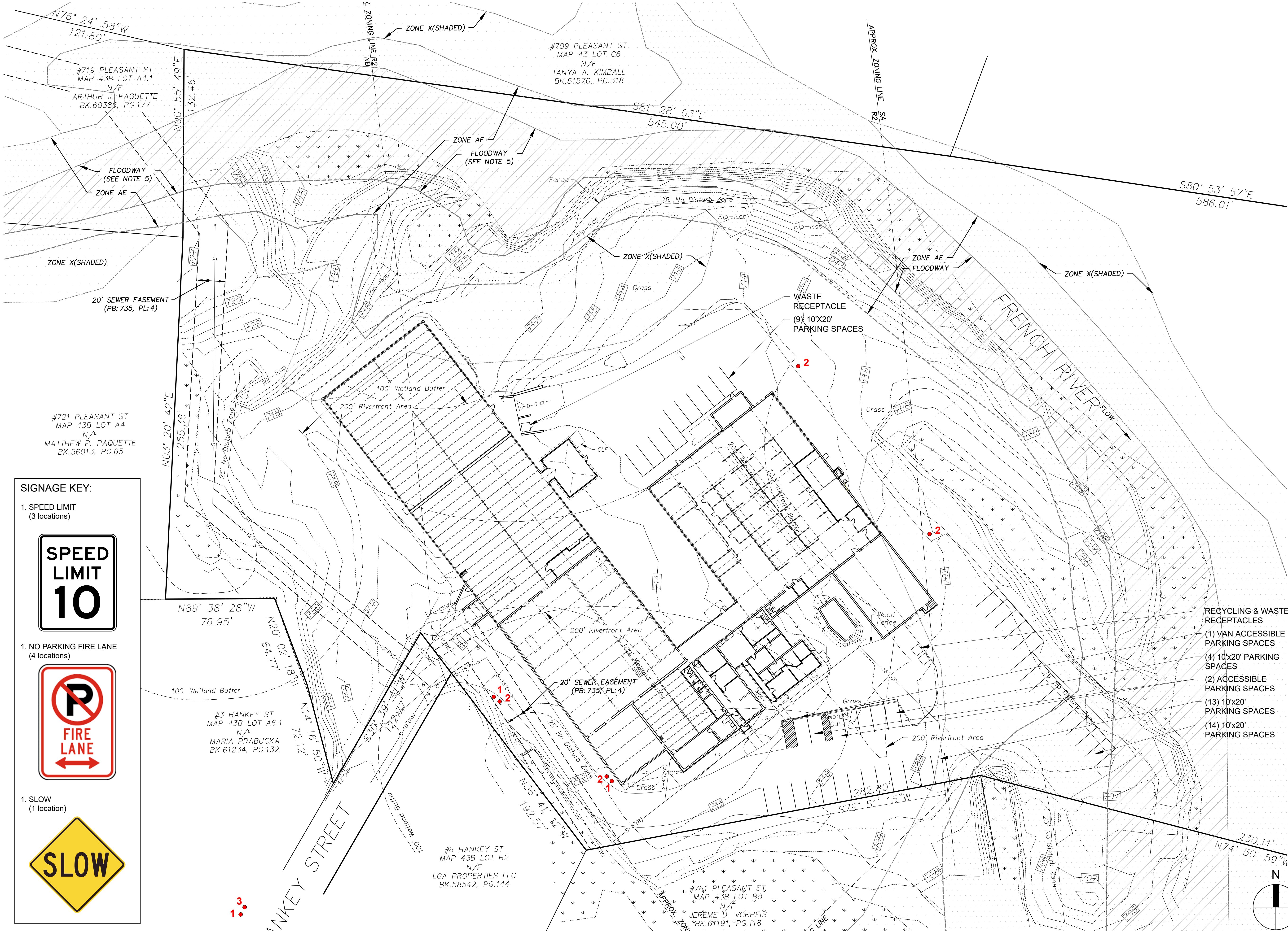
DATE: APR 12, 2021

SITE PLAN

A1.00

DRAWINGS MAY NOT BE USED OR DISTRIBUTED
WITHOUT EXPRESS WRITTEN PERMISSION.

© OPRCH



SIGNAGE KEY:

1. SPEED LIMIT
(3 locations)



1. NO PARKING FIRE LANE
(4 locations)



1. SLOW
(1 location)



1 SITE PLAN
SCALE: 1/32" = 1'-0"

0 8 16 32 64 128
GRAPHIC SCALE IN FEET